

# **Herefordshire Council Infrastructure Funding Statement**

**Reporting Period 1 April 2019 to 31 March 2020**

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# 1. Introduction

1.1. This report provides a summary of financial contributions the Council has secured through section 106 agreements from new developments for off-site infrastructure works and highway works completed as part of new developments through section 278 agreements. In addition, it provides information on the number of affordable units secured and delivered. The reporting period for the report is 1 April 2019 to 31 March 2020.

1.2 In summary, the report provides:

- An overview of what section 106 and section 278 agreements are and how affordable housing is delivered
- Contributions that have been agreed within a signed legal document within the reporting period of 1 April 2019 to 31 March 2020. These contributions have not been collected/delivered and if the planning applications are not implemented they will never be received
- Contributions that have been received and allocated to specific projects, either monetary or non-monetary within the reporting period of 1 April 2019 to 31 March 2020
- Projects that have been delivered via s106 and s278 agreements within the reporting period of 1 April 2019 to 31 March 2020
- Monitoring monies that have been secured and received within the reporting period of 1 April 2019 to 31 March 2020
- The number of affordable housing units that have been secured and delivered within the reporting period of 1 April 2019 to 31 March 2020

1.3 The information included in the report will be updated annually and published on the Council's website. This will ensure that the most up to date information on the amount of developer contributions received from new developments in addition to information on where these monies have been spent, is readily available to members of the public and other interested parties. In addition, it will provide annual information on the delivery of affordable housing.

1.4 Please note that data on developer contributions is imperfect because it represents estimates at a given point in time, and can be subject to change. However, the data reported within this document is the most robust available at the time of publication.

## 2. Section 106 Agreements

- 2.1 Under section 106 (s106) of the Town and Country Planning Act 1990 a Local Planning Authority (LPA) can seek obligations, both physically on-site and contributions for off-site, when it is considered that a development will have negative impacts that cannot be dealt with through conditions in the planning permission.
- 2.2 For example, new residential developments place additional pressure on existing social, physical and economic infrastructure in the surrounding area. Planning obligations aim to balance this extra pressure with improvements to the surrounding area to ensure that a development makes a positive contribution to the local area.
- 2.3 The obligations may be provided by the developers “in kind” – that is, where the developer builds or provides directly the matters necessary to fulfil the obligation. This might be to build a certain number of affordable homes on-site, for example. Alternatively, planning obligations can be met in the form of financial payments to the Council to provide off-site infrastructure works or contributions. In some cases, it can be a combination of both on-site provision and off-site financial contributions.
- 2.4 Regulations state that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:
  1. necessary to make the development acceptable in planning terms;
  2. directly related to the development; and
  3. fairly and reasonably related in scale and kind to the development
- 2.5 14 section 106 agreements were signed in the 2019 - 2020 monitoring period. The following table provides information on the development sites and the planning gain secured from each development;

**Table 1 Section 106 agreements signed between 1 April 2019 and 31 March 2020**

| <b>Planning Ref</b> | <b>Agreement Date</b> | <b>Development Details</b>  | <b>Gain Type</b>        | <b>Gain Description</b>  | <b>Gain Amount Due</b> |
|---------------------|-----------------------|---|-------------------------|--|------------------------|
| 150811              | 03/04/2019            | Former BT Telephone Exchange Land East of Court Farm Pontrilas Herefordshire HR2 0BX                        | Affordable Housing      | Deed of Variation (original deed signed 15/7/16) new definition of Affordable Housing  | £0.00                  |
| 174517              | 26/04/2019            | Land adjoining The Chalet Fawley Kings Caple Nr Ross-on-Wye Herefordshire                                   | Legal                   | Cessation of occupation of existing development upon completion of new build   | £0.00                  |
| S102128/F           | 20/05/2019            | Graftonbury Garden Hotel Grafton Herefordshire HR2 8BL  | Library                 | Library improvements means the enhancement of existing library services in Hereford  | £971.00                |
| S102128/F           | 20/05/2019            | Graftonbury Garden Hotel Grafton Herefordshire HR2 8BL  | Offsite Play/Open Space | Play Sport and Recreation Facilities means the provision of new or improved existing play, sport and recreation facilities within the locality of the land | £1,902.00              |
| 180694              | 21/06/2019            | Land at Beattie Avenue Hereford   | Affordable Housing      | See deed for affordable housing mix: - 20 social rented, 17 affordable rent, 17 shared ownership, 17 rent to buy   | £0.00                  |
| 150067 and 180014   | 11/07/2019            | Also see deeds dated 23 July 2015 and 28 June 2018 - Land adjacent Vine Tree Close Withington Herefordshire | Affordable Housing      | Changes to low cost housing  | £0.00                  |

| <b>Planning Ref</b> | <b>Agreement Date</b> | <b>Development Details</b>  | <b>Gain Type</b>   | <b>Gain Description</b>  | <b>Gain Amount Due</b> |
|---------------------|-----------------------|---|--------------------|--|------------------------|
| P151937/O           | 15/07/2019            | DOM - Land adjacent to Newlands Stoke Lacy Hereford Herefordshire | Legal              | Amendment to Management Plan   | £0.00                  |
| 183841              | 29/07/2019            | Car Park, Station Approach Hereford                               | Flood              | Means a financial contribution to support the Environment Agency Flood Warning Service   | £5,000.00              |
| 183841              | 29/07/2019            | Car Park, Station Approach Hereford                               | Health Care        | To provide infrastructure at Hereford County Hospital  | £41,208.14             |
| 171639              | 13/08/2019            | Land at Home Farm Bishopswood Herefordshire HR9 5QZ               | Legal              | Restriction on occupation of farm managers dwelling  | £0.00                  |
| 173773              | 10/09/2019            | DOV - Land at the Former Bus Depot Site Friars Street Hereford    | Affordable Housing | At clause 1.1 of the original deed the definition of Discounted Market Sale Dwelling Plan shall be deleted and replaced with the following:<br>"Discounted Market Sale Dwelling Plan": means the plan annexed to this agreement and numbered 17103-SK007 rev C1. | £0.00                  |

| <b>Planning Ref</b> | <b>Agreement Date</b> | <b>Development Details</b>                | <b>Gain Type</b>   | <b>Gain Description</b>  | <b>Gain Amount Due</b> |
|---------------------|-----------------------|---|--------------------|--|------------------------|
| 183826              | 23/09/2019            | 1-34 Chevenham Close, Colwall, Malvern    | Affordable Housing | Mean (unless otherwise agreed in writing by the Council) the eighteen (18) residential units and ancillary areas comprised within the Development and intended for occupation as ten (10) units of Shared Ownership Intermediate Housing and eight (8) units of Affordable Rented Housing forming part of the Application.   | £0.00                  |
| 190089              | 11/10/2019            | Land at Orchard House Credenhill Hereford | Affordable Housing | Means (unless otherwise agreed in writing by the Council) 35% of the Dwellings on the Development and to include the ancillary areas comprised within the Development and intended for occupation as 50% units of Intermediate Housing and 50% units of Social Rented Housing in locations to be approved by the Council pursuant to the approval of reserved matters. | £0.00                  |
| 190089              | 11/10/2019            | Land at Orchard House Credenhill Hereford | Education          | £2,413 per 2+ bed open market unit apartment, £4,317 2/3 bed open market unit dwelling, £7,807 4+ bed open market unit. Enhanced Educational infrastructure at St  | See Gain description   |

| Planning Ref | Agreement Date | Development Details                       | Gain Type          | Gain Description   | Gain Amount Due      |
|--------------|----------------|---|--------------------|--|----------------------|
|              |                |   |                    | Mary's Primary School and Weobley High School  |                      |
| 190089       | 11/10/2019     | Land at Orchard House Credenhill Hereford | Recycling          | £80 per dwelling towards the recycling facilities. One waste collection bin and one recycling collection bin to be provided for each dwelling  | See Gain description |
| 190089       | 11/10/2019     | Land at Orchard House Credenhill Hereford | Sports Facilities  | £868 per open market unit. Sports facility improvements at Roman Park  | See Gain description |
| 190089       | 11/10/2019     | Land at Orchard House Credenhill Hereford | Transport/Highways | £1,465 for open market unit flat, £1,720 for 2 bed open market unit, £2,580 for 3 bed open market unit and £3,440 for 4+ bed open market unit. Means any or all of the following facilities to be used to serve the Development and the monies shall be used by Herefordshire Council, in consultation with the Parish Council, at its option for any or all of the following purposes: Installation of gateway features, lining of carriageway and Speed Indicator devices; Provision of dropped kerbs on footpaths through the village; Cycle infrastructure | See Gain description |



| Planning Ref | Agreement Date | Development Details | Gain Type | Gain Description                               | Gain Amount Due |
|--------------|----------------|---------------------|-----------|--|-----------------|
|              |                |                     |           | improvements; Bus infrastructure improvements. |                 |

| <b>Planning Ref</b> | <b>Agreement Date</b> | <b>Development Details</b>   | <b>Gain Type</b> | <b>Gain Description</b>  | <b>Gain Amount Due</b> |
|---------------------|-----------------------|--|------------------|--|------------------------|
| 190089              | 11/10/2019            | Land at Orchard House<br>Credenhill Hereford   | Monitoring Costs | In the event that before Commencement of Development the Council shall agree in writing to any variation to the timescale for payment of the financial obligation in the First Schedule (Part 1) to pay to the Council a fee being 2% of the total amount of the Contributions towards the Council's additional monitoring costs and for the avoidance of any doubt the payment of this fee is not a reason for granting the permission nor shall it be construed as such. | See Gain description   |
| 192454              | 11/11/2019            | Unilateral Undertaking<br>- The Todding<br>Leintwardine Craven<br>Arms Shropshire SY7<br>OLX | Legal            | Self build units   | £0.00                  |

| <b>Planning Ref</b> | <b>Agreement Date</b> | <b>Development Details</b>           | <b>Gain Type</b>   | <b>Gain Description</b>  | <b>Gain Amount Due</b> |
|---------------------|-----------------------|--------------------------------------|--------------------|--|------------------------|
| 184662              | 12/11/2019            | Holmer House Farm<br>Holmer Hereford | Affordable Housing | Means (unless otherwise agreed in writing by the Council) 24% of the residential units and ancillary areas comprised within the development and of that 24% intended for occupation as 50% intermediate Housing and 30% Social Rented Housing and 20% Affordable Rented Housing in locations to be approved by the Council pursuant to the approval of reserved matters. | £0.00                  |
| 184662              | 12/11/2019            | Holmer House Farm<br>Holmer Hereford | Education          | £2,120 2 bed open market unit flat or apartment, £4,073 2/3 bed open market unit house and £7,113 4+bed open market unit. Means enhanced educational infrastructure at Holmer Primary School and Whitecross High School  | see gain description   |
| 184662              | 12/11/2019            | Holmer House Farm<br>Holmer Hereford | Health Care        | Means contribution of £9,012 to provide the Hospital Services Facilities in Hereford   | £9,012.00              |
| 184662              | 12/11/2019            | Holmer House Farm<br>Holmer Hereford | Primary Care       | Means contribution of £26,868 to provide the Primary Health Care Facilities. Additional accommodation for primary medical care facilities at Bobblestock Surgery in Hereford   | £26,868.00             |

| <b>Planning Ref</b> | <b>Agreement Date</b> | <b>Development Details</b>           | <b>Gain Type</b>        | <b>Gain Description</b>   | <b>Gain Amount Due</b> |
|---------------------|-----------------------|--------------------------------------|-------------------------|---|------------------------|
| 184662              | 12/11/2019            | Holmer House Farm<br>Holmer Hereford | Recycling               | £80 per dwelling towards the recycling facilities. One waste collection bin and one recycling collection bin to be provided for each open market unit   | see gain description   |
| 184662              | 12/11/2019            | Holmer House Farm<br>Holmer Hereford | Sports Facilities       | £1,297 per open market unit to provide the Sports Facilities. Means outdoor sports facilities for hockey, football, cricket, rugby and cycling as identified in the Council's Playing Pitch Assessment 2012 and Outdoor Sports Investment Plan 2016   | see gain description   |
| 184662              | 12/11/2019            | Holmer House Farm<br>Holmer Hereford | Transport/Highways      | Means contribution of £98,438 to provide the Transport Facilities. Means the provision of a 3 metre wide cycle/footway between the existing cycle/footway on the Roman Road at the Starting Gate roundabout travelling south to and connecting in with the section of cycleway/footway past B&Q on Holmer Road and the associated works | £98,438.00             |
| 184662              | 12/11/2019            | Holmer House Farm<br>Holmer Hereford | Offsite Play/Open Space | Means the provision of a minimum of/designated open space(s). See deed for full detail  | £0.00                  |

| <b>Planning Ref</b> | <b>Agreement Date</b> | <b>Development Details</b>                                | <b>Gain Type</b>   | <b>Gain Description</b>   | <b>Gain Amount Due</b> |
|---------------------|-----------------------|---|--------------------|---|------------------------|
| 184662              | 12/11/2019            | Holmer House Farm<br>Holmer Hereford                      | Monitoring Costs   | In the event that before commencement of Development the Council shall agree in writing to any variation to the timescale for payment of the financial obligation in the First Schedule (Part 1) to pay to the Council a fee being 1% of the total amount of the Contributions towards the Council's additional monitoring costs.   | see gain description   |
| 191770              | 15/11/2019            | Land east of Canon<br>Pyon Road Hereford<br>Herefordshire | Affordable Housing | Mean 35% of the residential units and ancillary areas comprised within the Development and intended for occupation as 14 units of Social Rented Housing which shall include four units constructed to Wheelchair Standards comprised of 2 x 2 bed bungalow units, 1 x 3 bedroom bungalow units and 1 x 5 bedroom bungalow unit in locations to be approved by the Council pursuant to the approval of reserved matters. | £0.00                  |

| <b>Planning Ref</b> | <b>Agreement Date</b> | <b>Development Details</b>                          | <b>Gain Type</b>  | <b>Gain Description</b>  | <b>Gain Amount Due</b> |
|---------------------|-----------------------|---|-------------------|--|------------------------|
| 191770              | 15/11/2019            | Land east of Canon Pyon Road Hereford Herefordshire | Education         | £2,845 2 bed open market unit flat or apartment, £4,900 2/3 bed open market unit house, £8,955 4+bed open market unit. Means enhanced educational infrastructure at Holmer Primary School and Whitecross High School | see gain description   |
| 191770              | 15/11/2019            | Land east of Canon Pyon Road Hereford Herefordshire | Health Care       | Contribution of £63,331.26. Means the provision of services in Herefordshire at Hereford County Hospital Wye Valley NHS Trust  | £63,331.26             |
| 191770              | 15/11/2019            | Land east of Canon Pyon Road Hereford Herefordshire | Primary Care      | Contribution of £36,000. Means the provision of additional infrastructure at Bobblestock Surgery; Credenhill Surgery; and Quay House Surgery.  | £36,000.00             |
| 191770              | 15/11/2019            | Land east of Canon Pyon Road Hereford Herefordshire | Recycling         | £80 per dwelling towards the Recycling facilities. Means one waste collection bin and one recycling collection bin to be provided for each Open Market Unit.   | see gain description   |
| 191770              | 15/11/2019            | Land east of Canon Pyon Road Hereford Herefordshire | Sports Facilities | £1,297 per open market unit. Means outdoor sports facilities for hockey, football, cricket, rugby and cycle-track infrastructure as identified in the Council's Playing Pitch Assessment                             | see gain description   |

| Planning Ref | Agreement Date | Development Details                                 | Gain Type               | Gain Description   | Gain Amount Due      |
|--------------|----------------|---|-------------------------|--|----------------------|
|              |                |   |                         | 2012 and Outdoor Sports Investment Plan 2016.  |                      |
| 191770       | 15/11/2019     | Land east of Canon Pyon Road Hereford Herefordshire | Transport/Highways      | £1,465 each 1 bed open market unit, £1,720 each 2 bed open market unit, £2,580 each 3 bed open market unit and £3,440 each 4+bed open market unit. Mean any of the following:- pedestrian infrastructure improvements to connect the development site to local schools; services; employment facilities; and leisure facilities; in accordance with the Asbri Transport Assessment 2019. | see gain description |
| 191770       | 15/11/2019     | Land east of Canon Pyon Road Hereford Herefordshire | Offsite Play/Open Space | Not to commence development until the Council has approved in writing the arrangements as identified in the Management Company Plan for the long term management and maintenance of the Open Space Facilities; the establishment of the Management Company; the freehold   | £0.00                |

| Planning Ref | Agreement Date | Development Details  | Gain Type        | Gain Description  | Gain Amount Due      |
|--------------|----------------|--|------------------|---|----------------------|
|              |                |  |                  | transfer of the Open Space Facilities to the Management Company and the details of the recovery by that Management Company of service charge contributions from the owners of the Open Market Units towards the upkeep and permanent maintenance of the Open Space Facilities for the lifetime of the Development.              |                      |
| 191770       | 15/11/2019     | Land east of Canon Pyon Road Hereford Herefordshire        | Monitoring Costs | In the event that before commencement of development the Council shall agree in writing to any variations to the timescale for payment of the financial obligation in the First Schedule (part 1) to pay the Council a fee being 2% of the total amount of the contributions towards the Council's additional monitoring costs. | see gain description |
| 191613       | 28/11/2019     | Land at Pinsley Mill Pinsley Road Leominster Herefordshire | Legal            | Deed of variation - modification in wording to the principal agreement.   | £0.00                |
| 190568       | 09/12/2019     | Erection of a 64-bed care home (within Class C2), parking, | Health Care      | Means a contribution of £18,631.12 to be used towards the provision of hospital services in Hereford  | £18,631.12           |



| Planning Ref | Agreement Date | Development Details  | Gain Type            | Gain Description  | Gain Amount Due      |
|--------------|----------------|--|----------------------|---|----------------------|
|              |                | access, landscaping and other associated works.  |                      |   |                      |
| 190568       | 09/12/2019     | Erection of a 64-bed care home (within Class C2), parking, access, landscaping and other associated works. | Monitoring Costs     | ONLY PAYABLE IF - in the event that before Commencement of Development the Council shall agree in writing to any variation to the timescale for payment of the financial obligation in the First Schedule to pay the Council a fee being 1% of the total amount of the Hospital Services Contribution towards the Council's additional monitoring costs | see gain description |
| P164024/CD4  | 20/12/2019     | Former Council Offices<br>39 Bath Street<br>Hereford Herefordshire<br>HR1 2HQ                              | Grant funded housing | Means (unless otherwise agreed in writing by the Council) the sixteen residential units and ancillary areas comprised within the Development and intended for occupation as Social Rented Housing and Affordable Rented Housing with a minimum of 14 for Social Rented Housing in locations to be approved by the Council pursuant to the approval.     | £0.00                |
| P164024/CD4  | 20/12/2019     | Former Council Offices<br>39 Bath Street   | Education            | Means education improvements at St Thomas Cantilupe Primary School  | £18,060.00           |

| Planning Ref  | Agreement Date | Development Details   | Gain Type          | Gain Description  | Gain Amount Due |
|---------------|----------------|---|--------------------|---|-----------------|
|               |                | Hereford Herefordshire<br>HR1 2HQ   |                    |   |                 |
| P164024/CD4   | 20/12/2019     | Former Council Offices<br>39 Bath Street<br>Hereford Herefordshire<br>HR1 2HQ | Recycling          | One waste collection bin and one recycling collection bin for each Dwelling.  | £1,280.00       |
| P164024/CD4   | 20/12/2019     | Former Council Offices<br>39 Bath Street<br>Hereford Herefordshire<br>HR1 2HQ | Sports Facilities  | Means outdoor sports facilities for hockey, rugby, football and cricket provision as identified in the Councils Playing Pitch Assessment 2012 and Outdoor Sports Investment Plan 2016 | £20,752.00      |
| P164024/CD4   | 20/12/2019     | Former Council Offices<br>39 Bath Street<br>Hereford Herefordshire<br>HR1 2HQ | Monitoring Costs   | 2% of total contributions, but only payable if there is a variance in the timescale for payments of contributions   | £0.00           |
| P164024/CD4   | 20/12/2019     | Former Council Offices<br>39 Bath Street<br>Hereford Herefordshire<br>HR1 2HQ | Legal              | Parking Permits   | £0.00           |
| 170579/RM     | 13/01/2020     | Land off Breinton Lee<br>Kings Acre Road<br>Hereford                          | Recycling          | £80 per dwelling  | £800.00         |
| 153511/181736 | 11/02/2020     | Land adj to B4222 Lea,<br>Ross on Wye (Land at<br>Saunders Close Lea          | Affordable Housing | Changes to Affordable Housing mix   | £0.00           |

| Planning Ref  | Agreement Date | Development Details  | Gain Type | Gain Description  | Gain Amount Due |
|---------------|----------------|--|-----------|---|-----------------|
|               |                | Ross on Wye<br>Herefordshire)  |           |   |                 |
| 141651/172501 | 12/02/2020     | Land to the rear of The Full Pitcher New Street Ledbury Hereford HR8 2EN | Legal     | Change in wording - under clause 6 (costs). After Commencement add in "the construction of any dwelling forming part of the" before Development. Change in wording - Para 2 Education after Not to commence, add in the construction of any Dwellings forming part of the" before Development. Change in wording - Para 3 Transport after Not to commence, add in the construction of any Dwellings forming part of the" before Development | £0.00           |

2.6 A total of £2,878,059.38 section 106 monies have been received in the reporting period 2019 - 2020. The following table provides information from which developments these contributions have been received, the gain type and the gain amount:

**Table 2 Section 106 monies received between 1 April 2019 and 31 March 2020**

| <b>Planning Ref</b> | <b>Development Details</b>  | <b>Gain Type</b>        | <b>Gain Amount Received</b> | <b>Date Received</b> |
|---------------------|---|-------------------------|-----------------------------|----------------------|
| 163158              | Land at Brook Farm Marden Herefordshire HR1 3ET   | Transport/Highways      | £15,000.00                  | 04/04/2019           |
| 173522              | Land South of the B4349 and West of the C1221 Kingstone Herefordshire HR2 9HP             | Primary Care            | £40,554.00                  | 04/04/2019           |
| 150478/0            | Land to the north of the Roman Road west of the A49, Holmer West, Hereford, Herefordshire | Education               | £39,2910.80                 | 18/04/2019           |
| 150478/0            | Land to the north of the Roman Road west of the A49, Holmer West, Hereford, Herefordshire | Transport/Highways      | £48,3691.00                 | 18/04/2019           |
| P150067/O           | Land adjacent Vine Tree Close Withington Herefordshire                                    | Offsite Play/Open Space | £40,767.00                  | 29/04/2019           |
| P150067/O           | Land adjacent Vine Tree Close Withington Herefordshire                                    | Recycling               | £1,915.00                   | 29/04/2019           |
| P150067/O           | Land adjacent Vine Tree Close Withington Herefordshire                                    | Transport/Highways      | £64,855.00                  | 29/04/2019           |
| S102128/F           | Graftonbury Garden Hotel Grafton Herefordshire HR2 8BL                                    | Library                 | £1,284.00                   | 08/05/2019           |
| S102128/F           | Graftonbury Garden Hotel Grafton Herefordshire HR2 8BL                                    | Offsite Play/Open Space | £2,515.00                   | 08/05/2019           |
| 150630/F            | Land off Catherine Street Hereford  | Recycling               | £749.00                     | 14/05/2019           |
| P143720/O)          | Land at Bartestree (parcel no 0008 & part 2308)   | Recycling               | £3,804.00                   | 03/06/2019           |
| P143720/O           | Land at Bartestree (parcel no 0008 & part 2308)   | Offsite Play/Open Space | £58,584.00                  | 03/06/2019           |
| P143720/O           | Land at Bartestree (parcel no 0008 & part 2308)   | Library                 | £6,758.00                   | 03/06/2019           |

| <b>Planning Ref</b> | <b>Development Details</b>  | <b>Gain Type</b>   | <b>Gain Amount Received</b> | <b>Date Received</b> |
|---------------------|---|--------------------|-----------------------------|----------------------|
| P140285/O           | Porthouse Farm, Tenbury Road, Bromyard  | Education          | £173,672.94                 | 13/06/2019           |
| P140285/O           | Porthouse Farm, Tenbury Road, Bromyard  | Transport/Highways | £211,116.58                 | 13/06/2019           |
| P140285/O           | Porthouse Farm, Tenbury Road, Bromyard  | Sports Facilities  | £40,975.44                  | 13/06/2019           |
| P140285/O           | Porthouse Farm, Tenbury Road, Bromyard  | Sports Facilities  | £87,984.93                  | 13/06/2019           |
| P140285/O           | Porthouse Farm, Tenbury Road, Bromyard  | Recycling          | £7,321.40                   | 13/06/2019           |
| P140285/O           | Porthouse Farm, Tenbury Road, Bromyard  | Library            | £11,430.35                  | 13/06/2019           |
| P140285/O           | Porthouse Farm, Tenbury Road, Bromyard  | Monitoring Costs   | £8,553.30                   | 13/06/2019           |
| 150478/0            | Land to the north of the Roman Road west of the A49, Holmer West, Hereford, Herefordshire | Sports Facilities  | £292,355.56                 | 03/07/2019           |
| 183841              | Car Park, Station Approach Hereford   | Flood              | £5,000.00                   | 22/08/2019           |
| 183841              | Car Park, Station Approach Hereford   | Health Care        | £41,208.14                  | 22/08/2019           |
| P151600/F           | Land Off Church Way Holmer  | Recycling          | £938.00                     | 10/09/2019           |
| P151600/F           | Land Off Church Way Holmer  | Transport/Highways | £30,275.00                  | 10/09/2019           |
| 172919              | Land to the West of Church House Farm Moreton On Lugg Herefordshire                       | Education          | £58,044.00                  | 10/09/2019           |
| 172919              | Land to the West of Church House Farm Moreton On Lugg Herefordshire                       | Recycling          | £1,758.00                   | 10/09/2019           |
| 172919              | Land to the West of Church House Farm Moreton On Lugg Herefordshire                       | Transport/Highways | £54,889.00                  | 10/09/2019           |
| 172919              | Land to the West of Church House Farm Moreton On Lugg Herefordshire                       | Monitoring Costs   | £4,384.64                   | 10/09/2019           |
| 173522              | Land South of the B4349 and West of the C1221 Kingstone Herefordshire HR2 9HP             | Health Care        | £80,460.00                  | 11/10/2019           |

| <b>Planning Ref</b> | <b>Development Details</b>  | <b>Gain Type</b>        | <b>Gain Amount Received</b> | <b>Date Received</b> |
|---------------------|---|-------------------------|-----------------------------|----------------------|
| 173522              | Land South of the B4349 and West of the C1221 Kingstone Herefordshire HR2 9HP | Recycling               | £12,180.00                  | 11/10/2019           |
| P150888/O           | Land to the west of A40 Weston-under-Penyard Herefordshire HR9 7PA            | Transport/Highways      | £100,426.00                 | 02/12/2019           |
| P150888/O           | Land to the west of A40 Weston-under-Penyard Herefordshire HR9 7PA            | Education               | £96,988.00                  | 02/12/2019           |
| P150888/O           | Land to the west of A40 Weston-under-Penyard Herefordshire HR9 7PA            | Education               | £6,144.00                   | 02/12/2019           |
| P150888/O           | Land to the west of A40 Weston-under-Penyard Herefordshire HR9 7PA            | Offsite Play/Open Space | £54,786.00                  | 02/12/2019           |
| P150888/O           | Land to the west of A40 Weston-under-Penyard Herefordshire HR9 7PA            | Recycling               | £3,326.00                   | 02/12/2019           |
| 150473              | Land South of the Wheatsheaf Inn Fromes Hill Ledbury Herefordshire            | Education               | £17,690.00                  | 12/12/2019           |
| 150473              | Land South of the Wheatsheaf Inn Fromes Hill Ledbury Herefordshire            | Offsite Play/Open Space | £2,633.00                   | 12/12/2019           |
| 150473              | Land South of the Wheatsheaf Inn Fromes Hill Ledbury Herefordshire            | Recycling               | £958.00                     | 12/12/2019           |
| 150473              | Land South of the Wheatsheaf Inn Fromes Hill Ledbury Herefordshire            | Transport/Highways      | £29,275.00                  | 12/12/2019           |
| 151937              | Land adjacent to Newlands Stoke Lacy Hereford Herefordshire                   | Education               | £46,462.00                  | 31/01/2020           |
| 151937              | Land adjacent to Newlands Stoke Lacy Hereford Herefordshire                   | Recycling               | £2,510.00                   | 31/01/2020           |

| Planning Ref | Development Details  | Gain Type          | Gain Amount Received | Date Received |
|--------------|--|--------------------|----------------------|---------------|
| 151937       | Land adjacent to Newlands Stoke Lacy Hereford Herefordshire          | Transport/Highways | £82,695.00           | 31/01/2020    |
| P140684/O    | Land East of the A40 Ross-On-Wye                                     | Monitoring Costs   | £32,645.30           | 31/01/2020    |
| P164024/CD4  | Former Council Offices 39 Bath Street Hereford Herefordshire HR1 2HQ | Education          | £18,060.00           | 11/02/2020    |
| P164024/CD4  | Former Council Offices 39 Bath Street Hereford Herefordshire HR1 2HQ | Recycling          | £1,280.00            | 11/02/2020    |
| P164024/CD4  | Former Council Offices 39 Bath Street Hereford Herefordshire HR1 2HQ | Sports Facilities  | £20,752.00           | 11/02/2020    |
| 150812/O     | Land off Westcroft Leominster Herefordshire HR6 8HG.                 | Education          | £53,238.00           | 02/03/2020    |
| 150812/O     | Land off Westcroft Leominster Herefordshire HR6 8HG.                 | Recycling          | £2,741.00            | 02/03/2020    |
| 150812/O     | Land off Westcroft Leominster Herefordshire HR6 8HG.                 | Transport/Highways | £69,516.00           | 02/03/2020    |

2.7 A total of £1,695,789.30 has been spent in s106 contributions in the 2019/20 monitoring period. The following table provides information on what has been delivered from the section 106 monies:

**Table 3 Section 106 monies spent between 1 April 2019 and 31 March 2020**

| <b>Planning Application</b> | <b>Description</b>   | <b>Gain Type</b> | <b>Amount</b> | <b>Payment to</b>   | <b>Project</b>  |
|-----------------------------|--|------------------|---------------|---|---|
| P131274/F                   | 76-84 St Owen Street   | Education        | £728.00       | St Francis Xavier School  | Delivery of a small group intervention break out space  |
| P132321/F                   | Land off Brookmill Close, Colwall                            | Education        | £2,160.00     | Ledbury Primary School  | Early Years Play Area   |
| P130613/F                   | Ellenscroft, New Street, Ledbury                             | Education        | £1,709.00     | Ledbury Primary School  | Early Years Play Area   |
| 130426/132613/132998        | Former Pomona Works, Attwood Lane, Holmer, Hereford, HR1 1LJ | Education        | £56,851.00    | St Francis Xavier School and Bright Sparks Pre-school   | Delivery of a small group intervention break out space (£50,921.00); Bright Sparks relocation (£5, 930.00)                          |
| DCCW2008/2946/F             | Church House Farm, Wellington                                | Education        | £4,685.00     | Bright Sparks Pre-school  | Bright Sparks relocation  |
| P123591/F                   | Hillrise, Southbank Road, Hereford, HR1 2TL                  | Education        | £24,731.00    | St Francis Xavier School and Bright Sparks Pre-school   | Delivery of a small group intervention break out space (£22,166.00); Bright Sparks relocation (£2,565.00)                           |
| P142315/F                   | Nell Gwynne Inn, Monkmoor Street, Hereford                   | Education        | £11,037.00    | St Francis Xavier School, Bright Sparks Pre-school, St Thomas Cantilupe Primary School and St Mary's Secondary School | Delivery of a small group intervention break out space (£466.00); Bright Sparks relocation (£1,007.00); Outdoor canopy (£8,859.00); |



| Planning Application | Description                         | Gain Type | Amount     | Payment to                           | Project  |
|----------------------|-------------------------------------|-----------|------------|--------------------------------------|--|
|                      |                                     |           |            |                                      | Highways improvements (£705.00)                                      |
| 122604               | Whitehouse Drive, Kingstone         | Education | £20,060.00 | Kingstone & Thrupton Primary School  | Outdoor classroom  |
| 132734               | Walwyn Road, Colwall                | Education | £985.00    | Ledbury Primary School               | Early years play area  |
| 141526               | Land south of Hampton Dene Road     | Education | £116.00    | Mordiford Primary School             | Highway improvements   |
| 141278               | Mill Lane, Lea                      | Education | £39,687.00 | Lea Primary School                   | Classroom extension  |
| 150234               | Rosswyn Hotel, Ross on Wye          | Education | £16,583.00 | John Kyrle High School               | Additional teaching spaces   |
| 140757               | Church House, Bartestree (Keepmoat) | Education | £84.00     | St Mary's Roman Catholic High School | Highway improvements   |
| 153404               | St Mary's Farm, Kingsland           | Education | £26,451.00 | Kingsland Primary School             | Internal reconfiguration   |
| 140531               | Cotts Lane, Lugwardine              | Education | £3,448.00  | St Francis Xavier Primary School     | Provision of a small group intervention break out space              |
| 143720               | Land South of A438 Bartestree       | Education | £13,015.00 | St Francis Xavier Primary School and | Provision of a small group intervention break out space (£3,833.00); |

| Planning Application | Description                                  | Gain Type          | Amount      | Payment to               | Project   |
|----------------------|--|--------------------|-------------|--------------------------|---|
|                      |  |                    |             | Bright Sparks pre-school | Bright Sparks relocation (£9,182.00)  |
| 183841               | Station Approach, Hereford                   | Flood              | £5,000.00   | Environment Agency       | Hereford Flood Warning System   |
| 132321               | Land off Brookmill Close, Colwall            | Flood              | £16,073.75  | Balfour Beatty           | Drainage and flood alleviation scheme in the village  |
| 141278               | Mill Lane, Lea                               | Flood              | £154,952.78 | Balfour Beatty           | Lea Flood alleviation   |
| 183841               | Station Approach, Hereford                   | Health Care        | £41,208.14  | Wye Valley Trust         | Delivery of services at Hereford Hospital   |
| 173522               | Lagan Homes, Kingstone                       | Health Care        | £80,460.00  | Wye Valley Trust         | Delivery of services at Hereford Hospital   |
| 101904/120533        | Barton Sidings, Hereford                     | Highways/Transport | £13,820.06  | Balfour Beatty           | Pomona Place Apple Alley construction and fencing   |
| 102843               | Land at former Madley Airfield Stoney Street | Highways/Transport | £21,898.13  | Brightwells (developer)  | Repayment of balance of S106 transport monies to deliver a road improvement scheme in Madley with additional funding from the developer |

| <b>Planning Application</b> | <b>Description</b>                             | <b>Gain Type</b>   | <b>Amount</b> | <b>Payment to</b>            | <b>Project</b>   |
|-----------------------------|--|--------------------|---------------|------------------------------|--|
| 111295/110439               | Green Orchard,<br>Ryfield Road,<br>Ross on Wye | Highways/Transport | £5,784.00     | Ross Town Council            | Speed Indicator Devices  |
| 133439                      | Acreage ,<br>Whitbourne                        | Highways/Transport | £12,616.45    | Whitbourne Parish<br>Council | Installation and provision<br>of bus shelter at<br>Whitbourne                                |
| DCCW2007/1974/F             | 32 Broomy Hill                                 | Highways/Transport | £10,484.38    | Balfour Beatty               | Broomy Hill speed<br>survey, Broom Hill<br>Design, West Failing<br>Street layby construction |
| DCCW2007/2834/F             | Mulberry Close,<br>Belmont                     | Highways/Transport | £60,510.03    | Balfour Beatty               | Belmont Haywood<br>Country Park Boardwalk<br>Construction                                    |
| DCNW2006/3986/0             | Land West of<br>Old Eardisley<br>Road, Kington | Highways/Transport | £104,163.27   | Balfour Beatty               | Kington crossing points<br>design and construction   |
| DCNW2007/1214/F             | Croft Mead,<br>Kingsland                       | Highways/Transport | £25,607.49    | Balfour Beatty               | Kingsland construction   |
| DCSW2005/0720/F             | Whitehouse<br>Farm Kingstone<br>(footpaths)    | Highways/Transport | £3,985.47     | Balfour Beatty               | Footway improvements   |
| DCCW2006/2619/O             | Crest Roman<br>Road                            | Highways/Transport | £9,642.72     | Balfour Beatty               | Holmer and Shelwick<br>highway improvements  |

| <b>Planning Application</b> | <b>Description</b>                         | <b>Gain Type</b>   | <b>Amount</b> | <b>Payment to</b> | <b>Project</b>   |
|-----------------------------|--|--------------------|---------------|-------------------|--|
| 122254                      | Lad adjacent to Parsonage Farm, Wellington | Highways/Transport | £22,910.18    | Balfour Beatty    | Wellington footway resurfacing, Wellington bus stops                                 |
| 150234                      | Rosswyn Hotel, Ross on Wye                 | Highways/Transport | £3,256.81     | Balfour Beatty    | Rosswyn Hotel, bollard construction  |
| 140665                      | Laundry Lane, Leominster                   | Highways/Transport | £10,497.66    | Balfour Beatty    | Barons Cross Leominster crossing design  |
| DCCW2006/0960/F             | Pomona Place, Hereford                     | Highways/Transport | £5,495.51     | Balfour Beatty    | Pomona Place Apple Alley construction and fencing                                    |
| 160613                      | Former Whitecross School site, Hereford    | Highways/Transport | £145,230.07   | Balfour Beatty    | Detailed design, Yazor brook vegetation clearance, Yazor Brook cycleway construction |
| 122604/143476               | Whitehouse Drive, Kingstone                | Highways/Transport | £6,705.17     | Balfour Beatty    | Kingstone Footway design, Kingstone pedestrian crossing scoping and design           |
| 141526/150555               | Land opposite Englands Gate, Bodenham      | Highways/Transport | £9,160.39     | Balfour Beatty    | Footway investigation and priority road junction scoping and development in village  |
| 141526/151360               | Land south of Hampton Dene Road            | Highways/Transport | £612.76       | Balfour Beatty    | Scoping of highway improvements to be delivered                                      |

| <b>Planning Application</b> | <b>Description</b>                | <b>Gain Type</b>   | <b>Amount</b> | <b>Payment to</b> | <b>Project</b>   |
|-----------------------------|-----------------------------------|--------------------|---------------|-------------------|--|
| 132321                      | Land off Brookmill Close, Colwall | Highways/Transport | £50,386.55    | Balfour Beatty    | Brockhill Road scoping/concept, Walwyn Road construction, Walwyn Road bus stop design/construction and delivery of dropped crossings |
| 170188                      | Taste for adventure, Credenhill   | Highways/Transport | £67.71        | Balfour Beatty    | 30mph traffic regulation order   |
| DCSW2008/0118/0 and 160679  | East of Newport Street, Cusop     | Highways/Transport | £2,925.55     | Balfour Beatty    | Scoping of highway improvements to be delivered to include speed limit extension   |
| 140285                      | Porthouse Farm, Bromyard          | Highways/Transport | £75,579.43    | Balfour Beatty    | Design, Bromyard zebra crossing beacon upgrade, works to Station Road, Bromyard  |
| 151316                      | Pyefinch, Burghill                | Highways/Transport | £2,112.16     | Balfour Beatty    | Scoping for bus stop and kerbing, improvements to footway, warnings, marking outside Burghill Primary School                         |
| 163963                      | Gadbridge Road, Weobley           | Highways/Transport | £19,180.57    | Balfour Beatty    | Extension of speed limit past development site, amendments to village  |

| Planning Application | Description                               | Gain Type          | Amount     | Payment to      | Project  |
|----------------------|---|--------------------|------------|-----------------|--|
|                      |   |                    |            |                 | centre parking arrangements  |
| 143720               | Land South of A438 Bartestree             | Highways/Transport | £11,369.15 | Balfour Beatty  | Scoping and concept design for highway package of measures through Bartestree & Lugwardine |
| 150067               | Vine Tree Close, Withington               | Highways/Transport | £10,523.96 | Balfour Beatty  | Scoping and concept design for highway package of measures in Withington                   |
| 141917               | Land west of Patrick Orchard, Canon Pyon  | Highways/Transport | £10,916.03 | Balfour Beatty  | Crossing design and footway improvements   |
| 163158               | Land at Brook Farm, Marden                | Highways/Transport | £4,844.35  | Balfour Beatty  | 30mph traffic regulation order   |
| 151937               | Newlands, Stoke Lacy                      | Highways/Transport | £5,177.17  | Balfour Beatty  | Sustainable transport infrastructure scoping to include village gateway features           |
| 150888               | Land to west of A40, Weston Under Penyard | Highways/Transport | £12,157.37 | Balfour Beatty  | Resurfacing and speed reduction features design  |
| 130613               | Ellenscroft, New Street, Ledbury          | Libraries          | £1,387.00  | Ledbury Library | Spend on self service project  |

| <b>Planning Application</b> | <b>Description</b>                                   | <b>Gain Type</b>         | <b>Amount</b> | <b>Payment to</b>               | <b>Project</b>                                    |
|-----------------------------|--|--------------------------|---------------|---------------------------------|---|
| 141278                      | Mill Lane, Lea                                       | Libraries                | £5,556.00     | Ross on Wye Library             | Spend on self service project                     |
| 150234                      | Rosswyn Hotel, Ross on Wye                           | Libraries                | £1,189.00     | Ross on Wye Library             | Spend on self service project                     |
| 140757                      | Church House, Bartestree (Keepmoat)                  | Libraries                | £7,784.00     | Hereford Library                | Spend on self service project                     |
| 102128                      | Graftonbury Garden Hotel                             | Libraries                | £1,284.00     | Belmont Library                 | Spend on self service project                     |
| 140531                      | Cotts Lane, Lugwardine                               | Libraries                | £5,654.00     | Hereford Library                | Spend on self service project                     |
| 103302                      | Land adjoining The Plough Inn, Little Dewchurch      | Libraries                | £1,601.00     | Hereford Library                | Spend on self service project                     |
| 101904/120533               | Barton Sidings, Hereford                             | Off Site Play/Open Space | £1,292.31     | Balfour Beatty                  | Pomona Place Apple Alley construction and fencing |
| 103302                      | Land to the rear of the Plough Inn, Little Dewchurch | Off Site Play/Open Space | £10,000.00    | Little Dewchurch Parish Council | Contribution towards outdoor gym equipment.       |

| <b>Planning Application</b> | <b>Description</b>                       | <b>Gain Type</b>         | <b>Amount</b> | <b>Payment to</b>                      | <b>Project</b>   |
|-----------------------------|--|--------------------------|---------------|--|--|
| DCNW2007/1214/F             | Land at Croftmead, North Road, Kingsland | Off Site Play/Open Space | £400.00       | Kingsland Millennium Green Association | Reimbursement of refurbishment and installation of bench on Kingsland Millennium Green |
| DCNW2007/1214/F             | Land at Croftmead, North Road, Kingsland | Off Site Play/Open Space | £249.98       | Kingsland Millennium Green Association | Reimbursement of cost of 2 gazebo for community use                                    |
| 163963/132924               | Gadbridge Road, Weobley                  | Off Site Play/Open Space | £4,456.67     | Weobley Parish Council                 | Purchase of mower to maintain play area  |
| 111295                      | Green Orchard, Ryfield Road, Ross on Wye | Off Site Play/Open Space | £1,494.00     | Ross on Wye Town Council               | Payment toward play area at Rope Walk  |
| 130555                      | Chasedale Hotel                          | Off Site Play/Open Space | £1,656.00     | Ross Town Council                      | Payment toward play area at Rope Walk  |
| 132372                      | Henry Street                             | Off Site Play/Open Space | £1,769.00     | Ross Town Council                      | Payment toward play area at Rope Walk  |
| 142024                      | 5 Arundel Street                         | Off Site Play/Open Space | £9,999.00     | Ross Town Council                      | Payment toward play area at Rope Walk  |
| 150234                      | Rosswyn Hotel                            | Off Site Play/Open Space | £1,914.00     | Ross Town Council                      | Payment toward play area at Rope Walk  |



| <b>Planning Application</b> | <b>Description</b>      | <b>Gain Type</b>         | <b>Amount</b> | <b>Payment to</b>                        | <b>Project</b>   |
|-----------------------------|-------------------------|--------------------------|---------------|--|--|
| 140757/161745               | Church house, Bartestee | Off Site Play/Open Space | £3,595.00     | Bartestree and Lugwardine Parish Council | 50% payment - costs towards fence around Frome Park, Bartestree                    |
| 140757/161745               | Church house, Bartestee | Off Site Play/Open Space | £27,000.00    | Bartestree and Lugwardine Parish Council | 50% payment towards Frome Park Play Area, Bartestree                               |
| 140757/161745               | Church house, Bartestee | Off Site Play/Open Space | £3,966.50     | Bartestree and Lugwardine Parish Council | 50% payment - costs towards Village Hall Play Area, Bartestree                     |
| 140757 and 161745           | Church house, Bartestee | Off Site Play/Open Space | £3,966.50     | Bartestree and Lugwardine Parish Council | 50% payment - costs towards Village Hall Play Area, Bartestree                     |
| 140757/161745               | Church house, Bartestee | Off Site Play/Open Space | £3,595.00     | Bartestree and Lugwardine Parish Council | 2nd final payment - costs towards fence around Frome Park, Bartestree              |
| 140757/161745               | Church house, Bartestee | Off Site Play/Open Space | £27,000.00    | Bartestree and Lugwardine Parish Council | 2nd final payment towards Frome Park Play Area, Bartestree                         |
| 140757/161745               | Church house, Bartestee | Off Site Play/Open Space | £2,317.07     | Bartestree and Lugwardine Parish Council | Misc expenditure, pathway, trees and planting, new signage - Play Area, Bartestree |

| <b>Planning Application</b> | <b>Description</b>  | <b>Gain Type</b> | <b>Amount</b> | <b>Payment to</b> | <b>Project</b>   |
|-----------------------------|---|------------------|---------------|-------------------|--|
| 173522                      | Land South of the B4349 and West of the C1221 Kingstone - Lagan Homes | Primary Care     | £5,874.15     | Kingstone Surgery | Payment of invoice - small works completed at the surgery  |
| 173522                      | Lagan Homes, Kingstone  | Primary Care     | £6,230.36     | Kingstone Surgery | Payment of invoice - deposit for non-returnable items in preparation for new flooring                                |
| 173522                      | Lagan Homes, Kingstone  | Primary Care     | £4,728.72     | Kingstone Surgery | Payment of invoice - balance due on new flooring. Ex VAT amount is £2,902.21, budget may be charged with this amount |
| DCCW2006/0960/F             | Pomona Place, Hereford  | Public Art       | £17,112.37    | Various           | Erection of New Sculpture  |
| DCCW2006/0960/F             | Pomona Place, Hereford  | Public Art       | £1,866.28     | Cider Museum      | Payment to Sculptor  |

| <b>Planning Application</b> | <b>Description</b>                   | <b>Gain Type</b> | <b>Amount</b> | <b>Payment to</b>     | <b>Project</b>  |
|-----------------------------|--------------------------------------|------------------|---------------|-----------------------|---|
| DCCW2006/0960/F             | Pomona Place, Hereford               | Public Art       | £2,000.00     | Cider Museum          | Payment to Sculptor   |
| 130555/F                    | Land at Chasedale Hotel, Ross on Wye | Sports           | £2,352.00     | Ross on Wye RFC       | Contribution towards additional changing room facilities and community room extension - see planning application 132641/F |
| 132321                      | Land adj to Brookmill Close, Colwall | Sports           | £2,554.00     | Link Alarms           | Contribution towards installation of Alarm/CCTV at Colwall Cricket Club   |
| 122604                      | Whitehouse Drive, Kingstone          | Sports           | £12,367.00    | Kingstone High School | Contribution towards Sports Hall Lights   |
| 150478                      | Land North of Roman Road, Hereford   | Sports           | £42,120.83    | Pegasus Juniors FC    | 1st contribution towards 3G pitch project at Pegasus Juniors FC, Hereford   |
| 101505                      | Brockhill Road Colwall               | Sports           | £11,140.20    | K Shouler             | Installation of shed at Colwall Cricket Club  |

| <b>Planning Application</b>   | <b>Description</b>                    | <b>Gain Type</b> | <b>Amount</b> | <b>Payment to</b>                  | <b>Project</b>  |
|-------------------------------|---------------------------------------|------------------|---------------|------------------------------------|---|
| 150478                        | Land North of Roman Road, Hereford    | Sports           | £100,879.17   | Pegasus Juniors FC                 | 2nd and final contribution towards 3G pitch project at Pegasus Juniors FC, Hereford |
| 150478                        | Land North of Roman Road, Hereford    | Sports           | £143,000.00   | Herefordshire Football Association | Payment towards 3G pitch project at Widemarsh Common                                |
| 151150                        | Southbank Road, Withington            | Sports           | £4,140.00     | Withington Group Parish Council    | Payment to Withington Group Parish Council of £4,140 towards fees                   |
| DCSW2008/0118/0 and 160679/RM | Newport Street, Cusop                 | Sports           | £1,983.32     | Cusop Parish Council               | Reimbursement of construction of Boules Court and set of Boules                     |
| DCSW2008/0118/0 and 160679/RM | Newport Street, Cusop                 | Sports           | £33.32        | Cusop Parish Council               | Reimbursement of set of Boules  |
| 151150                        | Southbank Road, Withington            | Sports           | £590.00       | Withington Group Parish Council    | Surveying of the land at Withington Village Hall                                    |
| 133294/142197                 | The Bridge Inn, College Road Hereford | Sports           | £7,100.33     | United in the Community            | Payment to Hereford United in The Community - towards heating at Victoria Park      |

| Planning Application | Description               | Gain Type       | Amount    | Payment to | Project  |
|----------------------|---------------------------|-----------------|-----------|------------|--|
| 140531               | Cotts Lane,<br>Lugwardine | Waste/recycling | £2,946.00 |            | Purchase of waste and recycling bins for development |

### 3. Monitoring Fees

- 3.1 The Community Infrastructure Levy (Amendment)(England)(No.2) Regulations 2019 now allow Local Authorities to charge a monitoring fee through section 106 planning obligations, to cover the cost of the monitoring and reporting on delivery of that section 106 obligation as described above. Monitoring fees can be used to monitor and report on any type of planning obligation, for the lifetime of that obligation. However, monitoring fees should not be sought retrospectively for historic agreements.
- 3.2 The regulations allow monitoring fees to be either a fixed percentage of the total value of the section 106 agreement or individual obligation; or could be a fixed monetary amount per agreement obligation; or Authorities may decide to set fees using other methods. However, in all cases, monitoring fees must be proportionate and reasonable and reflect the actual cost of monitoring.
- 3.3 The initial monitoring activity includes;
- reviewing and recording each s106 agreement and its obligations onto the software system;
  - making site visits to monitor progress of delivery to assess whether triggers for paying contributions have been reached;
  - cross referencing records held by the council over commencement of development, such as building control records;
  - invoicing for payment;

- chasing and enforcing payments (if required).

3.4 It is important to point out that the monitoring fee is not purely required to monitor the trigger point for payment of contributions. The work doesn't stop there. The ongoing monitoring activity includes;

- distributing payments to services;
- monitoring the spend of monies in each service area to ensure that the monies are spent in the requisite timescale;
- liaison with ward members, town/parish councils, community groups where monies are to be spent on projects in their administrative area;
- liaison with external bodies such as the Environment Agency, Herefordshire Clinical Commissioning Group and the Wye Valley Trust with regards to their requests for contributions and the spend of those contributions;
- providing responses to Freedom of Information or Environment Information Regulation requests on monies held/spent by the council or on the delivery of affordable housing;
- Ensuring the requisite quantum of affordable housing is delivered where a development is to be delivered in a number of phases;
- auditing expenditure and;
- Compiling reports on performance, income generation and expenditure.

3.5 Authorities must report on monitoring fees in their infrastructure funding statements.

**Table 4 Monitoring fees secured in legal agreements for the period 1 April 2019 to 31 March 2020**

| <b>Planning Ref</b> | <b>Agreement Date</b> | <b>Development Details</b>                   | <b>Gain Type</b> | <b>Gain Description</b>  | <b>Gain Amount Due</b> |
|---------------------|-----------------------|--|------------------|--|------------------------|
| P190089/O           | 11/10/2019            | Land at Orchard House<br>Credenhill Hereford | Monitoring Costs | In the event that before<br>Commencement of<br>Development the Council shall<br>agree in writing to any variation<br>to the timescale for payment of | See Gain description   |

| Planning Ref | Agreement Date | Development Details                  | Gain Type        | Gain Description  | Gain Amount Due      |
|--------------|----------------|--------------------------------------|------------------|---|----------------------|
|              |                |                                      |                  | the financial obligation in the First Schedule (Part 1) to pay to the Council a fee being 2% of the total amount of the Contributions towards the Council's additional monitoring costs and for the avoidance of any doubt the payment of this fee is not a reason for granting the permission nor shall it be construed as such. |                      |
| P184662/O    | 12/11/2019     | Holmer House Farm<br>Holmer Hereford | Monitoring Costs | In the event that before commencement of Development the Council shall agree in writing to any variation to the timescale for payment of the financial obligation in the First Schedule (Part 1) to pay to the Council a fee being 1% of the total amount of the Contributions towards the Council's additional monitoring costs. | See gain description |

| <b>Planning Ref</b> | <b>Agreement Date</b> | <b>Development Details</b>   | <b>Gain Type</b> | <b>Gain Description</b>   | <b>Gain Amount Due</b> |
|---------------------|-----------------------|--|------------------|---|------------------------|
| P191770/O           | 15/11/2019            | Land east of Canon Pyon Road Hereford Herefordshire  | Monitoring Costs | In the event that before commencement of development the Council shall agree in writing to any variations to the timescale for payment of the financial obligation in the First Schedule (part 1) to pay the Council a fee being 2% of the total amount of the contributions towards the Council's additional monitoring costs.                         | See gain description   |
| P190568/F           | 09/12/2019            | Erection of a 64-bed care home (within Class C2), parking, access, landscaping and other associated works. | Monitoring Costs | Only payable if - in the event that before Commencement of Development the Council shall agree in writing to any variation to the timescale for payment of the financial obligation in the First Schedule to pay the Council a fee being 1% of the total amount of the Hospital Services Contribution towards the Council's additional monitoring costs | See gain description   |
| P164024/CD4         | 20/12/2019            | Former Council Offices 39 Bath Street Hereford Herefordshire HR1 2HQ                                       | Monitoring Costs | 2% of total contributions, but only payable if there is a   | See gain description   |



| Planning Ref | Agreement Date | Development Details | Gain Type | Gain Description  | Gain Amount Due |
|--------------|----------------|---------------------|-----------|---|-----------------|
|              |                |                     |           | variance in the timescale for payments of contributions |                 |

**Table 5 Monitoring fees received in legal agreements for the period 1 April 2019 to 31 March 2020**

| Planning Ref | Development Details   | Gain Type (choose from drop down menu) | Gain Description   | Gain Amount Received | Date Received |
|--------------|---|--|--|----------------------|---------------|
| P140285/O    | Porthouse Farm, Tenbury Road, Bromyard                              | Monitoring Costs                       | Monitoring 2% of total contributions   | £8,553.30            | 13/06/2019    |
| 172919       | Land to the West of Church House Farm Moreton On Lugg Herefordshire | Monitoring Costs                       | 2% of total contributions - only payable if phased payments agreed prior to commencement | £4,384.64            | 10/09/2019    |
| P140684/O    | Land East of the A40 Ross-On-Wye                                    | Monitoring Costs                       | 2% of total contributions  | £32,645.30           | 31/01/2020    |

## 4.Affordable Housing

4.1 Affordable housing in Herefordshire is housing that is:

- Provided at below market prices and
- Allocated on the basis of need to people who are unable to purchase or rent houses generally available on the open market without financial assistance, as their only home, and they:
  - Live or work in Herefordshire or
  - Need to move to Herefordshire to receive or provide support

4.2 The recipients can include:

- First time buyers who cannot afford to purchase on the open market
- Families who need larger accommodation and cannot afford to rent or buy a suitable property on the open market
- Households who need properties that are adapted to meet their individual needs
- Households with support needs including people with learning disabilities, physical and/or mental health needs, people who are at risk of or have experienced abuse

4.3 All new developments will have a criteria to house those with a local connection to the area where the properties are developed. The local connection criteria is described within a legally binding section 106 agreement.

4.4 10 section 106 agreements securing affordable housing were signed in the 2019 - 2020 reporting period. The following table provides information on the development sites that have secured affordable housing;

**Table 6 Section 106 agreements signed in relation to affordable housing for the period 1 April 2019 to 31 March 2020**

| Planning Ref | Agreement Date | Development Details | Gain Type | Gain Description |
|--------------|----------------|---------------------|-----------|------------------|
|--------------|----------------|---------------------|-----------|------------------|

|                          |            |  |                    |   |
|--------------------------|------------|--|--------------------|---|
| P150811/O                | 03/04/2019 | Former BT Telephone Exchange Land East of Court Farm Pontrilas Herefordshire HR2 0BX | Affordable Housing | Deed of variation to original deed - new definition of Affordable Housing inserted  |
| P180694/F                | 21/06/2019 | Land at Beattie Avenue Hereford  | Affordable Housing | 20 social rented, 17 affordable rent, 17 shared ownership, 17 rent to buy   |
| P150067/O and P180014/RM | 11/07/2019 | Land adjacent Vine Tree Close Withington Herefordshire                               | Affordable Housing | Changes to low cost market housing  |
| P173773/F                | 10/09/2019 | Land at the Former Bus Depot Site Friars Street Hereford                             | Affordable Housing | Deed of variation - At clause 1.1 of the original deed the definition of Discounted Market Sale Dwelling Plan shall be deleted and replaced with the following: "Discounted Market Sale Dwelling Plan": means the plan annexed to this agreement and numbered 17103-SK007 rev C1. |
| P183826/F                | 23/09/2019 | 1-34 Chevenham Close, Colwall, Malvern   | Affordable Housing | Eighteen (18) residential units and ancillary areas comprised within the Development and intended for occupation as ten (10) units of Shared Ownership and eight (8) units of Affordable Rented Housing.  |

|           |            |   |                    |  |
|-----------|------------|---|--------------------|--|
| P190089/O | 11/10/2019 | Land at Orchard House Credenhill Hereford | Affordable Housing | Means (unless otherwise agreed in writing by the Council) 35% of the Dwellings to be affordable intended for occupation as 50% units of Intermediate Housing and 50% units of Social Rented Housing in locations to be approved by the Council pursuant to the approval of reserved matters.   |
| P184662/O | 12/11/2019 | Holmer House Farm Holmer Hereford         | Affordable Housing | Means (unless otherwise agreed in writing by the Council) 24% of the residential units and ancillary areas comprised within the development and of that 24% intended for occupation as 50% intermediate Housing and 30% Social Rented Housing and 20% Affordable Rented Housing in locations to be approved by the Council pursuant to the approval of reserved matters. |

|             |            |  |                      |   |
|-------------|------------|--|----------------------|---|
| P191770/O   | 15/11/2019 | Land east of Canon Pyon Road Hereford Herefordshire                  | Affordable Housing   | Mean 35% of the residential units and ancillary areas comprised within the Development and intended for occupation as 14 units of Social Rented Housing which shall include four units constructed to Wheelchair Standards comprised of 2 x 2 bed bungalow units, 1 x 3 bedroom bungalow units and 1 x 5 bedroom bungalow unit in locations to be approved by the Council pursuant to the approval of reserved matters. |
| P164024/CD4 | 20/12/2019 | Former Council Offices 39 Bath Street Hereford Herefordshire HR1 2HQ | Grant funded housing | Means (unless otherwise agreed in writing by the Council) the sixteen residential units and ancillary areas comprised within the Development and intended for occupation as Social Rented Housing and Affordable Rented Housing with a minimum of 14 for Social Rented Housing in locations to be approved by the Council pursuant to the approval.   |

|                         |            |   |                       |                                   |
|-------------------------|------------|---|-----------------------|-----------------------------------|
| P153511/O<br>P181736/RM | 11/02/2020 | Land adj to B4222 Lea,<br>Ross on Wye (Land at<br>Saunders Close Lea<br>Ross on Wye<br>Herefordshire) | Affordable<br>Housing | Changes to Affordable Housing mix |
|-------------------------|------------|---|-----------------------|-----------------------------------|

4.5 213 units of affordable houses were delivered in the 2019/20 reporting period.

## 5. Section 278 Highway Agreements

5.1 Section 278 agreements (s278) under the Highways Act 1980 are legally binding legal agreements between the Local Highway Authority and the developer to ensure delivery of necessary highway works as a result of new development.

5.2 It may allow for items such as:

- Roundabouts;
- Priority junctions;
- Junctions with traffic lights;
- Right turn lanes;
- Improved facilities for pedestrians and cyclists;
- Improvements to existing junctions;
- Traffic calming measures.

5.3 The following table sets out the signed section 278 agreements in the current reporting year 2019 - 2020.

**Table 7 Section 278 highway agreements signed in the period 1 April 2019 to 31 March 2020**

| Planning application reference | Site address | Date of section 278 agreement | Description of works |
|--------------------------------|--------------|-------------------------------|----------------------|
|--------------------------------|--------------|-------------------------------|----------------------|

|           |   |                   |                                      |
|-----------|---|-------------------|--------------------------------------|
| P151755/F | Land at Dilwyn Common, Dilwyn Herefordshire               | 9 March 2020      | Passing place                        |
| P143349/O | Land between The Seven Stars and Gosmore Road, Clehonger  | 4 March 2020      | Footways and a bus stop              |
| P143720/O | Land south of A438, land parcel 0008 to 2308, Bartestree  | 3 February 2020   | Puffin crossing                      |
| P180304/F | Sigeric Business Park, Holme Lacy Road, Hereford, HR2 6BQ | 7 January 2020    | Extension of straight mile cycleway  |
| P172823/F | 16 – 18 High Street, Hereford                             | 29 October 2019   | Footway                              |
| P153511/O | Land adjacent to the B4222, Lea, Ross on Wye              | 8 October 2019    | Alteration of traffic signals        |
| P202518/F | Former council offices, 39 Bath Street, Hereford, HR1 2HQ | 18 September 2019 | Cycleway works                       |
| P172919/F | Church House Farm, Morteon on Lugg, Hereford              | 6 September 2019  | Bellmouth                            |
| P152038/F | Court Farm, Rectory Road, Hampton Bishop, Hereford        | 24 July 2019      | New junction and hatching            |
| P180871/F | Church Cottage, Stretton Sugwas, Herefordshire            | 30 May 2019       | Widening and alterations to junction |

5.4 The following table sets out the works adopted in the county under s278 agreements in the current reporting year 2019 - 2020.

**Table 8 S278 highway works adopted in the period 1 April 2019 to 31 March 2020**

| <b>Planning application reference</b> | <b>Site address</b>   | <b>Date of adoption of S278 works</b> | <b>Section 278 works that have been adopted</b> |
|---------------------------------------|---|---------------------------------------|---|
| DCSE2008/0095/F                       | Tanyard Lane, A40, Ross on Wye  | 24 March 2020                         | New roundabout                                  |
| P180242/F                             | C1060 from Bockleton heading south to A44 and near Billfield Farm, Hatfield | 3 March 2020                          | Passing bay and bend improvements               |
| DCCW2006/2619/0                       | Land to the north of Roman Road, Holmer, Hereford                           | 24 February 2020                      | Signals including toucan and right turn lane    |
| DCCE2001/0769/M                       | Upper Lyde Quarry, Lyde, Herefordshire                                      | 31 January 2020                       | Passing bays                                    |
| P141526/0                             | Land at Hampton Dene Road, Tupsley, Hereford                                | 13 January 2020                       | Raised table at entrance to new development     |