

Herefordshire Council Infrastructure Funding Statement

Reporting Period 1 April 2023 to 31 March 2024

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Contents

1. Introduction	3
2. Section 106 Agreements	4
3. Monitoring Fees	72
4. Affordable Housing	76
5. Section 278 Highway Agreements	80

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 2023 to 31 March 2024.

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 2023 to 31 March 2024. 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 2023 to 31 March 2024
- Projects that have been delivered via s106 and s278 agreements within the reporting period of 1 April 2023 to 31 March 2024
- Monitoring monies that have been secured and received within the reporting period of 1 April 2023 to 31 March 2024
- The number of affordable housing units that have been secured and delivered within the reporting period of 1 April 2023 to 31 March 2024

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 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 29 section 106 agreements were signed in the 1 April 2023 – 31 March 2024 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 2023 and 31 March 2024

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
190032	04/04/2023	Land to the West of B4361 Luston Herefordshire	Proposed development of 8 houses and garages.	Phosphate Credit Fee	Payment of £63,840 paid by the Owner to the Council to meet the Phosphate Credit requirement	£63,840.00
193042	02/05/2023	Land North and South of Grafton Lane, Hereford	Outline application for residential development (with all matters reserved except for access), footway/cycleway and vehicle turning head, stopping up and re-routing of a short section of Grafton Lane, near the A49, public open space, landscaping and associated infrastructure works	Affordable Housing	Means (unless otherwise agreed in writing by the Council) 35% of residential units and ancillary areas comprised within the Development and intended for occupation as Intermediate Housing and/or Social Rented Housing and/or Affordable Rented Housing in locations to be approved by the Council pursuant to the approval of reserved matters.	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
193042	02/05/2023	Land North and South of Grafton Lane, Hereford	Outline application for residential development (with all matters reserved except for access), footway/cycleway and vehicle turning head, stopping up and re-routing of a short section of Grafton Lane, near the A49, public open space, landscaping and associated infrastructure works	Offsite Play/Open Space	Means the provision of a minimum of/designated open space(s) comprising not less than; 0.21 hectares (2100sqm) @ 0.4ha per 1000 population for public open space; 0.42 hectares (4200m) @ 0.8ha per 1000 population for a children's play area of which 1300sqm should be formal equipped play @ 0.25ha per 1000 population; provided within the development including all or part of a sustainable urban drainage system serving the development	£0.00
193042	02/05/2023	Land North and South of Grafton Lane, Hereford	Outline application for residential development (with all matters reserved except for access), footway/cycleway and vehicle turning head, stopping up and re-routing of a short section of Grafton Lane, near the A49, public open space, landscaping and associated infrastructure works	Health Care	means a financial contribution of £291.11 per dwelling for the provision of Health Care Facilities required at Hereford Hospital	see gain desc

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
193042	02/05/2023	Land North and South of Grafton Lane, Hereford	Outline application for residential development (with all matters reserved except for access), footway/cycleway and vehicle turning head, stopping up and re-routing of a short section of Grafton Lane, near the A49, public open space, landscaping and associated infrastructure works	Education	Means a financial contribution of £1,809 for each 2b dwelling being a flat or apartment; £2,951 for each 2/3 bed dwelling being a house; £4,953 for each 4b dwelling. Means enhanced educational infrastructure at South Hereford Early Years, Marlbrook Primary School, South Hereford Youth and Special Education Needs schools	see gain desc
193042	02/05/2023	Land North and South of Grafton Lane, Hereford	Outline application for residential development (with all matters reserved except for access), footway/cycleway and vehicle turning head, stopping up and re-routing of a short section of Grafton Lane, near the A49, public open space, landscaping and associated infrastructure works	Library	Means financial contribution: £129 per 1 bed dwelling; £146 for a 2b dwelling, £198 for a 3b dwelling and £241 for a 4+ bed dwelling; towards providing library infrastructure improvement at Hereford City Library	see gain desc

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
193042	02/05/2023	Land North and South of Grafton Lane, Hereford	Outline application for residential development (with all matters reserved except for access), footway/cycleway and vehicle turning head, stopping up and re-routing of a short section of Grafton Lane, near the A49, public open space, landscaping and associated infrastructure works	Primary Care	Means a financial contribution of £378.69 per dwelling towards the provision of infrastructure at Belmont Surgery, Hereford Medical Group, Much Birch Surgery and Wargrave House Surgery.	see gain desc
193042	02/05/2023	Land North and South of Grafton Lane, Hereford	Outline application for residential development (with all matters reserved except for access), footway/cycleway and vehicle turning head, stopping up and re-routing of a short section of Grafton Lane, near the A49, public open space, landscaping and associated infrastructure works	Recycling	Means a contribution of £80 per dwelling towards recycling facilities. One waste collection bin and one recycling collection bin per dwelling	see gain desc

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
193042	02/05/2023	Land North and South of Grafton Lane, Hereford	Outline application for residential development (with all matters reserved except for access), footway/cycleway and vehicle turning head, stopping up and re-routing of a short section of Grafton Lane, near the A49, public open space, landscaping and associated infrastructure works	Sports Facilities	Means a contribution of £1,297 per open market unit to provide sports facilities. Means outdoor sports infrastructure towards hockey, cycling, football, cricket, rugby and tennis as identified in the Council's playing pitch assessment 2012 and in accordance with the outdoor sports investment plan 2016 or a succeeding document or policy	see gain desc

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
193042	02/05/2023	Land North and South of Grafton Lane, Hereford	Outline application for residential development (with all matters reserved except for access), footway/cycleway and vehicle turning head, stopping up and re-routing of a short section of Grafton Lane, near the A49, public open space, landscaping and associated infrastructure works	Transport/Highways	Means a contribution of £1,465 for each 1 bed OMU, £1,720 for each 2b OMU, £2,580 for each 3b OMU and £3,440 for each 4+b OMU. Means any or all of the following facilities: Link to National Cycle Network 46; Link to Park and Choose site at Grafton Depot; Link from the Park and Choose to Bullingham Lane, which would assist in connectivity to the employment land at Rotherwas; Walking and Cycling Links improved/new facilities provided to improve the links north/south over the railway line; Pedestrians and cyclists improvements to the A49 crossing at Redhill/Mayberry Road/Bullingham Lane; Toward the Hereford Academy an off-road alternative to Marlbrook Road on the grass area.	see gain desc

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
193042	02/05/2023	Land North and South of Grafton Lane, Hereford	Outline application for residential development (with all matters reserved except for access), footway/cycleway and vehicle turning head, stopping up and re-routing of a short section of Grafton Lane, near the A49, public open space, landscaping and associated infrastructure works	Monitoring fee	On commencement of development to pay the Council a monitoring fee being 2% of the total amount of the contributions towards the council's Monitoring. In the event that before commencement of the development the Council shall agree in writing to any variation to the timescale for payment of the financial obligation.	see gain desc
152036 and 220496	23/05/2023	Land Adj Faraday House, Madley	See original 27 July 2016 and DOV 16 Sept 2022	Legal	Removal of wording from original deed - management company and maintenance of SUDS to be removed	£0.00
223735	20/06/2024	Land at Wye Valley View Symonds Yat Ross-on-Wye Herefordshire	Application for removal of a historic S52 planning agreement to allow the annexe (currently used a holiday let) to become an independent dwelling from Wye Valley View.	Legal	Discharge of obligation in original deed dated 22 June 1990	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
150930 and 210374	21/06/2023	Land at Hildersley Farm Hildersley Ross on Wye	Proposed development of approximately 212 dwellings including affordable housing, public open space and associated works	Affordable Housing	Deed of variation to include the affordable dwellings in the management arrangements which will include a fee for the services. The Registered Provider has confirmed that they are content with the affordable dwellings being subject to the management arrangements.	£0.00
193183	04/07/2023	Land at Titley Court	Erection of two new barn style dwellings (resubmission), demolition of existing agricultural building, change of use of land from agricultural residential.	Phosphate Credit Fee	Payment of £2.00 paid by the Owner to the Council to meet the Phosphate Credit requirement	£2.00
221876	14/07/2023	Land north of Gilberts Wood Ewyas Harold Hereford	Site for residential development of up to 25 houses.	Affordable Housing	Means (unless otherwise agreed in writing by the Council) 35% of the dwellings and ancillary areas comprised within the development and intended for occupation as follows: 25% first homes, 59% social rented units and or affordable rented units, 16% shared ownership	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
221876	14/07/2023	Land north of Gilberts Wood Ewyas Harold Hereford	Site for residential development of up to 25 houses.	Education	Means the sum of £4,900 2b omu, £4,900 3b omu and £8,995 4+b omu towards the education facilities. Enhanced infrastructure at South Hereford Early Years, Ewyas Harold Primary School, Kingstone High School, North Hereford Youth and Special Education Needs schools	see gain desc
221876	14/07/2023	Land north of Gilberts Wood Ewyas Harold Hereford	Site for residential development of up to 25 houses.	Transport/Highways	Means £2,457 2b omu, £3,686 3b omu, £4,915 4+b omu. Means sustainable transport infrastructure to serve the development and comprising any or all of the following facilities: improved accessibility to the local amenities through the provision of safe footways and dropped crossings, provision for off street parking, improved signage in the village, improvements to the public rights of way network, improvements to the bus infrastructure in the village, improvements to the cycle network and cycle infrastructure, safer routes to schools network	see gain desc

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
221876	14/07/2023	Land north of Gilberts Wood Ewyas Harold Hereford	Site for residential development of up to 25 houses.	Recycling	Means £80 per dwelling. If in the event that the new council waste strategy has been implemented at commencement of the development then a financial contribution of £130 per dwelling. Means one waste and one recycling collection bin for each dwelling	see gain desc
221876	14/07/2023	Land north of Gilberts Wood Ewyas Harold Hereford	Site for residential development of up to 25 houses.	Library	Means a financial contribution £120 1b omu, £146 2b omu, £198 3b omu and £241 for 4+b omu. Means improved library infrastructure at Hereford Library	see gain desc
221876	14/07/2023	Land north of Gilberts Wood Ewyas Harold Hereford	Site for residential development of up to 25 houses.	Primary Care	Means the sum of £378.12 per dwelling to provide new and additional premises or infrastructure, extension to existing premises or improved digital infrastructure and telehealth facilities at South and West Herefordshire Primary Care networks	see gain desc
221876	14/07/2023	Land north of Gilberts Wood Ewyas Harold Hereford	Site for residential development of up to 25 houses.	Sports Facilities	Means a contribution of £888.56 for each omu. Means sports improvements for Ewyas Harold as set out in the Herefordshire Outdoor Sports Investment Plan	see gain desc

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
221876	14/07/2023	Land north of Gilberts Wood Ewyas Harold Hereford	Site for residential development of up to 25 houses.	Offsite Play/Open Space	Means a financial contribution £965 2b omu, £1,640 for 3b omu, £2,219 4+b omu. To provide off-site play provision at the recreational facilities in Ewyas Harold	see gain desc
221876	14/07/2023	Land north of Gilberts Wood Ewyas Harold Hereford	Site for residential development of up to 25 houses.	Monitoring fee	In the event that before commencement of the 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 total amount of the contributions towards the council's additional Monitoring	see gain desc
150989/O and 190182/RM	28/07/2023	Land adjacent to New House Farm and Marden Primary School Marden Herefordshire	Proposed residential development of up to 90 dwellings, with provision of a site for a community building and associated open public space. (For DOC 18 see 230974)	Phosphate Credit Fee	A payment of £173,320 to be paid by the owner to the council to meet the Phosphate Credit Requirement	£173,320.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
221922	31/07/2023	Land Adjacent To Webbs Meadow Lyonshall and The Holme Lyonshall	Outline planning application for the erection of 4 dwelling houses with garages and access off Webbs Meadow road, on land adjacent to Webbs Meadow & the creation of a phosphate credit bank at The Holme, Lyonshall.	Monitoring fee	Cost for monitoring site	£6,154.40
193293	07/08/2023	Lane Orchard Land to the south of Woodville Grove Sutton St. Nicholas Hereford HR1 3DL	Proposed erection of 24 no. dwellings, access (to the housing development and separate provision for DCWW maintenance of the adopted pumping station), drainage, landscaping and associated works. To include 8 no. Low Cost Market Houses. (DOC see 3, 4, 5, 6, 7, 8, 9, 10, 13, 16 232680)	Affordable Housing	Means (unless otherwise agreed in writing by the Council) the 8 residential units and ancillary areas comprised within the Development and intended for occupation a 8 units of low cost market housing identified as plots 17-24 on drawing numbered "Sutton_Site_Layout_D" forming part of the application	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
193293	07/08/2023	Lane Orchard Land to the south of Woodville Grove Sutton St. Nicholas Hereford HR1 3DL	Proposed erection of 24 no. dwellings, access (to the housing development and separate provision for DCWW maintenance of the adopted pumping station), drainage, landscaping and associated works. To include 8 no. Low Cost Market Houses. (DOC see 3, 4, 5, 6, 7, 8, 9, 10, 13, 16 232680)	Education	Means a financial contribution of £72,611 to provide the education facilities required as a consequence of the development. Means enhanced educational infrastructure at Sutton St Nicholas Primary School; post 16 provision and special educational needs provision	£72,611.00
193293	07/08/2023	Lane Orchard Land to the south of Woodville Grove Sutton St. Nicholas Hereford HR1 3DL	Proposed erection of 24 no. dwellings, access (to the housing development and separate provision for DCWW maintenance of the adopted pumping station), drainage, landscaping and associated works. To include 8 no. Low Cost Market Houses. (DOC see 3, 4, 5, 6, 7, 8, 9, 10, 13, 16 232680)	Offsite Play/Open Space	Means a financial contribution of £28,364 to provide the off-site open space facilities. Means a children's play and recreational area within the village of Sutton St Nicholas to serve the development	£28,364.00
193293	07/08/2023	Lane Orchard Land to the south of Woodville	Proposed erection of 24 no. dwellings, access (to the housing development and	Recycling	Means a financial contribution of £1,920 towards the recycling facilities. Means one waste collection bin and one	£1,920.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
		Grove Sutton St. Nicholas Hereford HR1 3DL	separate provision for DCWW maintenance of the adopted pumping station), drainage, landscaping and associated works. To include 8 no. Low Cost Market Houses. (DOC see 3, 4, 5, 6, 7, 8, 9, 10, 13, 16 232680)		recycling collection bin to be provided for each dwelling.	
193293	07/08/2023	Lane Orchard Land to the south of Woodville Grove Sutton St. Nicholas Hereford HR1 3DL	Proposed erection of 24 no. dwellings, access (to the housing development and separate provision for DCWW maintenance of the adopted pumping station), drainage, landscaping and associated works. To include 8 no. Low Cost Market Houses. (DOC see 3, 4, 5, 6, 7, 8, 9, 10, 13, 16 232680)	Transport/Highways	Means a financial contribution of £53,113 to provide the transport facilities. Means any or all of the following facilities: village gateway features with carriageway narrowing; bus infrastructure improvements; improvement to pedestrian connectivity including the widening of narrow footways and the provision of dropped kerbs on footpaths through the village; cycling infrastructure improvements	£53,113.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
193293	07/08/2023	Lane Orchard Land to the south of Woodville Grove Sutton St. Nicholas Hereford HR1 3DL	Proposed erection of 24 no. dwellings, access (to the housing development and separate provision for DCWW maintenance of the adopted pumping station), drainage, landscaping and associated works. To include 8 no. Low Cost Market Houses. (DOC see 3, 4, 5, 6, 7, 8, 9, 10, 13, 16 232680)	Phosphate Credit Fee	A payment of £59,640 paid by the owner to the council to meet the phosphate credit requirement	£59,640.00
193293	07/08/2023	Lane Orchard Land to the south of Woodville Grove Sutton St. Nicholas Hereford HR1 3DL	Proposed erection of 24 no. dwellings, access (to the housing development and separate provision for DCWW maintenance of the adopted pumping station), drainage, landscaping and associated works. To include 8 no. Low Cost Market Houses. (DOC see 3, 4, 5, 6, 7, 8, 9, 10, 13, 16 232680)	Monitoring fee		£3,120.16

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
150989/O and 190182/RM	14/08/2023	Land adjacent to New House Farm and Marden Primary School Marden Herefordshire	Proposed residential development of up to 90 dwellings, with provision of a site for a community building and associated open public space. (For DOC 18 see 230974)	Offsite Play/Open Space	Means the sum of £95,897 to be used towards Open Spaces Facilities. Open Spaces Facilities means play provision at Marden Recreation Ground. The words Open Spaces Contributions should be added to the definition of contributions in clause 1(B) of the principal agreement after the words education contribution.	£95,897.00
181494	16/08/2023	Land Adj to Spring Cottage, Headbrook, Kington	Proposed land for residential development and associated work together with public open space and local green space.	Phosphate Credit Fee	A payment of £62,580 to be paid by the owner to the council to meet the phosphate credit requirement	£62,580.00
181494	16/08/2023	Land Adj to Spring Cottage, Headbrook, Kington	Proposed land for residential development and associated work together with public open space and local green space.	Monitoring fee		£2,500.00
181494	16/08/2023	Land Adj to Spring Cottage, Headbrook, Kington	Proposed land for residential development and associated work together with public open space and local green space.	Affordable Housing	Means (unless otherwise agree in writing by the Council) 35% of dwellings to be constructed within the development in accordance with the permission	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
181494	16/08/2023	Land Adj to Spring Cottage, Headbrook, Kington	Proposed land for residential development and associated work together with public open space and local green space.	Education	Means a financial contribution of £1,377 for each 2bed omu (being a flat or apartment0; and £2,368 for 2/3b omu (being a house) and £3,805 4+b omu. Means enhanced educational infrastructure at Kington Primary School and the local authority maintained special schools	£0.00
181494	16/08/2023	Land Adj to Spring Cottage, Headbrook, Kington	Proposed land for residential development and associated work together with public open space and local green space.	Recycling	Means a financial contribution of £80 towards recycling facilities. Means one waste collection bin and one recycling collection bin to be provided for each OMU.	£0.00
181494	16/08/2023	Land Adj to Spring Cottage, Headbrook, Kington	Proposed land for residential development and associated work together with public open space and local green space.	Sports Facilities	Means a financial contribution of £1,425 per open market dwelling to provide the sports facilities. Means outdoor sports facilities for Kington as identified in the Council's Outdoor Sports Investment Plan 2016	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
181494	16/08/2023	Land Adj to Spring Cottage, Headbrook, Kington	Proposed land for residential development and associated work together with public open space and local green space.	Transport/Highways	Means a financial contribution as follows: £1,674 1b omu and £1,966 2b omu and £2,949 3b omu and £3,932 for 4+B omu. To provide sustainable transport infrastructure - means any of the following i) traffic management measure in Kington Town ii) new pedestrian facilities between the development and the town centre, schools, shopping and employment sites iii) new cycling facilities between the development and the town centre, schools, shopping and employment sites	£0.00
181494	16/08/2023	Land Adj to Spring Cottage, Headbrook, Kington	Proposed land for residential development and associated work together with public open space and local green space.	Health Care	Means a financial contribution in the sum of £18,497 to provide the hospital facilities required as a consequence of the development. Means the development infrastructure at Hereford Hospital	£18,497.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
181494	16/08/2023	Land Adj to Spring Cottage, Headbrook, Kington	Proposed land for residential development and associated work together with public open space and local green space.	Offsite Play/Open Space	Means the provision of a minimum of/designated open space(s) comprising not less than; 0.03 hectares (300sqm) @ 0.4ha per 1000 population for public open space; 0.06 hectares (600 sqm) @ 0.8ha per 1000 population for a children's play area of which 0.018 hectares (180 sqm) should be formal equipped paly @ 0.25ha per 1000 population. Provided within the development including all or part of a sustainable urban drainage system serving the development	£0.00
191660	12/09/2023	Southfield Hereford Road Leominster Herefordshire	Outline application for up to 3 dwellings.	Phosphate Credit Fee	A payment of £5,320 paid by the owner to the Council to meet the phosphate credit requirement	£5,320.00
192994	15/09/2023	Land adjacent to New Chapel House Lyonshall Kington Herefordshire	Proposed erection of a new detached dwelling and garage, plus garage for existing dwelling (New Chapel House).	Phosphate Credit Fee	A payment of £10,080 paid by the owner to the council to meet the phosphate credit requirement	£10,080.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
181678	03/10/2023	Land to the south of the A465 Burley Gate Herefordshire	Outline application for 15 dwelling houses (including 5 affordable dwelling houses) and community shop with all matters except access and layout reserved for future consideration,	Affordable Housing	Means (unless otherwise agreed in writing by the council) five of the residential units and ancillary areas comprised within the development to be comprised of three x 2 bedroom dwellings on plots 2,3 and 4, one x 3 bedroom dwelling on plot 5 and one x 3 bedroom bungalow on plot 11 and intended for occupation as low cost market housing forming part of the application	£0.00
181678	03/10/2023	Land to the south of the A465 Burley Gate Herefordshire	Outline application for 15 dwelling houses (including 5 affordable dwelling houses) and community shop with all matters except access and layout reserved for future consideration,	Education	Means a financial contribution calculated as follows:- £4,566 for a 2/3 bed omu and £8,798 for a 4+b omu. Means enhanced educational infrastructure at Bromyard Early Years, Queen Elizabeth Humanities College and Bromyard Youth	See gain type
181678	03/10/2023	Land to the south of the A465 Burley Gate Herefordshire	Outline application for 15 dwelling houses (including 5 affordable dwelling houses) and community shop with all matters except access and layout reserved for future consideration,	Health Care	Means a financial contribution of £7,927.33 to be used towards the development of infrastructure at Hereford Hospital	£7,927.33

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
181678	03/10/2023	Land to the south of the A465 Burley Gate Herefordshire	Outline application for 15 dwelling houses (including 5 affordable dwelling houses) and community shop with all matters except access and layout reserved for future consideration,	Recycling	Means a financial contribution of £1,200 towards provision of recycling facilities. Means one waste collection bin and one recycling collection bin to be provided for each dwelling. If councils new waste strategy implemented this rises to £2,025 (see deed)	£1,200.00
181678	03/10/2023	Land to the south of the A465 Burley Gate Herefordshire	Outline application for 15 dwelling houses (including 5 affordable dwelling houses) and community shop with all matters except access and layout reserved for future consideration	Transport/Highways	Means a financial contribution calculated as follows: £2,457 for each 2 bedroom open market unit and £3,686 for each 3 bedroom open market unit and £4,915 for each 4 or more bedroom open market unit. All index linked in accordance with clause 8.1 of this deed. To provide sustainable transport infrastructure to serve the development for the following purposes: Positive interventions to improve safety, such as new speed limits, reinforcing existing provisions and other speed reduction measure such as traffic calming; installation of village gateway features; installation of speed indicator	See gain type

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
					devices; bus infrastructure improvements	
181678	03/10/2023	Land to the south of the A465 Burley Gate Herefordshire	Outline application for 15 dwelling houses (including 5 affordable dwelling houses) and community shop with all matters except access and layout reserved for future consideration	Offsite Play/Open Space	Means the provision of a minimum of designated open spaces comprising not less than; 0.014 hectares (140sqm) @ 0.4ha per 1000 population for public open space; 0.028 hectares (280 sqm) @ 0.8ha per 1000 population for informal play; Provided within the development including all or part of a sustainable urban drainage system serving the development.	£0.00
181678	03/10/2023	Land to the south of the A465 Burley Gate Herefordshire	Outline application for 15 dwelling houses (including 5 affordable dwelling houses) and community shop with all matters except access and layout reserved for future consideration	Phosphate Credit Fee	A payment of £39,900 paid by the owner to the council to meet the phosphate credit requirement	£39,900.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
181678	03/10/2023	Land to the south of the A465 Burley Gate Herefordshire	Outline application for 15 dwelling houses (including 5 affordable dwelling houses) and community shop with all matters except access and layout reserved for future consideration	Monitoring fee	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 the council a fee being 2% of the total amount of the contributions towards the council's additional monitoring costs.	See gain type
192407	11/10/2023	18 Burgess Street Leominster Herefordshire HR6 8DE	Change of use of ground floor former commercial unit to form 4 no. residential apartments, with alterations to the Burgess Street elevation (part retrospective)	Phosphate Credit Fee	A payment of £5,600 paid by the owner to the council to meet the phosphate credit requirement	£5,600.00
221923	18/10/2023	Land at Perry Field Bury Lane Wigmore Herefordshire	Outline application with all matters, save access, reserved for the erection of up to 25 residential units and associated infrastructure.	Affordable Housing	Means (unless otherwise agreed in writing by the Council) 40% of the residential units and ancillary areas comprised within the Development and intended for occupation as 75% intermediate housing and 25% as First Home in locations to be approved by the Council	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
					pursuant to the approval of reserved matters	
221923	18/10/2023	Land at Perry Field Bury Lane Wigmore Herefordshire	Outline application with all matters, save access, reserved for the erection of up to 25 residential units and associated infrastructure.	Education	Means a financial contribution of £4,900 2b omu, £4,900 3b omu and £8,955 for 4b+ omu. Means enhanced educational infrastructure at Leominster Early Years, Wigmore Primary School, Wigmore High School, Leominster Youth and Special Education Needs schools	See gain type
221923	18/10/2023	Land at Perry Field Bury Lane Wigmore Herefordshire	Outline application with all matters, save access, reserved for the erection of up to 25 residential units and associated infrastructure.	Library	Means a financial contribution towards improving the library infrastructure by the Owner. The owner covenants with Herefordshire Council to pay the sum of; £120 1b omu, £146 2b omu, £198 3b omu and £241 for 4+ omu. The contribution will provide for improved library infrastructure at Leintwardine Library.	See gain type
221923	18/10/2023	Land at Perry Field Bury Lane Wigmore Herefordshire	Outline application with all matters, save access, reserved for the erection of up to 25 residential units and associated infrastructure.	Offsite Play/Open Space	Means a financial contribution of: £965 2b omu, £1,650 3b omu and £2,219 for 4+b omu. The contribution will provide open space and children's play provision at Buryfields recreation ground and play area and Kings Meadow plan area	See gain type

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
221923	18/10/2023	Land at Perry Field Bury Lane Wigmore Herefordshire	Outline application with all matters, save access, reserved for the erection of up to 25 residential units and associated infrastructure.	Primary Care	Means a financial contribution of £378.12 per dwelling to provide new and additional premises or infrastructure, extension to existing premises or improved digital infrastructure and telehealth facilities at North and West Herefordshire Primary Care Networks	See gain type
221923	18/10/2023	Land at Perry Field Bury Lane Wigmore Herefordshire	Outline application with all matters, save access, reserved for the erection of up to 25 residential units and associated infrastructure.	Recycling	Means a financial contribution of £80 per dwelling to provide 1 x black bin and 1 x green bin. If in the event that the new council waste strategy has been implemented at the point of first occupation of the development then a financial contribution of £135.00 (index linked) per dwelling will be payable.	See gain type

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
221923	18/10/2023	Land at Perry Field Bury Lane Wigmore Herefordshire	Outline application with all matters, save access, reserved for the erection of up to 25 residential units and associated infrastructure.	Transport/Highways	Means a financial contribution of £2,457 2b omu, £3,686 3b omu or £4,915 4+b omu. The contribution will provide sustainable transport infrastructure to serve the development. The monies shall be used by Herefordshire Council to: improve accessibility to the local amenities, improvements to the public rights of way; improved signage in the village, 20mph restriction on A4110 and Ford Street in vicinity of Wigmore schools, Crossing on A4110 to enable safe access to the shop and church, Closure of PROW WQ17 and WQ18 on school land due to safeguarding issues at Wigmore schools, parking restrictions on Ford Street, improved bus service and bus stop at Perry Fields, Pedestrian access routes from new estate (Perry Fields) to and from Wigmore schools, Delivery of pavements throughout Wigmore Village, Additional street lighting throughout Wigmore Village	See gain type

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
221923	18/10/2023	Land at Perry Field Bury Lane Wigmore Herefordshire	Outline application with all matters, save access, reserved for the erection of up to 25 residential units and associated infrastructure.	Monitoring fee	Means the sum of 2% of the total contributions to be used by the Council for its costs incurred in administering, monitoring, reviewing and implementing this deed.	See gain type
150473	19/10/2023	Land South of the Wheatsheaf Inn Fromes Hill Ledbury Herefordshire	Proposed residential development of 20 dwellings including 7affordable houses. (For DOC 5-7, 9-14 & 16 see 192582)	Affordable Housing	Original deed 21 Oct 2016. 1st variation deed 17 March 2021. This deed, deletion of Affordable Housing from original deed and replace with new housing definition (see deed). Delete paras 1.2 to 1.9 (inclusive) of schedule 3, Part 2 and replace with new text (see deed)	£0.00
192995	20/11/2023	Land Adjacent to Malvern View Munderfield Bromyard Herefordshire	Outline application with all matters reserved save access for the erection of a self-build single dwelling house with garage and access on land adjacent to Malvern View.	Phosphate Credit Fee	A payment of £6020 paid by the owner to the council to meet the phosphate credit requirement	£6,020.00
231701 (190032)	24/11/2023	White House Luston Herefordshire HR6 0EB	Deed of variation - see deed dated 4 April 2023 - Proposed variation of condition 2 of planning permission 190032 (Proposed development of 8 houses and	Legal	New wording for "planning application. New wording for para 8.2.1.	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
			garages) Amendments to design changes to plots 1,2,3,5,6 houses and garages to allow for changes to building regulations since original planning permission and other general design changes.			
223835	15/12/2023	Land adjoining Tudor House Luston Herefordshire	Proposed erection of 2 No. 3 bed single storey dwelling houses.	Legal	<p>Self-Build and Custom Build Houses</p> <p>1.1 Two services plots shall be made available on the land</p> <p>1.2 Freehold title to each services plot shall be transferred to persons included on the Council's Self Build Register to enable them to construct a dwelling which they shall first occupy as their sole or permanent residence</p> <p>1.3 The dwellings to be constructed on the services plots pursuant to the permission shall be self-build houses or customer build houses</p> <p>1.4 To provide the council with written notice of the commencement of the development 14 days prior to</p>	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
					the commencement of the development	
192810	20/12/2023	Land at Yew Trees The Row Wellington Herefordshire	Proposed dwelling with detached garage and vehicle access to The Row (C1109).	Phosphate Credit Fee	A payment of £1400 paid by the owner to the council to meet the phosphate credit requirement	£1,400.00
193307	21/12/2023	Land adjacent Maple Villa Ledgemoor Weobley Herefordshire	Reserved matters following ref 162110/O for two dwellings.	Phosphate Credit Fee	A payment of £6580 paid by the owner to the council to meet the phosphate credit requirement	£6,580.00
190809	09/01/2024	Land at Cross Keys Inn A465 From C1118 To Ridgeway Road Cross Keys Hereford Herefordshire HR1 3NN	Residential development of 5 dwellings	Phosphate Credit Fee	A payment of £8120 paid by the owner to the council to meet the phosphate credit requirement	£8,120.00
182878	22/01/2024	Land adjacent to Graveyard Wellington Herefordshire	Proposed erection of 15 dwellings and construction of new access.	Affordable Housing	Means (unless otherwise agreed in writing by the Council) the 5 residential units and ancillary areas comprised within the development and intended for occupation as Low Cost Market identified as plots and locations to be approved by the Council	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
					pursuant to the approval of the reserved matters.	
182878	22/01/2024	Land adjacent to Graveyard Wellington Herefordshire	Proposed erection of 15 dwellings and construction of new access.	Education	Means financial contribution calculated as follows:- £1,377 2b OMU (flat, apartment or house); £2,368 3b OMU (house) and £3,805 4+b OMU. Means enhanced educational infrastructure at Wellington Primary School for Post 16 provision and Special Education Needs	see gain desc
182878	22/01/2024	Land adjacent to Graveyard Wellington Herefordshire	Proposed erection of 15 dwellings and construction of new access.	Offsite Play/Open Space	Means a financial contribution calculated as follows: £965 for each 2b OMU; £1,640 for each 3b OMU and £2,219 for each 4+b OMU. To provide the Play Area Facilities	see gain desc
182878	22/01/2024	Land adjacent to Graveyard Wellington Herefordshire	Proposed erection of 15 dwellings and construction of new access.	Offsite Play/Open Space	Means the provision of open space provided within the development including all or part of a sustainable urban drainage system serving the development.	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
182878	22/01/2024	Land adjacent to Graveyard Wellington Herefordshire	Proposed erection of 15 dwellings and construction of new access.	Recycling	Means a financial contribution of £80 index linked in accordance with clause 8 of this deed per dwelling towards the recycling facilities. Means one waste collection bin and one recycling collection bin to be provided for each dwelling	see gain desc
182878	22/01/2024	Land adjacent to Graveyard Wellington Herefordshire	Proposed erection of 15 dwellings and construction of new access.	Transport/Highways	Means a financial contribution calculated as follows:- £1,966 for each 2b OMU; £2,949 for each 3b OMU and £3,932 for each 4+ or more OMU. Means any or all of the following: Provision and/or enhancement of localised bus infrastructure; improvements to the local highway network with the provision of new footways and dropped crossing from the development site to the village facilities; improvements to the usability of the local public right of way network, safer routes to schools, speed reduction	see gain desc

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
182878	22/01/2024	Land adjacent to Graveyard Wellington Herefordshire	Proposed erection of 15 dwellings and construction of new access.	Sports Facilities	Means a financial contribution of £845 for each Open Market Unit to procure improvements to local football and cricket facilities index linked in accordance with clause 8 of this deed.	see gain desc
182878	22/01/2024	Land adjacent to Graveyard Wellington Herefordshire	Proposed erection of 15 dwellings and construction of new access.	Phosphate Credit Fee	A payment of £42,420 paid by the owner to the council to meet the Phosphate Credit Requirement	£42,420.00
182878	22/01/2024	Land adjacent to Graveyard Wellington Herefordshire	Proposed erection of 15 dwellings and construction of new access.	Monitoring fee	Prior to commencement of development to pay the council a fee being 2% of the total amount of the contributions calculated at reserved matters stage 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 desc

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
222666	22/01/2024	Land to the west of Field Fare Little Dewchurch Hereford	Outline planning application with all matters bar access reserved for the erection of approximately fifteen dwellings, including 35% affordable	Affordable Housing	Means 35% of the residential units and ancillary areas comprised within the development which are intended for occupation as 25% first homes and 75% discounted market and which are to be identified as plots in locations to be approved by the council at reserved matters	£0.00
222666	22/01/2024	Land to the west of Field Fare Little Dewchurch Hereford	Outline planning application with all matters bar access reserved for the erection of approximately fifteen dwellings, including 35% affordable	Education	Means a financial contribution calculated as follows; £4,934 for each 2b OMU (being a flat or apartment or house; £4,934 for each 3b OMU and £8,281 for each 4+b OMU. Means enhanced educational infrastructure at South Hereford Early Years, Little Dewchurch Primary School, South Hereford Youth and Special Education Needs schools.	see gain desc
222666	22/01/2024	Land to the west of Field Fare Little Dewchurch Hereford	Outline planning application with all matters bar access reserved for the erection of approximately fifteen dwellings, including 35% affordable	Offsite Play/Open Space	Means a financial contribution intended to provide improvements to the condition of the playing fields at Little Dewchurch playing fields which is to be calculated as follows; £965 for each 2b OMU, £1,650 for each 3b	see gain desc

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
					OMU and £2,219 for each 4+b OMU.	
222666	22/01/2024	Land to the west of Field Fare Little Dewchurch Hereford	Outline planning application with all matters bar access reserved for the erection of approximately fifteen dwellings, including 35% affordable	Primary Care	Means a financial contribution of £378.12 per dwelling to provide new and additional premises or infrastructure, extension to existing premises or improved digital infrastructure and telehealth facilities at Hereford Primary Care Networks.	see gain desc
222666	22/01/2024	Land to the west of Field Fare Little Dewchurch Hereford	Outline planning application with all matters bar access reserved for the erection of approximately fifteen dwellings, including 35% affordable	Recycling	Means a financial contribution of £80 per dwelling. Means one waste collection bin and one recycling collection bin to be provided for each dwelling. In the event that the new council waste strategy has been implemented at the point of first occupation of the development then a financial contribution of £135 per dwelling will be payable	see gain desc
222666	22/01/2024	Land to the west of Field Fare Little	Outline planning application with all matters bar access	Transport/Highways	Means a financial contribution calculated as follows:- £1,966 for each 2b OMU; £2,949 for	see gain desc

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
		Dewchurch Hereford	reserved for the erection of approximately fifteen dwellings, including 35% affordable		each 3b OMU and £3,932 for each 4+ or more OMU. Means sustainable transport infrastructure intended to serve the development. The monies shall be used by Herefordshire Council for any or all of the following: localised footway/cycleway improvements including signage; traffic calming and improved signage; traffic regulation order to reduce speed; localised junction improvements; improvements to local bus infrastructure; provision and/or enhancement of localised bus infrastructure; provision and/or enhancement of localised bus infrastructure; improvements to the local highway network with the provision of new footways and dropped crossing from the development site to the village facilities; improvements to the usability of the local public right of way network; safer routes to schools; speed reduction	

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
222666	22/01/2024	Land to the west of Field Fare Little Dewchurch Hereford	Outline planning application with all matters bar access reserved for the erection of approximately fifteen dwellings, including 35% affordable	Monitoring fee	In the event that before commencement of the 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	see gain desc
224270	30/01/2024	Land to the north of Hedgerow Way Holmer Hereford Herefordshire HR4 9RG	Proposed erection of 105 dwellings alongside access, and associated infrastructure including the widening of the northern footpath to 3 metres along Hedgerow Way	Affordable Housing	Means 33 of the residential units and ancillary areas comprised within the development to be delivered as Affordable Housing and intended for occupation in accordance with the Affordable Housing Mix comprising; 10 x first homes, 6 x shared ownership or discounted market sales units; 8 x social rented units and 9 x affordable rented units.	£0.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
224270	30/01/2024	Land to the north of Hedgerow Way Holmer Hereford Herefordshire HR4 9RG	Proposed erection of 105 dwellings alongside access, and associated infrastructure including the widening of the northern footpath to 3 metres along Hedgerow Way	Education	Means the sum of £722,524 based on the following figures; £7,629 for a 2b omu; £7,269 for a 3b omu and £13,816 for at 4+b omu. Means enhanced educational infrastructure at North Hereford Early Years, Holmer Primary School, St Francis Xavier's Roman Catholic Primary School, Whitecross High School, St Mary's Catholic School, North Hereford Youth and Special Education Needs schools	£722,524.00
224270	30/01/2024	Land to the north of Hedgerow Way Holmer Hereford Herefordshire HR4 9RG	Proposed erection of 105 dwellings alongside access, and associated infrastructure including the widening of the northern footpath to 3 metres along Hedgerow Way	Library	Means the sum of £14,888 based on the following; £120 1b omu; £146 2b omu; £198 3b omu and £214 4+b omu. Towards the improved library infrastructure at Hereford City Library	£14,888.00
224270	30/01/2024	Land to the north of Hedgerow Way Holmer Hereford Herefordshire HR4 9RG	Proposed erection of 105 dwellings alongside access, and associated infrastructure including the widening of the northern footpath to 3 metres along Hedgerow Way	Offsite Play/Open Space	Means the sum of £126,867 based on the following; £965 2b omu; £1,640 3b omu and £2,219 for 4+b omu. Towards public open space and children's play and recreation and outdoor sport	£126,867.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
224270	30/01/2024	Land to the north of Hedgerow Way Holmer Hereford Herefordshire HR4 9RG	Proposed erection of 105 dwellings alongside access, and associated infrastructure including the widening of the northern footpath to 3 metres along Hedgerow Way	Primary Care	Means the sum of £67,200 to provide new and additional premises or infrastructure, extension to existing premises or improved digital infrastructure and telehealth facilities at Hereford Primary Care Networks.	£67,200.00
224270	30/01/2024	Land to the north of Hedgerow Way Holmer Hereford Herefordshire HR4 9RG	Proposed erection of 105 dwellings alongside access, and associated infrastructure including the widening of the northern footpath to 3 metres along Hedgerow Way	Recycling	Means a financial contribution of £8,400 based on the following: £8,400 based on £80 per dwelling towards recycling facilities or if in the event that the council's new waste strategy has been implemented prior to commencement of the development then a financial contribution of £13,650 based on £135 per dwelling will be payable to provide the supply and delivery of recycling containers for dry recyclables and garden waste, food waste containers and liners and general rubbish containers	£8,400.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
224270	30/01/2024	Land to the north of Hedgerow Way Holmer Hereford Herefordshire HR4 9RG	Proposed erection of 105 dwellings alongside access, and associated infrastructure including the widening of the northern footpath to 3 metres along Hedgerow Way	Sports Facilities	Means the sum of £93,384 based on a figure of £1,297 per omu towards hockey, cycling, football, cricket, rugby, tennis and athletics in accordance with the Herefordshire Playing Pitch and Outdoor Sports (PPOS) strategy and Action Plan Feb 2023 as amended from time to time	£93,384.00
224270	30/01/2024	Land to the north of Hedgerow Way Holmer Hereford Herefordshire HR4 9RG	Proposed erection of 105 dwellings alongside access, and associated infrastructure including the widening of the northern footpath to 3 metres along Hedgerow Way	Transport/Highways	Means the sum of £200,380 based on the following: £1,645 for a 1b omu; £1,720 for a 2b omu; £2,580 for a 3b omu and £3,440 for a 4+b omu towards any or all of the Transport Facilities. Means the sustainable transport infrastructure to serve the development and as more particularly set out in Annex 2.	£200,380.00
224270	30/01/2024	Land to the north of Hedgerow Way Holmer Hereford Herefordshire HR4 9RG	Proposed erection of 105 dwellings alongside access, and associated infrastructure including the widening of the northern footpath to 3 metres along Hedgerow Way	Monitoring fee	The owner covenants and agrees with the Council that prior to commencement to pay to the Council the Council's reasonable Planning Obligations Manager monitoring costs in the sum of £24,672.86	£24,672.86

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
DCSW2004/0047/O	15/02/2024	Orcop Poultry Orcop Hill Much Dewchurch HR2 8EN	Site for six dwellings (affordable/market housing), - bio-disc treatment system - removal of poultry buildings	Legal	Deed of release - original deed dated 19 August 1995. See also application number DCSW2006/1032/F, DCSW2006/1534/RM and P204178/U	£0.00
193458	16/02/2024	West Winds Cholstrey Road Leominster Herefordshire HR6 8RT	Proposed erection of 54 dwellings with associated car parking and landscaping.	Affordable Housing	Means (unless otherwise agreed in writing by the Council) the 54 residential units and ancillary areas comprised within the development and intended for occupation as 36 affordable rented housing units/social rented units and 18 intermediate housing units	£0.00
193458	16/02/2024	West Winds Cholstrey Road Leominster Herefordshire HR6 8RT	Proposed erection of 54 dwellings with associated car parking and landscaping.	Offsite Play/Open Space	Means a financial contribution of £47,180 to be used towards the maintenance and upkeep of the play facilities and open space at Buckfield Linear Park, Leominster	£47,180.00
193458	16/02/2024	West Winds Cholstrey Road Leominster Herefordshire HR6 8RT	Proposed erection of 54 dwellings with associated car parking and landscaping.	Phosphate Credit Fee	A payment of £88,900 paid by the owner to the council to meet the phosphate credit requirement	£88,900.00

Planning Ref	Agreement Date	Development Details	Description	Gain Type	Gain Description	Gain Amount Due
193458	16/02/2024	West Winds Cholstrey Road Leominster Herefordshire HR6 8RT	Proposed erection of 54 dwellings with associated car parking and landscaping.	Monitoring fee	In the event that before commencement of the 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 total amount of the Open Space Contribution towards the Council's additional monitoring costs.	see gain desc

2.6 A total of £2,551,883.79 section 106 monies have been received in the reporting period 1 April 2023 – 31 March 2024. 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 2023 and 31 March 2024

Gain Type	Total S106 monies received
Total Education	£1,000,909.30
Total Library	£14,888.00
Total Monitoring Fee	£58,861.65
Total Offsite Play/Open Space	£174,981.41
Total Phosphate Credit	£532,560.00
Total Primary Care	£67,200.00
Total Recycling/Waste	£30,588.42
Total Sports	£205,419.45
Total Transport	£466,475.56
TOTAL	£2,551,883.79

2.7 A total of £1,699,938.45 has been spent in s106 contributions in the 1 April 2023 to 31 March 2024 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 2023 and 31 March 2024

Planning Reference	Description	Gain Type	Amount	Payment to	Project
172847/F	Land at rear of Boarsfield, Lugg Green Road, Kingsland	Offsite Play	£2,682.01	Kingsland Millennium Green Trust	Improvements at Millennium Park, Kingsland
150478	Bloor Land to the north of Roman Road	Education	£178,144.62	Holmer C of E Academy	Towards first floor extension to the Williams Building at Holmer C of E Academy
172847	Land at rear of Boarsfield, Lugg Green Road, Kingsland	Education	£7,042.45	Kingsland Primary School Governors Account	A canopy and outdoor storage shed installation at Kingsland CE Primary School, Kingsland, Leominster (Figure 1)
122604	Whitehouse Drive, Kingstone	Education	£582.12	Little Acorns Day Nursery Ltd	Towards outdoor Play Equipment at Little Acorns Day Nursery, Highcroft, Kingstone, Hereford (Figure 4)
160606	Land at Galebreaker House Leadon Way Ledbury	Public Realm	£2,000.00	Seymore Surveyors Ltd	Masters House, Ledbury – Project - outdoor function area
150478	Bloor Land to the north of Roman Road	Education	£39,979.64	Holmer C of E Academy	Towards first floor extension to the Williams Building at Holmer C of E Academy
173522	Land South of B4349, Kingstone	Sports	£996.06	Kingstone Sports Association	Replacement of Landscaping Equipment for Kingstone Sports association
191770	Land East of Canon Pyon Road, Hereford	Education	£127,928.11	Holmer C of E Academy	Towards first floor extension to the Williams Building at Holmer C of E Academy

Planning Reference	Description	Gain Type	Amount	Payment to	Project
140684	Land East of the A40 Ross-On-Wye	Sports	£8,635.00	Ross on Wye RFC	Towards a single storey flat roof extension to form toilets and store areas at Ross Rugby Club, Abbots Close, Greytrees Pitches, Ross-on-Wye
191770	Land East of Canon Pyon Road, Hereford	Sports	£50,000.00	Halo Leisure Services Ltd	Towards the creation of an off road skills area, enhancements to the learn to ride area, an additional toilet facility and enhancements to the cycle hub at Herefordshire Leisure Centre (Figure 2)
200669	Land West of A466, St Weonards	Wye Valley Trust	£22,742.00	Wye Valley NHS Trust	Payment of healthcare contribution to Wye Valley Trust
133439	Acreage Whitbourne Herefordshire	Education	£2,331.56	Brockhampton Primary School (Academy)	Sensory Garden Installation - Brockhampton primary School (Academy)
140684	Land East of the A40 Ross-On-Wye	Sports	£13,000.00	Ross on Wye RFC	Towards a single storey flat roof extension to form toilets and store areas at Ross Rugby Club, Abbots Close, Greytrees Pitches, Ross-on-Wye
191770	Land East of Canon Pyon Road, Hereford	Education	£32,154.89	Holmer C of E Academy	Towards the first floor extension to the Williams Building at Holmer C of E Academy
141526	Land south of Hampton Dene Road	Offsite Play	£218.00	Internal recharge	Tupsley Park, Hereford – Quarry Park gates project (Figure 10)
DCCW2006/2619/O	Land at Holmer Road	Transport	£13,576.94	Externiture Ltd	S106 monies utilised for works with Externiture by the Public Transport Team

Planning Reference	Description	Gain Type	Amount	Payment to	Project
DCCW2006/2619/O	Land at Holmer Road	Transport	£8,730.24	Externiture Ltd	S106 monies utilised for works with Externiture by the Public Transport Team
DCCW2006/2619/O	Land at Holmer Road	Transport	£10,428.94	Externiture Ltd	S106 monies utilised for works with Externiture by the Public Transport Team
151316/0	Pyefinch - Burghill	Transport	£11,705.53	Externiture Ltd	S106 monies utilised for works with Externiture by the Public Transport Team
DCCW2007/2834/F	Mulberry Close, Belmont	Offsite Play/ Open Space	£2,422.57	Country Park Supporters	Towards Story Book Trail, Belmont Country Park
172919	Church House Farm Moreton	Transport	£10,806.42	Externiture Ltd	S106 monies utilised for works with Externiture by the Public Transport Team
130426/F 132613/F 132998/F	Former Pomona Works, Attwood Lane, Holmer, Hereford	Transport	£12,573.40	Externiture Ltd	S106 monies utilised for works with Externiture by the Public Transport Team
130426/F 132613/F 132998/F	Former Pomona Works, Attwood Lane, Holmer, Hereford,	Transport	£13,219.90	Externiture Ltd	S106 monies utilised for works with Externiture by the Public Transport Team
173522	Land South of B4349, Kingstone	Transport	£2,324.20	Externiture Ltd	S106 monies utilised for works with Externiture by the Public Transport Team
140684	Land East of the A40 Ross-On-Wye	Sports	£13,000.00	Ross on Wye RFC	Towards a single storey flat roof extension to form toilets and store areas at Ross Rugby Club, Abbots Close, Greytree Pitches, Ross-on-Wye

Planning Reference	Description	Gain Type	Amount	Payment to	Project
160606	Land at Galebreaker House Leadon Way Ledbury	Public Realm	£3,187.50	Seymore Surveyors Ltd	Masters House, Ledbury – Project - outdoor function area
140684	Land East of the A40 Ross-On-Wye	Sports	£10,170.00	Ross Sports Centre CIC	Towards Petanque Court and Football Pitch Facility Improvements Project
172847	Land at rear of Boarsfield, Lugg Green Road, Kingsland	Education	£19,232.55	Kingsland Primary School Governors Account	Towards a canopy and outdoor storage shed installation at Kingsland CE Primary School, Kingsland, Leominster (Figure 1)
184662	Holmer House Farm, Holmer	Sports	£50,000.00	Halo Leisure Services Ltd	Towards Hereford Cycle Track Phase 2...Herefordshire Leisure Centre, Holmer Rd, Hereford, HR4 9UD (Figure 2)
160606	Land at Galebreaker House Leadon Way Ledbury	Public Realm	£25,716.87	Owen Pell Ltd	Masters House, Ledbury – Project - outdoor function area
150930	Land at Hildersley Farm, Ross on Wye	Sports	£36,566.40	Ross Rowing Club Ltd	Towards construction of new riverside access steps at Ross Rowing Club, Rope Walk, The Boat House, Ross-on-Wye (Figure 3)
140684	Land East of the A40 Ross-On-Wye	Sports	£28,365.00	Ross on Wye RFC	Towards a single storey flat roof extension to form toilets and store areas at Ross Rugby Club, Abbotts Close, Greytrees Pitches, Ross-on-Wye
141526	Land south of Hampton Dene Road	Offsite Play/Open Space	£708.50	Internal recharge	Tupsley Park, Hereford – Quarry Park gates project (Figure 10)
133439	Acreage Whitbourne Herefordshire	Education	£1,483.72	Chris Hall Carpentry Ltd	Towards SEN project at Broadlands Cottage

Planning Reference	Description	Gain Type	Amount	Payment to	Project
132321	Land off Brookmill Close, Colwall	Education	£1,482.00	Chris Hall Carpentry Ltd	Towards SEN project at Broadlands Cottage
130613/F	Ellenscroft, New Street, Ledbury	Education	£966.59	Chris Hall Carpentry Ltd	Towards SEN project at Broadlands Cottage
122604	Whitehouse Drive, Kingstone	Education	£5,239.61	Chris Hall Carpentry Ltd	Towards SEN project at Broadlands Cottage
141712	Land opposite England's Gate Inn, The Moor, Bodenham	Education	£5,698.73	Chris Hall Carpentry Ltd	Towards SEN project at Broadlands Cottage
141278	Mill Lane, Lea	Education	£5,995.00	Chris Hall Carpentry Ltd	Towards SEN project at Broadlands Cottage
DCSW2008/0118/0	East of Newport St - Cusop	Education	£1,226.00	Chris Hall Carpentry Ltd	Towards SEN project at Broadlands Cottage
140531	Cotts Lane, Lugwardine	Education	£3,603.35	Chris Hall Carpentry Ltd	Towards SEN project at Broadlands Cottage
172847	Land at rear of Boarsfield, Lugg Green Road, Kingsland	Education	£1,305.00	Chris Hall Carpentry Ltd	Towards SEN project at Broadlands Cottage
141526	Land south of Hampton Dene Road	Offsite Play/Open Space	£218.00	Internal recharge	Tupsley Park, Hereford – Quarry Park gates project (Figure 10)
141526	Land south of Hampton Dene Road	Offsite Play/Open Space	£109.00	Internal recharge	Tupsley Park, Hereford – Quarry Park gates project (Figure 10)
141712	Land opposite England's Gate Inn, The Moor, Bodenham	Education	£271.46	Aylestone School	Towards SEN Project - Aylestone Autism Hub

Planning Reference	Description	Gain Type	Amount	Payment to	Project
140285	Porthouse Farm, Bromyard	Education	£8,307.00	Aylestone School	Towards SEN Project - Aylestone Autism Hub
132924	Gadbridge Road, Weobley	Education	£5,842.00	Aylestone School	Towards SEN Project - Aylestone Autism Hub
172919	Church House Farm Moreton	Education	£184.98	Aylestone School	Towards SEN Project - Aylestone Autism Hub
140684	Land East of the A40 Ross-On-Wye	Education	£50,692.07	Ashfield Park Primary School	Towards the refurbishment of the existing nursery to accommodate 2 year-olds at Ashfield Park Primary School, Redhill Road, Ross on Wye
150930	Land at Hildersley Farm, Ross on Wye	Sports	£10,052.83	Ross Rowing Club Ltd	Towards construction of new riverside access steps at Ross Rowing Club, Rope Walk, The Boat House, Ross-on-Wye (Figure 3)
150930	Land at Hildersley Farm, Ross on Wye	Education	£34,562.93	Ashfield Park Primary School	Towards the refurbishment of the existing nursery to accommodate 2 year-olds at Ashfield Park Primary School, Redhill Road, Ross on Wye
DCNW2007/3721/F	The Birches, Shobdon	Transport	£239.19	Internal recharge	Project Management costs
DMS/112287/F	101 & 102 East Street Hereford	Offsite Play/Open Space	£428.00	Internal recharge	Project Management costs
DCCW2006/0960/F	Development At Pomona Place Hereford	Transport	£10.40	Internal recharge	Project Management costs
DCNC2008/2766/F	Lambournes Site, Ryelands Rd, Leominster	Offsite Play/Open Space	£0.41	Internal recharge	Project Management costs

Planning Reference	Description	Gain Type	Amount	Payment to	Project
DCSW2008/0118/0	East of Newport St - Cusop	Education	£2,167.75	Busy Bees Pre School (Clifford)	Improvements to Outdoor Play Equipment - Busy Bees Nursery and Pre-School (Clifford)
160606	Land at Galebreaker House Leadon Way Ledbury	Public Realm	£33,413.28	Owen Pell Ltd	Masters House, Ledbury – Project - outdoor function area
122604	Whitehouse Drive, Kingstone	Education	£414.00	Little Acorns Day Nursery Ltd	Towards Outdoor Play Equipment at Little Acorns Day Nursery, Highcroft, Kingstone (Figure 4)
122604	Whitehouse Drive, Kingstone	Education	£743.81	Little Acorns Day Nursery Ltd	Towards Outdoor Play Equipment at Little Acorns Day Nursery, Highcroft, Kingstone (Figure 4)
173522	Land South of B4349, Kingstone	Education	£15,131.89	Herefordshire Marches Federation - St Weonards Primary	Autism Hub - SEN Project
151937	Newlands, Stoke Lacy	Education	£726.00	Diocese of Hereford Multi-Academy Trust	Towards a single-storey extension to the front of existing school for the formation of new library and remodelling of reception area, at Burley Gate Primary School (Figure 5)
172919	Church House Farm Moreton	Education	£6,868.11	Herefordshire Marches Federation - St Weonards Primary	Autism Hub - SEN Project
160606	Land at Galebreaker House Leadon Way Ledbury	Public Realm	£2,550.00	Seymore Surveyors Ltd	Masters House, Ledbury – Project - outdoor function area
151937	Newlands, Stoke Lacy	Education	£5,437.26	Diocese of Hereford Multi-Academy Trust	Towards a single-storey extension to the front of existing school for the formation of new library and remodelling of reception area at

Planning Reference	Description	Gain Type	Amount	Payment to	Project
					Burley Gate Primary School (Figure 5)
180517	Land North West of Kings Road, Orleton	Education	£7,724.00	Orleton Pre-School Group	Enhancement and extension to outdoor play area for the pre-school project
140684	Land East of the A40 Ross-On-Wye	Sports	£9,350.00	Ross Sports Centre CIC	Towards Petanque Court and Football Pitch Facility Improvements
191770	Land East of Canon Pyon Road, Hereford	Education	£5,163.95	Chris Hall Carpentry Ltd	Broadlands Cottage - SEN Project
DMS/103302/F	Land adjoining The Plough Inn, Little Dewchurch	Transport	£1,292.79	Balfour Beatty Living Places Ltd	Delivery of junction change arrangements at Little Dewchurch
141526	Land south of Hampton Dene Road	Offsite Play/Open Space	£1,000.00	Internal recharge	Tupsley Park, Hereford – Quarry Park gates project (Figure 10)
141526	Land south of Hampton Dene Road	Offsite Play/Open Space	£33,417.17	Golden Valley Construction Ltd	Tupsley Park, Hereford – Quarry Park gates project (Figure 10)
160606	Land at Galebreaker House Leadon Way Ledbury	Public Realm	£17,037.05	Owen Pell Ltd	Masters House, Ledbury – Project - outdoor function area
150930	Land at Hildersley Farm, Ross on Wye	Sports	£20,252.05	Ross Rowing Club Ltd	Towards construction of new riverside access steps at Ross Rowing Club, Rope Walk, The Boat House, Ross-on-Wye (Figure 3)
211480	Land to the east of Brook Lane, Bosbury	Education	£1,131.00	John Masefield High School (Academy)	Redevelopment of sixth form common room
211480	Land to the east of Brook Lane, Bosbury	Transport	£7,125.77	Bosbury & Coddington Parish Council	Supply & Installation of Speed Indicator Devices (SID's) in Bosbury & Coddington Parish

Planning Reference	Description	Gain Type	Amount	Payment to	Project
212375	2nd Phase South of Leadon Way, Ledbury	Education	£2,169.83	John Masefield High School (Academy)	Redevelopment of sixth form common room
DCCW2007/2834/F	Mulberry Close, Belmont, Hereford	Offsite Play/Open Space	£16.21	Balfour Beatty Living Places Ltd	Belmont Pools Signage Replacement
DMS/103302/F	Land adjoining The Plough Inn, Little Dewchurch	Transport	£1,904.46	Balfour Beatty Living Places Ltd	Delivery of junction change arrangements at Little Dewchurch
151937	Newlands, Stoke Lacy	Education	£38,000.00	Diocese of Hereford Multi-Academy Trust	Towards a single-storey extension to the front of existing school for the formation of new library and remodelling of reception area at Burley Gate Primary School (Figure 5)
141526	Land south of Hampton Dene Road	Offsite Play/Open Space	£20,818.54	Golden Valley Construction Ltd	Tupsley Park, Hereford – Quarry Park gates project (Figure 10)
163707	Land opposite Mill House Farm, Fownhope	Transport	£1,705.00	ADL Traffic and Highways Engineering Ltd	Traffic Regulation Order work - Fownhope
141526	Land south of Hampton Dene Road	Offsite Play/Open Space	£400.00	Internal recharge	Tupsley Park, Hereford – Quarry Park gates project (Figure 10)
DCCE2004/0568/F	Sixth Form College, Hereford	Transport	£1,709.45	Internal recharge	Project Management costs
DCCE2004/0475	Hereford College of Technology	Transport	£13,262.59	Internal recharge	Reimbursement of delivery of Traffic Regulation Order by public realm contract

Planning Reference	Description	Gain Type	Amount	Payment to	Project
DCNC2005/4002/F	Masonic Hall, Leominster	Transport	£607.94	Internal recharge	Project Management costs
160606	Land at Galebreaker House Leadon Way Ledbury	Public Realm	£1,387.50	Seymore Surveyors Ltd	Masters House, Ledbury – Project - outdoor function area
160606	Land at Galebreaker House Leadon Way Ledbury	Public Realm	£4,008.80	Owen Pell Ltd	Masters House, Ledbury – Project - outdoor function area
140684	Land East of the A40 Ross-On-Wye	Transport	£975.00	Nationwide Data Collection	Supply of pedestrian count survey and 7 day automatic traffic count
DCCW2007/2834/F	Mulberry Close, Belmont, Hereford	Offsite Play/Open Space	£16.21	Balfour Beatty Living Places Ltd	Belmont Pools Signage Replacement
DCNC0009/1178/F	Land at the Rear of the Nook, Etnam Street, Leominster	Sports	£782.00	Halo Leisure Services Ltd	Bridge Street Sports Centre - Indoor Cricket Facility Improvements
DMNC/091583/F	Primrose Travel Site, Etnam Street, Leominster	Sports	£3,472.00	Halo Leisure Services Ltd	Bridge Street Sports Centre - Indoor Cricket Facility Improvements
132924	Gadbridge Road, Weobley	Offsite Play/Open Space	£23,143.19	Weobley Parish Council	Weobley Rose Garden Project
151937	Newlands, Stoke Lacy	Education	£2,298.74	Diocese of Hereford Multi-Academy Trust	Towards a single-storey extension to the front of existing school for the formation of new library and remodelling of reception area, at Burley Gate Primary School (Figure 5)
DCNE2007/2910/F	Bishops Frome Haulage Yard, Bishops From	Education	£21,000.00	Diocese of Hereford Multi-Academy Trust	Towards a single-storey extension to the front of existing school for the formation of new library and

Planning Reference	Description	Gain Type	Amount	Payment to	Project
					remodelling of reception area, at Burley Gate Primary School (Figure 5)
150473	Land South of the Wheatsheaf Inn Fromes Hill Ledbury	Education	£5,201.26	Diocese of Hereford Multi-Academy Trust	Towards a single-storey extension to the front of existing school for the formation of new library and remodelling of reception area, at Burley Gate Primary School (Figure 5)
141278	Mill Lane, Lea	Education	£7,174.00	St Mary's R C High School	Installation of Stage Lighting and sound System
140531	Cotts Lane, Lugwardine	Education	£2,144.26	St Mary's R C High School	Installation of Stage Lighting and sound System
143720	Land South of A438 Bartestree	Education	£947.14	St Mary's R C High School	Installation of Stage Lighting and sound System
130426/F 132613/F 132998/F	Former Pomona Works, Attwood Lane, Holmer, Hereford, HR1 1LJ	Transport	£1,375.00	Externiture Ltd	S106 monies utilised for works with Externiture by the Public Transport Team
141526	Land south of Hampton Dene Road	Offsite Play/Open Space	£200.00	Internal recharge	Tupsley Park, Hereford – Quarry Park gates project (Figure 10)
190032	Land west of B4361 Luston	Phosphate credit fee	£37,725.48	Internal recharge	Appointment of consultant to progress applications held up due to phosphate matter.
191770	Land East of Canon Pyon Road, Hereford	Education	£10,742.00	Hampton Dene Primary School	Installation of New Canopy – Widemarsh Explorers
141278	Mill Lane, Lea	Libraries	£1,984.00	Internal recharge - drawdown from balance sheet	S106 Libraries Drawdown - use for Book Fund

Planning Reference	Description	Gain Type	Amount	Payment to	Project
140285	Porthouse Farm, Bromyard	Libraries	£4,780.35	Internal recharge - drawdown from balance sheet	S106 Libraries Drawdown - use for Book Fund
140684	Land East of the A40 Ross-On-Wye	Education	£12,719.50	Hampton Dene Primary School	Special Educational Needs Widemarsh Autism Hub
212375	2nd Phase South of Leadon Way, Ledbury	Education	£6,509.49	Hampton Dene Primary School	Special Educational Needs Widemarsh Autism Hub
191770	Land East of Canon Pyon Road, Hereford	Education	£5,035.40	Hampton Dene Primary School	Special Educational Needs Widemarsh Autism Hub
163707	Land opposite Mill House Farm, Fownhope	Transport	£970.00	ADL Traffic and Highways Engineering Ltd	Traffic Regulation Order work
200296	Replan 200296 Lagan Homes, Kingstone	Primary Care	£6,122.08	Kingstone Surgery	Reimbursement for works at Kingstone Surgery
DCCW2007/2834/F	Mulberry Close, Belmont, Hereford	Offsite Play/Open Space	£16.21	Balfour Beatty Living Places Ltd	Belmont Pools Signage Replacement
211480	Land to the east of Brook Lane, Bosbury	Education	£7,254.70	John Masefield High School (Academy)	Redevelopment of Science Lab to Accommodate Additional Pupils
180517	Land North West of Kings Road, Orleton	Education	£22,780.00	Orleton Primary School	School Purchase of additional ICT Equipment (Figure 6)
150930	Land at Hildersley Farm Hildersley Ross-On-Wye	Sports	£1,634.73	Ross Rowing Club Ltd	Towards construction of new riverside access steps at Ross Rowing Club, Rope Walk, The Boat House, Ross-on-Wye (Figure 3)
184662	Holmer House Farm, Holmer, Hereford	Education	£75,163.61	Holmer C of E Academy	Towards a detached single-storey building to provide new music room

Planning Reference	Description	Gain Type	Amount	Payment to	Project
					facility at Holmer C of E Academy, Holmer Road, Hereford (Figure 7)
140285	Porthouse Farm, Tenbury Road, Bromyard	Education	£1,331.19	Three Counties Academy Trust (St Peter's Primary)	Library and Sensory Room Extension - St Peters Primary School, Cherry Tree Close, Bromyard
122604	Whitehouse Drive, Kingstone	Education	£1,418.06	Little Acorns Day Nursery Ltd	Outdoor Play Equipment -Little Acorns Day Nursery, Highcroft, Kingstone (Figure 4)
184662	Holmer House Farm, Holmer	Education	£47,829.56	Holmer C of E Academy	Towards a detached single-storey building to provide new music room facility at Holmer C of E Academy, Holmer Road, Hereford (Figure 7)
172847	Land at rear of Boarsfield, Lugg Green Road, Kingsland	Offsite Play/Open Space	£4,148.39	Kingsland Parish Council	Kingsland Coronation Hall - Play Area (Figure 8)
101505	Brockhill Road Colwall General works	Transport	£12,977.22	West Midlands Trains Limited	Improvements and additions to existing bicycle parking and storage facilities at Colwall Railway Station – (Figure 9)
173522	Land South of B4349, Kingstone	Primary Care	£15,187.42	Kingstone Surgery	Refurbishment and improvements at Kingstone Surgery
180517	Land North West of Kings Road, Orleton	Education	£7,470.00	Orleton Primary School	School Purchase of additional ICT Equipment (Figure 6)
141278	Mill Lane, Lea	Education	£9,852.00	Lea Church of England School Governors	Lea CE Primary School - Improvements to outdoor area

Planning Reference	Description	Gain Type	Amount	Payment to	Project
184662	Holmer House Farm, Holmer	Education	£4,754.57	Holmer C of E Academy	Towards a detached single-storey building to provide new music room facility at Holmer C of E Academy, Holmer Road, Hereford (Figure 7)
191770	Land East of Canon Pyon Road, Hereford	Education	£1,330.00	Leominster Primary School	S106 Funding Autism Hub at Leominster Primary School Building Improvements
DCNW2007/0744/F	Kingswood Hall, Kington	Sports	£810.00	Internal recharge	Project Management costs
DCCE2008/0220/F	84 Aylestone Hill	Transport	£5,967.65	Internal recharge	Project Management costs
101505	Brockhill Road Colwall	Transport	£3,826.90	Internal recharge	Project Management costs
112651	Stanley House Nursing Home, Bosbury	Transport	£3,668.25	Internal recharge	Project Management costs
131274	76-84 St Owen Street	Offsite Play/Open Space	£10.41	Internal recharge	Project Management costs
DCCE2008/0220/F	84 Aylestone Hill	Transport	£32.35	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
DCNC2005/2718/F	Old Road Bromyard	Transport	£13.78	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
DCNC2005/4002/F	Masonic Hall Leominster	Transport	£4.13	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
DCNC2007/0044/F	Middlemarsh B4361, Leominster	Transport	£128.37	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
DCNW2007/1214/F	Croft Mead, North Road, Kingsland	Transport	£16.50	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works

Planning Reference	Description	Gain Type	Amount	Payment to	Project
DCCE2005/1271/F	Commercial Street/Union Street	Transport	£151.44	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
101977/F and DCW2006/2619/O	Land at Holmer Road - Junction Work	Transport	£837.53	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
DCCE2004/0568/F	Hereford Sixth Form	Transport	£10.13	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
DCCE2004/0475	HTC Folly Lane	Transport	£70.41	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
CW2002/3803/F	Levantine Limited Belmont	Transport	£61.13	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
DCCW2006/2619/O	Land at Holmer Road	Transport	£2,573.51	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
DCCW2006/2619/O	Land at Holmer Road	Transport	£8,015.33	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
DMS/110216F	Walford Road Ross on Wye	Transport	£68.18	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
DCNE0009/1537/F	Land at New Mills Estate, Kingsmead, Ledbury	Transport	£377.85	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
122254/F	Land Adjacent to Parsonage Farm, Auberrow Road, Wellington	Transport	£26.92	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
133439/F	Acreage Whitbourne Herefordshire	Transport	£13.10	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
DCSE2008/0095/F	Tanyard Lane, Ross on Wye	Transport	£91.99	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works

Planning Reference	Description	Gain Type	Amount	Payment to	Project
130555/F	The Chasedale Hotel, Ross on Wye	Transport	£63.30	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
130613/F	Ellenscroft, New Street, Ledbury	Transport	£510.95	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
130426/F 132613/F 132998/F	Former Pomona Works, Attwood Lane, Holmer, Hereford, HR1 1LJ	Transport	£1,960.07	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
DCCW2008/2946/F	Church House Farm, Wellington	Transport	£102.15	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
123591/F	Hillrise, Southbank Road, Hereford, HR1 2TL	Transport	£94.52	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
132372/F	Library View Apartments (5 Henry Street, Ross on Wye)	Transport	£67.14	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
DCSE2007/2556/F and 102672 and 131380	Aldi, Brookend Street, Ross on Wye	Transport	£231.67	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
133294/F and 142197	Bridge Inn, Hereford	Transport	£148.20	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
110995/F	Hampton Grange Nursing Home	Transport	£10.20	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
122604	Whitehouse Drive, Kingstone	Transport	£1,889.30	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works

Planning Reference	Description	Gain Type	Amount	Payment to	Project
141712	Land opposite England's Gate Inn, The Moor, Bodenham	Transport	£21,792.57	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
141526	Land south of Hampton Dene Road	Transport	£1,295.92	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
150234	Rosswyn Hotel, Ross on Wye	Transport	£40.88	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
DCSW2008/0118/0	East of Newport St - Cusop	Transport	£30.98	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
150478/0	Bloor Land to the north of Roman Road	Transport	£19,976.97	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
140285	Porthouse Farm, Bromyard	Transport	£16,485.49	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
151316/0	Pyefinch - Burghill	Transport	£11,174.97	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
153404	St Mary's Farm, Kingsland	Transport	£84.41	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
150812	Land of Westcroft, Leominster	Transport	£362.05	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
143116	Land South of Leadon Way, Ledbury	Transport	£126.54	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
142349	Land between Seven Stars and Gosmore Road, Clehonger	Transport	£933.08	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
140531	Cotts Lane, Lugwardine	Transport	£99.44	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works

Planning Reference	Description	Gain Type	Amount	Payment to	Project
173522	Land South of B4349, Kingstone	Transport	£17,303.07	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
143720	Land South of A438 Bartestree	Transport	£364.26	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
151937	Newlands, Stoke Lacy	Transport	£16,846.22	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
151600	Church Pastures, Holmer, Hereford	Transport	£593.00	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
172919	Church House Farm Moreton	Transport	£566.00	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
150473	Wheatsheaf Inn Fromes Hill Ledbury	Transport	£153.17	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
183896	Old School Goodrich	Transport	£11.41	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
140684	Land East of the A40 Ross-On-Wye	Transport	£2,515.17	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
172847	Land at rear of Boarsfield, Lugg Green Road, Kingsland	Transport	£66.76	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
153511	Willow Walk, Lea	Transport	£809.95	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
151641	Land to the rear of Bramley House, Swainshill	Transport	£164.62	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
173522 and 200296	Replan 200296 Lagan Homes, Kingstone	Transport	£5,268.49	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works

Planning Reference	Description	Gain Type	Amount	Payment to	Project
143489	Land adj to Brooklands, Wyson Lane, Brimfield, Ludlow	Transport	£213.01	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
180517	Land North West of Kings Road, Orleton	Transport	£643.39	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
152036	Land north Faraday House, Madley	Transport	£453.34	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
184662	Holmer House Farm, Holmer	Transport	£2,046.44	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
210793	S73 210793 Lagan Homes, Kingstone	Transport	£225.27	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
150930	Land at Hildersley Farm, Ross on Wye	Transport	£14,466.55	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
211480	Land to the east of Brook Lane, Bosbury	Transport	£177.06	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
191770	Land East of Canon Pyon Road, Hereford	Transport	£3,699.70	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
163707	Land opposite Mill House Farm, Fownhope	Transport	£184.57	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
DMS/111295/F and DMSE/100439/F	Green Orchard, Ryefield Road, Ross on wye, HR9 5LS	Transport	£10.66	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
132486	Alton Road, Ross on Wye	Transport	£45.93	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
DCNC2006/2202/F	Police Station, Ryeland Road, Leominster	Transport	£414.23	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works

Planning Reference	Description	Gain Type	Amount	Payment to	Project
DCNC2009/0836/F	Morrisons Store Leominster	Transport	£1,488.50	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
DMNC/091583/F	Primrose Travel Site, Etnam Street, Leominster	Transport	£256.31	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
140665	Laundry Lane, Leominster	Transport	£79.48	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
131885	Valentine Court, Canon Pyon	Transport	£99.79	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
141917	Land West of Patrick Orchard, Canon Pyon	Transport	£155.53	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
DCNC0009/1178/F	Land at the rear of the Nook, Leominster	Transport	£219.69	AECOM Infrastructure & Environment UK Ltd	Professional fees to develop S106 highway and transport works
140531	Cotts Lane Lugwardine	Transport	1,649.57	Balfour Beatty Living Places Ltd	Pedestrian Crossing and Footway at Lugwardine

Table 4 Examples of Section 106 schemes delivered between 1 April 2023 and 31 March 2024

Description of project	Photographs of project
<p>Figure 1 - A canopy and outdoor storage shed installation at Kingsland CE Primary School, Kingsland, Leominster</p>	
<p>Figure 2 - Towards the creation of an off road skills area, enhancements to the learn to ride area, an additional toilet facility and enhancements to the cycle hub at Herefordshire Leisure Centre</p>	

Description of project

Figure 3 - Towards construction of new riverside access steps at Ross Rowing Club, Rope Walk, The Boat House, Ross-on-Wye

Photographs of project



Figure 4 - Outdoor Play Equipment -Little Acorns Day Nursery, Highcroft, Kingstone



Description of project

Figure 5 - Towards a single-storey extension to the front of existing school for the formation of new library and remodelling of reception area, at Burley Gate Primary School

Photographs of project



Figure 6 - School Purchase of additional ICT Equipment at Orleton Primary School



Description of project

Figure 7 - Towards a detached single-storey building to provide new music room facility at Holmer C of E Academy, Holmer Road, Hereford

Photographs of project



Figure 8 - Kingsland Coronation Hall, Kingsland - Play Area



Description of project	Photographs of project
<p>Figure 9 - Improvements and additions to existing bicycle parking and storage facilities at Colwall Railway Station</p>	
<p>Figure 10 - Land Towards the provision of a new entrance to Tupsley park, Hereford consisting of a gate, wall, fencing, hard landscaping and stone signage at Quarry Park Entrance</p>	

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 5 Monitoring fees secured in legal agreements for the period 1 April 2023 to 31 March 2024

Planning Ref	Agreement Date	Development Details	Gain Type	Gain Description	Gain Amount Due
193042	02/05/2023	Land North and South of Grafton Lane, Hereford	Monitoring fee	On commencement of development to pay the Council a monitoring fee being 2% of the total amount of the contributions towards the council's Monitoring. In the event that before commencement of the development the Council shall agree in writing to any variation to the timescale for payment of the financial obligation.	see gain desc

Planning Ref	Agreement Date	Development Details	Gain Type	Gain Description	Gain Amount Due
221876	14/07/2023	Land north of Gilberts Wood Ewyas Harold Hereford	Monitoring fee	In the event that before commencement of the 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 total amount of the contributions towards the council's additional Monitoring	see gain desc
221922	31/07/2023	Land Adjacent To Webbs Meadow Lyonshall and The Holme Lyonshall	Monitoring fee	Cost for monitoring site	£6,154.40
193293	07/08/2023	Lane Orchard Land to the south of Woodville Grove Sutton St. Nicholas Hereford HR1 3DL	Monitoring fee	Cost for monitoring site	£3,120.16
181494	16/08/2023	Land Adj to Spring Cottage, Headbrook, Kington	Monitoring fee	The council's fee for monitoring and enforcing this Deed.	£2,500.00
181678	03/10/2023	Land to the south of the A465 Burley Gate Herefordshire	Monitoring fee	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 the council a fee being 2% of the total amount of the contributions towards the council's additional monitoring costs.	See gain type
221923	18/10/2023	Land at Perry Field Bury Lane Wigmore Herefordshire	Monitoring fee	Means the sum of 2% of the total contributions to be used by the Council for its costs incurred in administering, monitoring, reviewing and implementing this deed.	See gain type

Planning Ref	Agreement Date	Development Details	Gain Type	Gain Description	Gain Amount Due
182878	22/01/2024	Land adjacent to Graveyard Wellington Herefordshire	Monitoring fee	Prior to commencement of development to pay the council a fee being 2% of the total amount of the contributions calculated at reserved matters stage 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 desc
222666	22/01/2024	Land to the west of Field Fare Little Dewchurch Hereford	Monitoring fee	In the event that before commencement of the 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	see gain desc
224270	30/01/2024	Land to the north of Hedgerow Way Holmer Hereford Herefordshire HR4 9RG	Monitoring fee	The owner covenants and agrees with the Council that prior to commencement to pay to the Council the Council's reasonable Planning Obligations Manager monitoring costs in the sum of £24,672.86	£24,672.86
193458	16/02/2024	West Winds Cholstrey Road Leominster Herefordshire HR6 8RT	Monitoring fee	In the event that before commencement of the 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 total amount of the Open Space Contribution towards the Council's additional monitoring costs.	see gain desc

Table 6 Monitoring fees received in legal agreements for the period 1 April 2023 to 31 March 2024

£58,861.65 monitoring fees were received for in legal agreements for the period 1 April 2023 to 31 March 2024.

Planning Ref	Development Details	Gain Type	Gain Amount Received	Date Received
181494	Land Adj to Spring Cottage, Headbrook, Kington	Monitoring fee	£2,500.00	02/05/2023
221922	Land Adjacent To Webbs Meadow Lyonshall and The Holme Lyonshall	Monitoring fee	£6,154.40	06/08/2023
193293	Lane Orchard Land to the south of Woodville Grove Sutton St. Nicholas Hereford HR1 3DL	Monitoring fee	£3,120.16	12/09/2023
171532	Land North of Viaduct Adjoining Orchard Business Park Ledbury Herefordshire	Monitoring fee	£22,414.23	20/10/2023
224270	Land to the north of Hedgerow Way Holmer Hereford Herefordshire HR4 9RG	Monitoring fee	£24,672.86	05/04/2024

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 12 section 106 agreements securing affordable housing were signed in the 1 April 2023 to 31 March 2024 reporting period. The following table provides information on the development sites that have secured affordable housing;

Table 7 Section 106 agreements signed in relation to affordable housing for the period 1 April 2023 to 31 March 2024

Planning Ref	Agreement Date	Development Details	Gain Type	Gain Description
193042	02/05/2023	Land North and South of Grafton Lane, Hereford	Affordable Housing	Means (unless otherwise agreed in writing by the Council) 35% of residential units and ancillary areas comprised within the Development and intended for occupation as Intermediate Housing and/or Social Rented Housing and/or Affordable Rented Housing in locations to be approved by the Council pursuant to the approval of reserved matters.
150930 and 210374	21/06/2023	Land at Hildersley Farm Hildersley Ross on Wye	Affordable Housing	Deed of variation to include the affordable dwellings in the management arrangements which will include a fee for the services. The Registered Provider has confirmed that they are content with the affordable dwellings being subject to the management arrangements.
221876	14/07/2023	Land north of Gilberts Wood Ewyas Harold Hereford	Affordable Housing	Means (unless otherwise agreed in writing by the Council) 35% of the dwellings and ancillary areas comprised within the development and intended for occupation as follows: 25% first homes, 59% social rented units and or affordable rented units, 16% shared ownership
193293	07/08/2023	Lane Orchard Land to the south of Woodville Grove Sutton St. Nicholas Hereford HR1 3DL	Affordable Housing	Means (unless otherwise agreed in writing by the Council) the 8 residential units and ancillary areas comprised within the Development and intended for occupation a 8 units of low cost market housing identified as plots 17-24 on drawing numbered "Sutton_Site_Layout_D" forming part of the application
181494	16/08/2023	Land Adj to Spring Cottage, Headbrook, Kington	Affordable Housing	Means (unless otherwise agree in writing by the Council) 35% of dwellings to be constructed within the development in accordance with the permission

Planning Ref	Agreement Date	Development Details	Gain Type	Gain Description
181678	03/10/2023	Land to the south of the A465 Burley Gate Herefordshire	Affordable Housing	Means (unless otherwise agreed in writing by the council) five of the residential units and ancillary areas comprised within the development to be comprised of three x 2 bedroom dwellings on plots 2,3 and 4, one x 3 bedroom dwelling on plot 5 and one x 3 bedroom bungalow on plot 11 and intended for occupation as low cost market housing forming part of the application
221923	18/10/2023	Land at Perry Field Bury Lane Wigmore Herefordshire	Affordable Housing	Means (unless otherwise agreed in writing by the Council) 40% of the residential units and ancillary areas comprised within the Development and intended for occupation as 75% intermediate housing and 25% as First Home in locations to be approved by the Council pursuant to the approval of reserved matters
150473	19/10/2023	Land South of the Wheatsheaf Inn Fromes Hill Ledbury Herefordshire	Affordable Housing	Original deed 21 Oct 2016. 1st variation deed 17 March 2021. This deed, deletion of Affordable Housing from original deed and replace with new housing definition (see deed). Delete paras 1.2 to 1.9 (inclusive) of schedule 3, Part 2 and replace with new text (see deed)
182878	22/01/2024	Land adjacent to Graveyard Wellington Herefordshire	Affordable Housing	Means (unless otherwise agreed in writing by the Council) the 5 residential units and ancillary areas comprised within the development and intended for occupation as Low Cost Market identified as plots and locations to be approved by the Council pursuant to the approval of the reserved matters.

Planning Ref	Agreement Date	Development Details	Gain Type	Gain Description
222666	22/01/2024	Land to the west of Field Fare Little Dewchurch Hereford	Affordable Housing	Means 35% of the residential units and ancillary areas comprised within the development which are intended for occupation as 25% first homes and 75% discounted market and which are to be identified as plots in locations to be approved by the council at reserved matters
224270	30/01/2024	Land to the north of Hedgerow Way Holmer Hereford Herefordshire HR4 9RG	Affordable Housing	Means 33 of the residential units and ancillary areas comprised within the development to be delivered as Affordable Housing and intended for occupation in accordance with the Affordable Housing Mix comprising; 10 x first homes, 6 x shared ownership or discounted market sales units; 8 x social rented units and 9 x affordable rented units.
193458	16/02/2024	West Winds Cholstrey Road Leominster Herefordshire HR6 8RT	Affordable Housing	Means (unless otherwise agreed in writing by the Council) the 54 residential units and ancillary areas comprised within the development and intended for occupation as 36 affordable rented housing units/social rented units and 18 intermediate housing units

4.5 268 affordable houses were delivered in the 1 April 2023 to 31 March 2024 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 1 April 2023 to 31 March 2024.

Table 8 Section 278 highway agreements signed in the period 1 April 2023 to 31 March 2024

Planning application reference	Site address	Date of Section 278 agreement	Description of events	Works Value
220855	Hopfields - Ledbury Bypass, Ledbury	14/07/2023	Roundabout & Toucan crossing	£1,480,518.00
171532	Viaduct Site, Ledbury	26/07/2023	Roundabout	£1,125,000.00
141963	Elm Green Road, Ewyas Harold	15/06/2023	Footway	£50,000.00
214322	Town House, Madley	27/04/2023	Footway	£80,000.00
214523	Ford Street, Wigmore	09/01/2024	New Footway	£25,000.00
230026	Breinton Road, Hereford	19/02/2024	Footway works	£25,000.00
220407	Middleton Avenue, Ross	26/02/2024	Bellmouth	£5,000.00
201327	Ploughfields, Preston-On-Wye	15/12/2023	Footway Link	£40,000.00
222951	Orchard House, Credenhill	06/06/2023	New Cycleway	£81,000.00

5.4 The following table sets out the works adopted in the county under Section 278 agreements in the current reporting year 1 April 2023 to 31 March 2024.

Table 9 Section 278 highway works adopted in the period 1 April 2023 to 31 March 2024

Planning application reference	Site address	Date of adoption of Section 278	Section 278 works that have been adopted	Works Value
194331	Beattie Avenue, Hereford	19/12/2023	Alteration to road layout	£416,000.00
191159	Church House Farm, Moreton on Lugg (Figure 1)	14/12/2023	Bellmouth	£42,000.00
202610	Bent Orchards, Woolhope	05/07/2023	Road Improvements	£141,000.00
200669	West of A466, St Weonards	09/02/2024	Footway	£68,000.00
181112	Old Potato Store, Fownhope (Figure 2)	23/02/2024	Footpath and crossing	£30,000.00

Table 10 Examples of section 278 adopted works delivered between 1 April 2023 and 31 March 2024

Description of adopted section 278 works	Photograph of section 278 adopted works
Figure 1 – Picture of bellmouth at Church House Farm, Moreton on Lugg	

Description of adopted section 278 works	Photograph of section 278 adopted works
Figure 2 – Footpath and crossing, Old Potato Store, Fownhope	