

Re: Proposal: 53 dwellings with vehicular access from Lymington Bottom Road, and the provision of public open space, landscaping and other associated works, following the demolition of 61 Lymington Bottom Road.

Site Address: Land to the rear and including Fair Winds, 61 Lymington Bottom Road, Medstead, Alton, GU34 5EP

Case No: 27000/005

Comments – Developer Contributions Team

We would expect the S106 to address affordable housing requirements, the long-term management and maintenance of the site, the retention of any natural habitats and to address obligations required by statutory consultees.

The impact on Sporting provision should also be reviewed as part of the application. Should a S106 be required, it should be explored as to whether the development will have any impact on the current provision and whether there is any potential to secure any funding to mitigate the impacts towards any of the below identified projects;

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Four Marks	Four Marks Recreation Ground	Archery	Provide support for the club to ensure their future at the facility or source alternative venue
Medstead	Medstead Village Green	Cricket	Repair/upgrade the pavilion as necessary to modernise the facility and make it fit for purpose to accommodate women & girls and provide disabled access
Medstead	Medstead Tennis Club	Tennis	Support the club to upgrade its lighting to LED
Four Marks	Four Marks Recreation Ground	Pavilion	provision and/or improvement for sporting provision of the Four Marks Recreation Ground Pavilion in Uplands Lane

In the S106 Agreement any financial amounts required should be indexed to protect their value. Indexed link should be defined as “In respect of Financial Contributions that become due shall be increased in accordance with the change in the CPI between the latest published index at the date of this deed and the latest published index at the date the financial contribution is demanded.”

There should be a Clause covering Late Payment and a Definition of “Interest”

For each EHDC ‘Head of Term’ it will be necessary to include monitoring fees. The amended CIL Regulations effective 1/9/19 regularise the collection of S106 monitoring fees. We have an agreed schedule of charges, and these are set out below (last updated 01/01/2024):

- £864.00 per non-financial head of term (outside the scope of VAT) – this fee is uncapped
- 5% of cost per financial head of term (outside the scope of VAT)

The monitoring fee for financial head of term is capped at a maximum of £17,000 per application. This cap only applies to applications without long term ecological management which may be subject to separate negotiation.

Ecology monitoring including biodiversity Net Gain (BNG) by the Council's Ecologist will be charged at £75/hour.

Additional information on monitoring fees can be found here: [Monitoring fees | East Hampshire District Council \(easthants.gov.uk\)](https://www.easthants.gov.uk/monitoring-fees)

Repayment of Contributions: If the sums required under the deed shall not have been utilised in full for the purpose specified in the Deed within a period of ten years from the date upon which any Contribution is paid or the date of Completion of the development, whichever is the later then the unexpended sum shall on the written request of the payer be reimbursed together with any accrued interest

We would appreciate seeing a copy of the Draft S106 prior to its issue.

A copy of the signed S106 should be forwarded to this team on completion.