

Basingstoke and Deane annual infrastructure funding statement

for Community Infrastructure Levy and Section 106 planning obligations - Reporting period 1 April 2023 to 31 March 2024



Basingstoke
and Deane

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Executive summary

This is the fifth Infrastructure Funding Statement (IFS) prepared by the Borough Council setting out details of the infrastructure funding received, and new/improved infrastructure funded by recent developments within the borough, through Section 106 (s106) planning agreements and the Community Infrastructure Levy (CIL). This includes a brief summary of the s106 and CIL processes, the s106 agreements entered into, the CIL receipts collected, together with some typical examples of the improved infrastructure, facilities and services that have been provided.

The Borough Council's IFS is published on an annual basis, and this document focusses on the last financial year, 1st April 2023 to 31st March 2024, during which:

- The council entered into fourteen s106 agreements in relation to future infrastructure provision. These secured approximately **£0.03M** of funding, in addition to the amounts to be agreed in subsequent reserved matters planning applications and the value of infrastructure provided on site.
- S106 funds were spent on a wide range of infrastructure providing significant community benefit, including the provision of new and improved community, play, open space, sports and allotments facilities. Improvement schemes were developed in conjunction with local communities and s106 funding was used to lever in other sources of funding.
- **£5.36M** of CIL demand notices were issued during 2023/4. **£16.34M** of CIL demand notices have been issued since CIL was introduced.
- **£6.02M** in CIL receipts were collected in the monitoring year. This continues to be significantly higher than in previous years, thereby reflecting the time lag between CIL chargeable schemes being approved and their implementation. In total, **£11.30M** has been collected by the council since CIL was implemented.
- **£1.04M** of the CIL receipts were passed to the relevant parish and town councils in the monitoring year (Neighbourhood CIL). In total, **£2.24M** has now been passed to parish and town councils.
- Taking into account the neighbourhood portion and the percentage retained for administration, the council retained approximately **£8.43M** of CIL for spending on infrastructure projects (Strategic CIL).
- Principles for how this Strategic CIL should be spent were approved at Full Council in February 2024. This included making 20% of the funds (as a starting point) available to partner organisations to deliver strategic infrastructure. A detailed process is being put in place to enable partners to bid for this funding.
- The remaining Strategic CIL held by the Borough Council will be used to support the regeneration of the Basingstoke Leisure Park, which offers a variety of recreational facilities for residents and visitors. Taking into account that 20% of the Strategic CIL has

been identified for partner organisations, the council has collected **£6.74M** towards this project.

1. Introduction

- 1.1** The borough of Basingstoke and Deane covers an area of over 245 square miles of north Hampshire, and which has seen significant change over the last 20 years. Basingstoke town is the focus for key services, employment and strategic infrastructure, with smaller settlements in the borough having more local services, reflecting their scale and size.
- 1.2** Recent development has brought improvements in infrastructure and investment, particularly in addressing congestion issues at key junctions on Basingstoke's highway network. The delivery of large sites has also provided new facilities for residents as sites are built out, which has included community centres, parks, sports and play facilities as well as green infrastructure and improvements to existing facilities.
- 1.3** There is recognition that infrastructure should be provided at the earliest possible opportunity. This is because the early provision of infrastructure can help to establish communities and bring benefits to both new and existing residents.
- 1.4** This Infrastructure Funding Statement (IFS) details how development is supporting the provision of new and improved facilities and services across the borough, with a focus on the last reporting year 2023/24 (1st April 2023 to 31st March 2024).
- 1.5** This IFS is intended to fulfil the Community Infrastructure Levy (CIL) regulatory requirements as well as providing clarity to residents and developments on how funding secured is being used. This covers funding secured by legal documents called Section 106 (s106) planning agreements as well as that generated by the operation of the CIL.
- 1.6** This IFS sets out:
- the purpose of s106 agreements, how they are used in practice and what this means for delivering infrastructure;
 - what CIL is, including how it is applied, collected and how it will be spent;
 - what funds and infrastructure has been secured and spent for both s106 and CIL during 2023/24;
 - details of what funds have been retained by the Borough Council for the delivery of infrastructure in the future;
 - details of what funds have been passed to town and parish councils from CIL for the delivery of infrastructure; and
 - some typical examples of new infrastructure delivered during 2023/24.
- 1.7** Appendices 2 and 3 detail the technical information required to comply with the government's CIL regulations.
- 1.8** It should be noted that as the Local Highway Authority and Education Authority, Hampshire County Council is also required to prepare its own IFS to outline the money received and spent as well as infrastructure provided for their service areas.

2. How is infrastructure funded and delivered?



- 2.1** Aside from infrastructure that is provided by the Government, utility companies and bodies such as the NHS and health trusts, local level services and facilities may be delivered or funded by new development.
- 2.2** As set out below, there are two ways in which this can take place:
- Section 106 legal agreements; and
 - The Community Infrastructure Levy (CIL)

Section 106 agreements

- 2.3** Section 106 agreements are legally binding documents that form a key component of many planning permissions, and which typically involve the Borough Council (as the Local Planning Authority), the Applicant/Developer, the Landowner, and in some instances, HCC as the Local Education Authority and the Local Highway Authority.
- 2.4** Their purpose is to ensure that the impacts of new development are considered with any identified adverse impacts for infrastructure mitigated. The way that the development is mitigated is generally agreed between the Borough Council (and HCC) and the applicant and set out clearly in the legal agreement. This places a requirement on the landowner to either ensure that the necessary improvements are made (on-site or off-site) or to pay an agreed sum of money for the Borough Council (or HCC) to provide the infrastructure on their behalf.
- 2.5** Each particular requirement is known as a planning obligation and to comply with the legal regulations, these must fulfil each of the following tests (as set out in NPPF para 57 (Dec. 2023)):

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

- 2.6** Prior to the introduction of CIL (in 2018), s106 agreements were used to secure a wide range of infrastructure related to new development. However, when CIL came into effect the role of s106 agreements was narrowed, as set out in the adopted Planning Obligations for Infrastructure SPD. Its use is now generally limited to securing affordable housing and nitrate mitigation, and other site-specific requirements such as transport improvements, biodiversity net gain and green infrastructure enhancements. Community infrastructure (such as education, community facilities or sports) can generally only be secured on the strategic scale site allocations in the Adopted Local Plan.
- 2.7** For larger sites, planning obligations will include specific trigger points to ensure that the infrastructure is provided in a timely manner to benefit new residents. This is frequently linked to the delivery of a specific number of homes, with some key forms of infrastructure potentially having multiple trigger points, with the same mechanism also applied to funding provision where this is the agreed approach.
- 2.8** The Borough Council monitors the obligations set out in s106 agreements, as well as the delivery of homes on a site to ensure that all the necessary infrastructure is provided as required. It has legal processes available to it should the agreement not be complied with. A monitoring fee is charged for s106 agreements, and this statement provides details of how much was charged in 2023/24.
- 2.9** The legal agreements also set out matters such as the long-term maintenance of infrastructure such as open spaces and play equipment, to ensure that the Borough Council (and existing residents) do not have to fund this for an agreed period. This is known as a commuted sum and the statement provides details of how much is available to fund this maintenance. Where financial contributions are secured these are linked to an appropriate index.

Community Infrastructure Levy

- 2.10** The Community Infrastructure Levy was introduced in June 2018. CIL is a charge which is usually paid 60 days from the date of commencement of a relevant residential development within the borough, with the exact rate based on the internal floor area of the homes being provided. The CIL rates vary depending on the location of the site, in line with the figures outlined in the CIL charging schedule and, importantly, it cannot be used to fund affordable housing.
- 2.11** Following the commencement of a CIL liable development, the Borough Council as the 'CIL Charging Authority' issues a 'Demand Notice' which sets out the amount of CIL to be paid to the Borough Council, usually 60 days from the date of commencement, although for

larger sums this can be split into staggered payments in accordance with the adopted CIL Instalments Policy.

- 2.12** A proportion of the revenue should be passed to the relevant town or parish council (15% or 25% if the area has a neighbourhood plan), or retained for local spending in unparished areas, and 5% can be spent by the local authority on administration. The remaining CIL (the 'Strategic CIL') is retained by the Borough Council to be spent on the 'provision, improvement, replacement, operation, or maintenance of infrastructure needed to support development'.
- 2.13** In accordance with legal requirements, the Borough Council adopted an 'Infrastructure List' in December 2020 outlining the infrastructure projects CIL may be spent on. This is attached to this document as Appendix 4.

3. Section 106 Agreements

Infrastructure and funding secured by Section 106 agreements



- 3.1** During 2023/24, the Borough Council entered into 14 s106 agreements linked to planning permissions for new development and the delivery of associated new infrastructure, including a number of unilateral undertakings that secured a range of infrastructure improvements and funding. This has been summarised within the following table and set out in more detail in Appendix 1.
- 3.2** As these sites are built out, they will provide homes to meet needs, including affordable housing, as well as mitigation in the form of on and off-site infrastructure such as:
- Open spaces, parks and green infrastructure;
 - Financial contributions towards school travel plans;
 - Funding to HCC for highways and transport improvements;
 - Community buildings;
 - Sports facilities; and
 - Allotments.
- 3.3** These s106 agreements secured approximately £0.03M of s106 funding, in addition to the amounts to be agreed in reserved matters planning applications, and the value of infrastructure provided on site.

Location	Affordable Housing	Transport	Community Infrastructure (education, community facilities, etc.)	Green Infrastructure (POS and biodiversity/ landscape enhancements)	Nitrates Mitigation	Allotments	Drainage
20/02802/FUL - Intec, Wade Road, Basingstoke.		✓					
20/00854/FUL - Phase 2C, Merton Rise, Chineham Lane, Basingstoke.	✓			✓			
22/03062/FUL - Lane at Berrywood Lane, Bradley.					✓		
20/00675/RES - Gay Dog Kennels, Berrywood Lane, Bradley.					✓		
21/03394/OUT - Land at Watermill Bridge, Andover Road, Wash Water.	✓	✓	✓	✓		✓	
22/03417/FUL - The Egg Yard, Greywell Road, Mapledurwell.							✓
21/03173/FUL - Plow Green, Bottle Lane, Hartley Wespall.				✓			

Location	Affordable Housing	Transport	Community Infrastructure (education, community facilities, etc.)	Green Infrastructure (POS and biodiversity/ landscape enhancements)	Nitrates Mitigation	Allotments	Drainage
22/00572/FUL - Dairy Cottage, 29 Hurstbourne Priors, Whitchurch					✓		
22/00466/FUL - 11 Woods Lane, Cliddesden, Basingstoke				✓			
19/03040/FUL - Norden House, Basing View, Basingstoke		✓					
21/03851/FUL - The Mill House, Stoke Lane, Hurstbourne Priors					✓		
22/00040/TDC - Land at Griffons Court, Mount Close, Highclere				✓			
20/00756/FUL - 90 Pardown, Oakley					✓		
21/02050/FUL - Land Adjacent to Bourne Valley Inn, Upper Link, St Mary Bourne					✓		

4. Section 106 spending on infrastructure

4.1 Funding secured for infrastructure from new development has helped to deliver new and improved infrastructure across the borough. During the last financial year, the Borough Council spent £1.29M of s106 receipts delivering projects, and this section summarises how this funding was spent with the use of some examples. The funding was mainly secured from schemes approved prior to the introduction of CIL, and these items of infrastructure were deemed necessary to make specific developments acceptable in planning terms.

Affordable housing

4.2 During the last financial year 126 affordable dwellings were delivered within the borough. This includes provision on a few of the allocated sites of the Adopted Local Plan (2011-2029) including Basingstoke Golf Course (Policy SS3.11), Hounsome Fields (Policy SS33.12) and Swing Swang Lane (Policy SS3.1).

Community facilities



4.3 Section 106 funding from new developments has helped to enable a range of improvements to enhance the quality and capacity of community facilities across the borough. This has included various improvements and refurbishments to make the buildings and the associated facilities more attractive and comfortable for users. The following table sets out the schemes where the largest amounts of s106 funding were spent over the last year, and this is followed by some examples.

Location	Improvements made	s106 funding ¹
Viabes Community Centre	Osborne community room and roof improvements	£93,000
Old Basing Village Hall	Toilet improvements, improving accessibility and efficiency of facilities for all users	£14,000
St Luke's Hall, Overton	New equipment storage facility and associated access and landscape improvements	£7,000

Improvements at the Viabes Community Centre, Basingstoke

Section 106 funding from surrounding development was used to deliver improvements to the Osborne Room at the Viabes Community Centre, including the provision of new dedicated toilet and washroom facilities as well as an improved heating system. These works have improved the buildings' accessibility and upgraded the quality and efficiency of facilities, increasing the usability of this facility for a wider range of audiences. Positive feedback has confirmed the increased use of this facility, including by new users.



Osborne Room Improvements
Viabes Community Centre, Basingstoke



Osborne Room Improvements
Viabes Community Centre,
Basingstoke



Toilet improvement works
Viabes Community Centre,
Basingstoke

Improvements at St Luke's Hall, Overton

Section 106 funding from surrounding development was used to deliver improvements to the rear of St Luke's Hall, including the provision of improved outdoor space and

¹ In some cases, Section 106 funding may have been spent on a scheme across multiple financial years. This figure reflects the amount spent in 2023/24 rather than the total value of the scheme. Figures rounded to the nearest £1,000.

associated storage facilities. These works have improved the quality and efficiency of the available facilities, thereby increasing the usability of this community facility for a greater range of audiences. Positive feedback has confirmed that the provision of the additional storage facility has freed up space within the hall for new users, whilst improving the usability of the external area more generally.



**Outside Improvements
St Luke's Hall, Overton**



**Outside Improvements
St Luke's Hall, Overton**

Play schemes

4.4 Section 106 funding from new developments has helped to improve the quality and capacity of play areas across the borough to improve the range of available facilities and to make these more attractive, accessible and comfortable for users. The following table sets out the schemes where the most s106 funding was spent over the last year and this is followed by some examples.

Location	Improvements made	s106 funding ²
Kingsley Park Play Area, Whitchurch	Installation of new climbing play equipment	£45,000
Hatch Warren Park, Basingstoke	Additional play equipment for older juniors and teenagers	£12,000
Beach Park Play Area	Installation of a new toddler climbing unit	£6,000

² In some cases, Section 106 funding may have been spent on a scheme across multiple financial years. This figure reflects the amount spent in 2023/24 rather than the total value of the scheme. Figures rounded to the nearest £1,000.

Village Green, Bramley	Installation of a trim trail on the village green	£2,000
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Improvements at Kingsley Park Play Area, Whitchurch

New climbing play equipment was installed adjacent to the existing play area in Kingsley Park, together with the provision of appropriate safety surfacing and fencing. This has provided additional local play facilities, including for users aged 8 - 14 years old.



**Additional climbing play equipment
Kingsley Park Play Area, Whitchurch**

Improvements at Hatch Warren Park, Basingstoke

New older juniors and teenagers play equipment, in addition to wider play enhancement, has been provided at Hatch Warren Park.



**New play equipment
Hatch Warren Park, Basingstoke**

Open space schemes

4.5 Section 106 funding from new developments has helped to fund several improvements to the quality and capacity of various open spaces, making them more attractive, accessible and comfortable for users.

Location	Improvements made	s106 funding³
Whiteditch Public Open Space, Basingstoke	Multi-Use Games Area, fitness equipment, wooden sculptures	£220,000
Village Pond Area/Open Space, Cliddesden	Floating islands & Info boards to increase amenity and interest.	£8,000
West Ham Park, Basingstoke	Avenue tree planting and seating to improve recreation and amenity.	£7,000
Bere Hill Woods, Whitchurch	Seating and wayfinding signage to improve awareness of and accessibility to Bere Hill Woods.	£2,000

³ In some cases, Section 106 funding may have been spent on a scheme across multiple financial years. This figure reflects the amount spent in 2023/24 rather than the total value of the scheme. Figures rounded to the nearest £1,000.

Improvements at Whiteditch Open Space, Oakridge

Provision of games and fitness equipment, as the second phase of a major improvement project (Phase 2) at Oakridge. This included a brand-new Multi-Use Games Area for football and basketball, table tennis tables and a wide range of outdoor fitness equipment. These improvements compliment previous enhancements to this open space area (Phase 1), including a new perimeter footpath, seating and picnic tables as well as tree and wildflower planting to improve biodiversity within the area.



**Multi-Use Games Area for football and basketball
Whiteditch Open Space, Oakridge**



**Table tennis tables
Whiteditch Open Space, Oakridge**



**Outdoor Fitness Facilities
Whiteditch Open Space, Oakridge**

Sports facilities

4.6 Various sports facilities across the borough have been supported using s106 funding from new developments to improve quality and capacity. As indicated below, these include improvements at Whitchurch Cricket Club and in support of Whitchurch Swimming Pool.

Location	Improvements made	s106 funding ⁴
Whitchurch Cricket Club	A new full size artificial wicket improved changing room building, improved capacity electrical connection (3-phase).	£50,000
Whitchurch Community Swimming Pool	Improved facilities (plant machinery).	£27,000
Basingstoke Town Community Football Club	Clubhouse and infrastructure improvements.	£30,000

Allotments

4.7 Existing allotments have benefited from improvements supported by s106 funding from new developments during the monitoring year. This has included new facilities and enhancements to provide improved quality and capacity for users at the Silvester Close Allotments as well as improved access at the Burgess Road Allotments.

Location	Improvements made	s106 funding ⁵
Burgess Road Allotments	Improved access track.	£10,000
Silvester Close Allotments	New brick planters/raised beds and surrounding paths, toilet block, improved fencing and access track.	£76,000

⁴ In some cases, Section 106 funding may have been spent on a scheme across multiple financial years. This figure reflects the amount spent in 2023/24 rather than the total value of the scheme (rounded to the nearest £1,000).

⁵ In some cases, Section 106 funding may have been spent on a scheme across multiple financial years. This figure reflects the amount spent in 2023/24 rather than the total value of the scheme. Figures rounded to the nearest £1,000.



**Silvester Close Allotments
Basingstoke**



**Silvester Close Allotments
Basingstoke**



**Silvester Close Allotments
Basingstoke**



**Burgess Road Allotments
Basingstoke**

5. Community Infrastructure Levy

CIL receipts



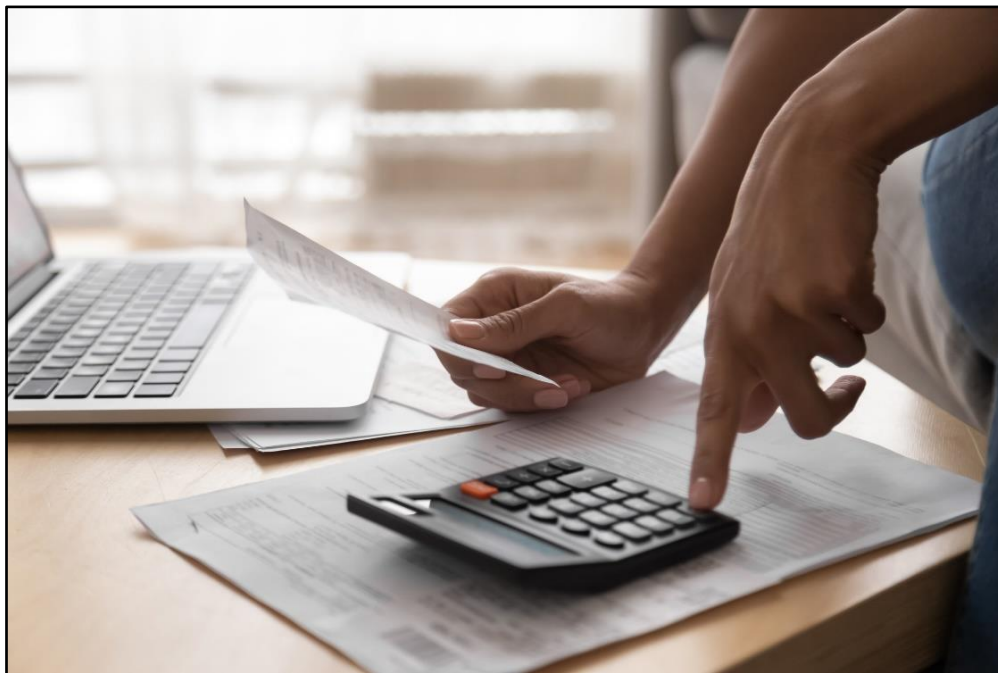
5.1 Over the course of the last financial year, various residential developments commenced within the borough that were liable to pay CIL to the Borough Council:

- **£5.36M** was the total value of all CIL ‘demand notices’ issued during 2023/24. In practice the receipt of CIL will vary overtime, depending upon the delivery of the new housing and possible payment of CIL by instalments; and
- **£6.02M** was the total value of CIL receipts received by the Borough Council. 5% of these receipts was retained as an administration fee (equating to £0.30M).

5.2 In total, since CIL came into effect (June 2018) and 31st March 2024:

- **£16.34M** is the total value of all CIL ‘Demand Notices’ issued by the Borough Council; and
- **£11.30M** was the total value of CIL receipts received by the Borough Council.

CIL expenditure



Strategic CIL

- 5.3** Of the CIL receipts, **£8.43M** had been retained for the Borough Council and partners to spend on infrastructure (Strategic CIL) (taking into account the neighbourhood portion and the amount ringfenced for administration).
- 5.4** A high level CIL Spend Policy was approved at Full Council in February 2024 as part of the Borough Council's [Capital Programme Strategy](#). This established the principle that Strategic CIL would be used to provide new and improved strategic-scale infrastructure rather than site-specific infrastructure to accommodate individual developments or mitigate local impacts (which are addressed through S106 and Neighbourhood CIL).
- 5.5** It also recognised that partner organisations deliver important infrastructure within the borough. It was therefore agreed that, as a starting point, 20% of the Strategic CIL would be made available for partner organisations (such as Hampshire County Council or the Integrated Care Board) each year, although this would not preclude more funding being made available for suitable schemes, or less being passed on if suitable projects were not proposed. The Local Planning Authority is putting in place the detailed process to enable annual bidding for funds, starting in 2025/26.
- 5.6** The borough council's Capital Programme Strategy (February 2024) also agreed the principle that the Strategic CIL retained by the Borough Council would, in the first instance, be used to support the regeneration of the Leisure Park. This would provide new infrastructure to support development by improving and increasing the borough's swimming facilities. On the basis that 80% of the Strategic CIL would be retained by the council, approximately £6.74M has been collected for this purpose.

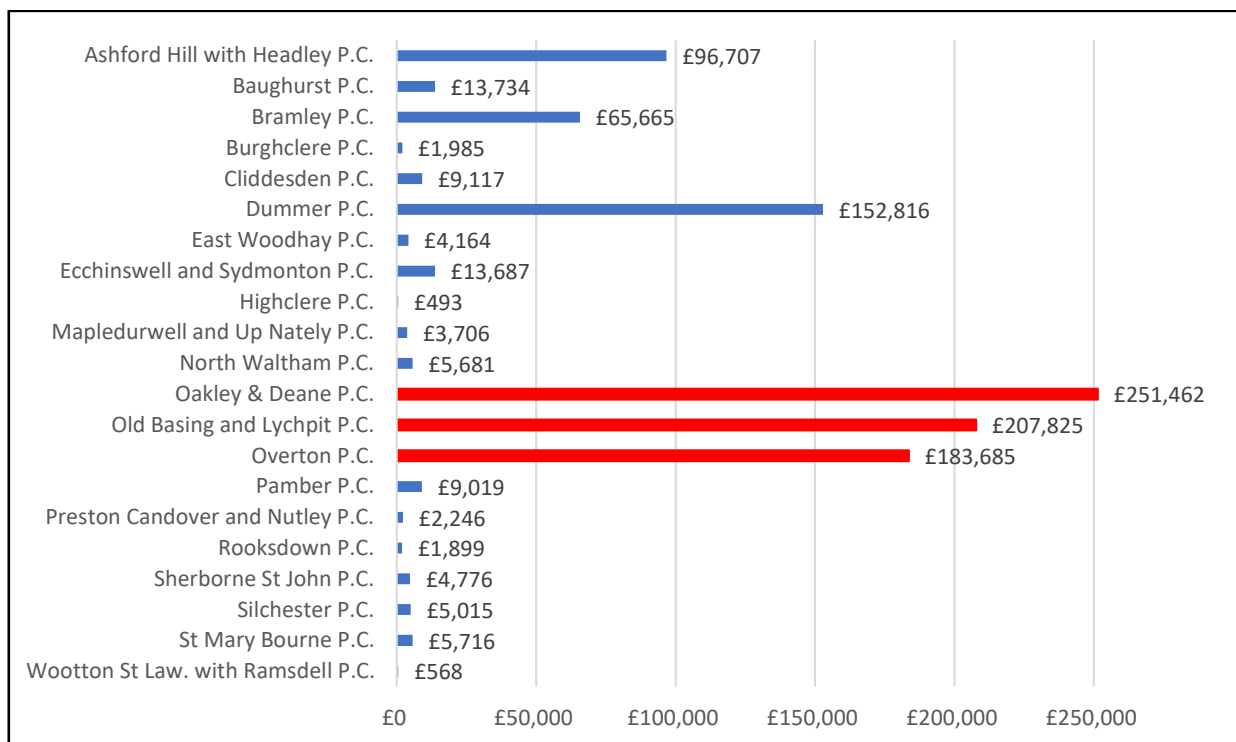
Neighbourhood CIL

5.7 Over the last financial year, £1.04M of CIL was passed to the relevant parish or town councils. Since CIL came into effect (June 2018), a total of £2.24M CIL receipts have been passed to a wide range of parish or town councils to enable the local delivery of infrastructure improvements. The amounts passed to each parish or town council over the last financial year and since CIL came into effect are set out below in tabular and graphical form (Pages 19 & 20).

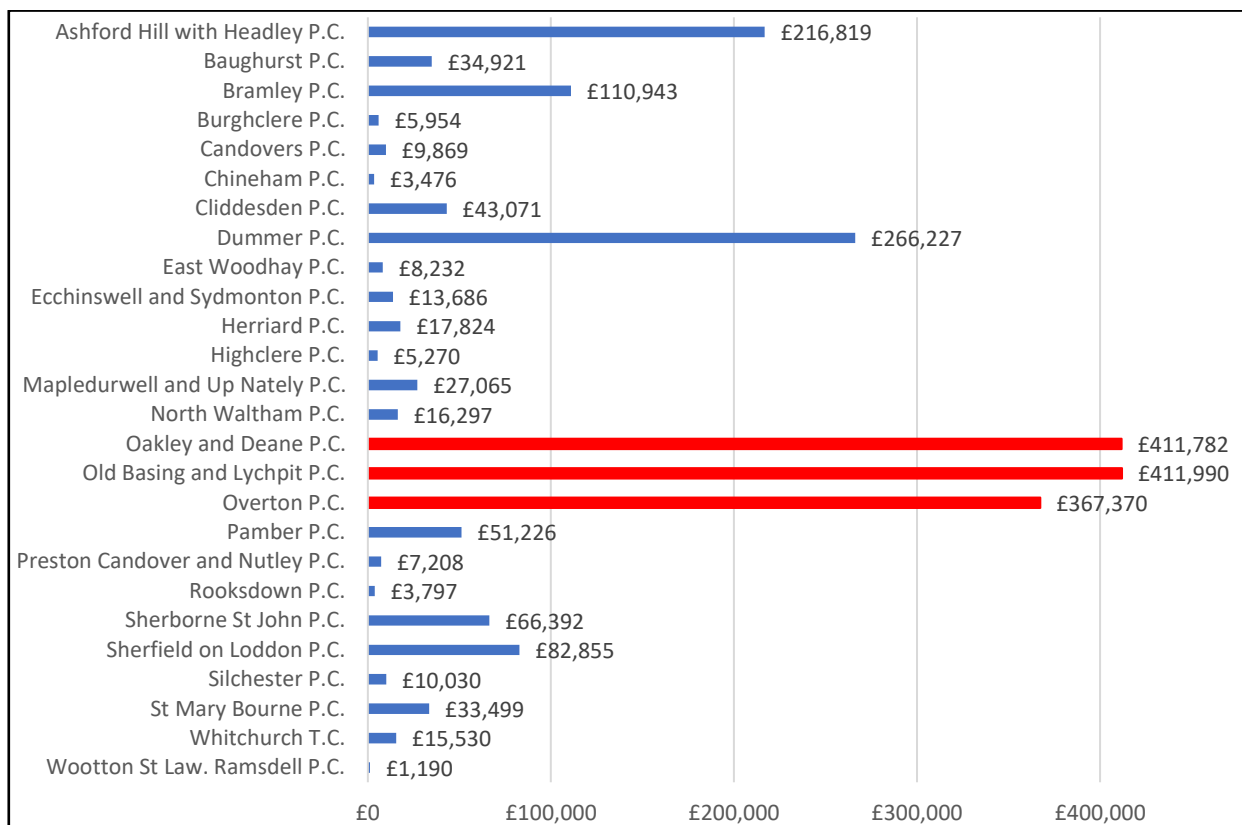
Parish / Town Council	CIL passed in last financial year (2023/24)	Total CIL passed up to 31st Mar. 2024
Ashford Hill with Headley Parish Council	£96,707	£216,819
Baughurst Parish Council	£13,734	£34,921
Bramley Parish Council	£65,665	£110,943
Burghclere Parish Council	£1,985	£5,954
Candovers Parish Council	0	£9,869
Chineham Parish Council	0	£3,476
Cliddesden Parish Council	£9,117	£43,071
Dummer Parish Council	£152,816	£266,227
East Woodhay Parish Council	£4,164	£8,232
Ecchinswell & Sydmonton Parish Council	£13,687	£13,686
Herriard Parish Council	0	£17,824
Highclere Parish Council	£493	£5,270
Mapledurwell and Up Nately Parish Council	£3,706	£27,065
North Waltham Parish Council	£5,681	£16,297
Oakley and Deane Parish Council	£251,462	£411,782
Old Basing and Lychpit Parish Council	£207,825	£411,990
Overton Parish Council	£183,685	£367,370
Pamber Parish Council	£9,019	£51,226
Preston Candover and Nutley Parish Council	£2,246	£7,208
Rooksdown Parish Council	£1,899	£3,797
Sherborne St John Parish Council	£4,776	£66,392
Sherfield on Loddon Parish Council	0	£82,855
Silchester Parish Council	£5,015	£10,030
St Mary Bourne Parish Council	£5,716	£33,499
Whitchurch Town Council	0	£15,530

Wootton St Law. with Ramsdell Parish Council	£568	£1,190
Total	£1,039,966	£2,242,523

5.8 During the last financial year, the three largest amounts of CIL were passed to Oakley and Deane Parish Council (£0.25M), Old Basing and Lychpit Parish Council (£0.21M), and Overton Parish Council (£0.18M), as highlighted in red within the following bar chart. Since CIL came into effect, the three largest overall amounts of CIL have also been passed to Old Basing and Lychpit Parish Council (£0.41M), Oakley and Deane Parish Council (£0.41M) and Overton Parish Council (£0.37M), also highlighted in red within the second bar chart. These correspond to the areas where the most CIL liable development has taken place.



CIL passed to Parish and Town Councils during the last financial year 2023/24.



Total CIL passed to Parish and Town Councils Total CIL since CIL was introduced up to 31st Mar. 2024.

5.9 In the non-parished areas of the borough, including Basingstoke town, the Borough Council ring-fences 15% of the CIL revenue to be spent in that local area. At 31st March 2024, £63,186 was being held by the Borough Council for that purpose. Following on from the Capital Programme Strategy in February 2024, the Local Planning Authority is putting a process in place to enable these funds to be spent taking account of the views of local residents in 2025/26 in a streamlined manner.

5.10 Parish and town councils are required to provide annual reports on the amount of CIL received and spent. To date, the total amount of spend has been modest, but up-to-date details can be found on the Borough Council's website [here](#).

Appendices

Appendix 1 - Summary of funding and infrastructure provision secured through Section 106 in 2023/24

20/02802/FUL - Intec, Wade Road, Basingstoke

- Travel Plan

20/00854/FUL – Phase 2C, Merton Rise, Chineham Lane, Basingstoke

- Affordable Housing
- On-Site Open Space
- Landscape Management Plan
- Broadband and Telecommunications Plan
- Employment Skills Plan Contribution
- School Travel Plan
- Highway Contribution
- Travel Plan

22/03062/FUL - Lane at Berrywood Lane, Bradley

- Nitrate Mitigation Plan
- Package Treatment Plan

20/00675/RES - Gay Dog Kennels, Berrywood Lane, Bradley

- Nitrate Mitigation Plan

22/03417/FUL - The Egg Yard, Greywell Road, Mapledurwell

- Construction Environmental Management Plan
- Waste Water Drainage Plan

21/03173/FUL - Plow Green, Bottle Lane, Hartley Wespall.

- Suitable Alternative Natural Green Space
- Strategic Access Management and Monitoring

22/00572/FUL - Dairy Cottage, 29 Hurstbourne Priors, Whitchurch

- Nitrate Mitigation Plan
- Woodland Planting Scheme

22/00466/FUL - 11 Woods Lane, Cliddesden, Basingstoke

- Biodiversity Management Plan
- Habitat Creation, Enhancement and Management Plan
- Off-Site Biodiversity Contribution

19/03040/FUL - Norden House, Basing View, Basingstoke

- Pedestrian & Cycling Improvements Contribution
- Traffic Regulation Order
- Highway Works
- Travel Plan

21/03851/FUL - The Mill House, Stoke Lane, Hurstbourne Priors

- Nitrate Mitigation Plan

22/00040/TDC - Land at Griffons Court, Mount Close, Highclere

- Landscape Plan

20/00756/FUL - 90 Pardown, Oakley

- Nitrate Mitigation Plan

21/02050/FUL - Land Adjacent to Bourne Valley Inn, Upper Link, St Mary Bourne

- Nitrate Mitigation Plan

Unilateral undertakings

Unilateral undertakings are another form of s106 agreement, typically where the Applicant /Developer provides an undertaking to the Borough Council to pay certain financial contributions and/or new facilities, often in support of a planning appeal.

21/03394/OUT - Land at Watermill Bridge, Andover Road, Wash Water

- Affordable Housing
- Allotments & Management Plan
- Biodiversity Net Gain Plan
- Community Building
- Convenience Store
- Cycleways/Footpaths
- Employment and Skills Plan
- Equipped Play Area
- Healthcare Land or contribution
- Highway Works (inc. Public Rights of Way Highway Works)
- Public Transport Contribution / Bus Service
- School Travel Contribution
- Travel Plan
- Homes for Older People Land
- Informal Play Space
- Kickabout Areas
- Landscape Management Plan
- Equipped Play Area

- Multi-Functional Green Space
- Onsite Open Space

S106 Deeds of Variation

In addition, the following Deeds of Variation were agreed to existing s106 agreements:

- 22/02267/VLA - Land to east of Station Road, Oakley
- 23/01936/VLA - Rowe Farm, Gangbridge Lane, St Mary Bourne
- 23/02166/ROC - G Park Basingstoke, Priestley Road Basingstoke

Affordable Housing secured by s106

- In relation to affordable housing the total number units secured by s106 agreements during the last financial year equates to 126 affordable homes. Further information is provided by the Borough Council's [Annual Monitoring Report](#).

Appendix 2 - Section 106 report to meet statutory requirements (2023/24)

The table below sets out the necessary information required to meet the Government's regulations in respect of s106 reporting in the IFS. A summary of key headlines is however provided in the body of the IFS.

Reg. 121A Reference	Description	Amount /Details
3(a)	The total amount of money to be provided under any planning obligations which were entered into during the reported year. This does not include amounts to be agreed in reserve matters planning applications, to follow outline permissions granted in 2019/20 and does not include S278 highways agreements.	£30,390
3(b)	The total amount of money under any planning obligations which was received during the reported year.	£571,352
3(c)	The total amount of money under any planning obligations which was received before the reported year which has not been allocated.	£5,120,174
3(d)	Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details: (i) in relation to affordable housing, the total number of units which will be provided and those delivered; (ii) in relation to educational facilities, this is provided in the Infrastructure Funding Statement to be published by HCC; (iii) of other infrastructure to be provided <i>Details of planning obligations set out in Appendix 1 of this IFS.</i>	See Appendix 1
3(e)	The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure. <i>Note: details reported at 3(g)</i>	£4,450,127
3(f)	The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend) <i>Note: details reported at 3(h)(i) to 3(h)(iii)</i>	£1,294,544
3(g)	In relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item.	£4,450,127

	<table border="1"> <tbody> <tr> <td></td> <td></td> </tr> <tr> <td>Affordable Housing</td> <td>£1,062,250</td> </tr> <tr> <td>Allotments</td> <td>£9,946</td> </tr> <tr> <td>Community Facilities</td> <td>£1,727,225</td> </tr> <tr> <td>Open Space</td> <td>£942,364</td> </tr> <tr> <td>Play Areas</td> <td>£277,507</td> </tr> <tr> <td>Sport and Playing Fields</td> <td>£239,642</td> </tr> <tr> <td>Swimming</td> <td>£164,247</td> </tr> <tr> <td>Transport/Highways</td> <td>£26,946</td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>			Affordable Housing	£1,062,250	Allotments	£9,946	Community Facilities	£1,727,225	Open Space	£942,364	Play Areas	£277,507	Sport and Playing Fields	£239,642	Swimming	£164,247	Transport/Highways	£26,946			
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3(h)(i)	<p>In relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item.</p> <table border="1"> <thead> <tr> <th>Infrastructure Type</th> <th></th> </tr> </thead> <tbody> <tr> <td>Affordable Housing</td> <td>£150,695</td> </tr> <tr> <td>Allotments</td> <td>£3,765</td> </tr> <tr> <td>Community Facilities</td> <td>£256,300</td> </tr> <tr> <td>Open Space</td> <td>£463,307</td> </tr> <tr> <td>Play Areas</td> <td>£66,564</td> </tr> <tr> <td>Sport and Playing Fields</td> <td>£239,681</td> </tr> <tr> <td>Swimming</td> <td>£72,680</td> </tr> <tr> <td>Transport/Highways</td> <td>£ 4,1552</td> </tr> <tr> <td>Total</td> <td>£1,294,544</td> </tr> </tbody> </table> <p><i>Note: HCC received payment direct in respect of transport related funds.</i></p>	Infrastructure Type		Affordable Housing	£150,695	Allotments	£3,765	Community Facilities	£256,300	Open Space	£463,307	Play Areas	£66,564	Sport and Playing Fields	£239,681	Swimming	£72,680	Transport/Highways	£ 4,1552	Total	£1,294,544	£1,294,544
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3(h)(ii)	<p>In relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of items of infrastructure which that money was used to provide (wholly or in part)</p>	£0																				

3(h)(iii)	<p>In relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to delivery of planning obligations.</p> <p><i>This has been estimated in accordance with Regulation 5(c).</i></p>	£46,000
3(i)	<p>The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer-term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.</p> <p><i>Note: This covers issues areas such as playing fields, play equipment, community facilities and woodland habitat.</i></p>	£5,848,524
4(a)	<p>Summary details of any funding or provision of infrastructure which is to be provided through a highway agreement under section 278 of the Highways Act 1980 which was entered into during the reported year.</p> <p><i>Note: These are provided in the IFS to be published by HCC.</i></p>	N/A
4(b)	<p>Summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year.</p> <p><i>Note: These are provided in the IFS to be published by HCC.</i></p>	N/A

Notes

- 5(a) Where the amount of money to be provided under any planning obligation is not known, an authority must provide an estimate.
- 5(b) A non-monetary contribution includes any land or item of infrastructure pursuant to a planning obligation.
- 5(c) Where the amount of money spent in respect of monitoring in relation to delivery of planning obligations is not known, an authority must provide an estimate.

Appendix 3 - CIL report to meet statutory requirements (2023/24)

The table below sets out the necessary information required to meet the Government's regulations in respect of CIL reporting in the IFS. A more detailed explanation is provided in the main body of the IFS.

CIL Reg. Requirement	Description	Amount
a)	The total value of CIL set out in all demand notices issued in the reported year.	£5,361,332.12
b)	The total amount of CIL receipts for the reported year.	£6,021,040.85
c)	The total amount of CIL receipts (including NCIL & Admin), collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated.	£5,283,296.37
d)	The total amount of CIL receipts (including NCIL & Admin), collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year.	£695,751.67
e)	The total amount of CIL expenditure (including NCIL & Admin.) for the reported year.	£53,835.49
f)	the total amount of CIL receipts (including NCIL & Admin.), whenever collected, which were allocated but not spent during the reported year.	£1,039,965.14
g)	In relation to CIL expenditure for the reported year, summary details of:	-
g) i)	the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item;	£0
g) ii)	the amount of CIL spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part); and	£0
g) iii)	the amount of CIL spent on administrative expenses (based on CIL receipts 01/04/2023 - 31/3/2024) pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation.	£301,052.04 (5%)

h)	In relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL (including land payments) has been allocated, and the amount of CIL allocated to each item;	Only allocated/passed on NCIL receipts to parishes
i)	The amount of CIL passed to:	-
i)	<ul style="list-style-type: none"> any parish council under regulation 59A or 59B; and 	£1,039,965.14 (Reg. 59A)
ii)	<ul style="list-style-type: none"> any person under regulation 59(4). 	£0
j)	Summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including:	-
j) i)	the total CIL receipts that regulations 59E and 59F applied to;	£15,017.74 (Reg. 59F)
j) ii)	the items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item.	£0
k)	summary details of any notices served in accordance with regulation 59E, including:	-
k) i)	the total value of CIL receipts requested from each parish council;	£0
k) ii)	any funds not yet recovered from each parish council at the end of the reported year;	£0
l)	The total amount of:	-
l) i)	CIL receipts for the reported year (including NCIL & Admin), retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£4,485,395.19
l) ii)	CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£8,433,411.75
l) iii)	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£15,017.74 (Reg. 59F)
l) iv)	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	£63,185.92 (Reg. 59F)

Appendix 4 - Infrastructure List

It should be noted that this infrastructure list was adopted by the Borough Council in December 2020. It outlines projects upon which CIL may be spent. Projects are not in a prioritised order, and it is recognised that the amount of CIL likely to be received in response to development will not fund all of the listed items.

Transport

Infrastructure to be wholly or partly funded from CIL receipts	Exclusions
Provision of A33 link to Cufaude Lane / Chineham distributor road.	
A33 / Bramley Road junction improvements.	
Improvements to junction and signals at A30 Ringway South / A339 Hackwood Road Roundabout.	
Improvements to junctions on B3400 throughout Laverstoke and Freefolk and improved pedestrian and traffic management.	
Construction and implementation of Chineham railway station.	
Transport and access improvements at Basingstoke Top of the Town.	
Victory Roundabout.	
M3 Junction 7.	

Education

Infrastructure to be wholly or partly funded from CIL receipts	Exclusions
Provision of additional Primary School places in existing schools.	New primary school provision to serve Manydown, Basingstoke Golf Course, Hounsme Fields, East of Basingstoke and Upper Cufaude Farm as required.
Expansions to existing Secondary Schools.	New secondary school provision to serve Manydown.

Community

Infrastructure to be wholly or partly funded from CIL receipts	Exclusions
Improvements to existing Community Facilities.	New Community Facilities to serve Manydown, Basingstoke Golf Course, Hounsome Fields, East of Basingstoke and Upper Cufaude Farm.
Libraries.	
Cemetery.	
Healthcare infrastructure.	

Sports

Infrastructure to be wholly or partly funded from CIL receipts	Exclusions
New and improved facilities at Down Grange Sports Complex.	
Artificial Turf Pitch at The Vyne Community School.	
Artificial Turf Pitch at Testbourne Community School.	
Artificial Turf Pitch at Tadley	
Improvements to swimming provision.	
Improvements to indoor tennis facilities.	
New indoor sports halls.	
Refurbish / re-provide football pavilion at Bramley FC.	
Refurbish existing hard-court area at Fieldgate, Kingsclere.	
Provide floodlights and pavilion at Kingsclere Tennis Club.	
Refurbish / re-provide cricket pavilion at Oakley Cricket Club.	
2 new rugby pitches and 4 team changing rooms at Overton RFC.	
Refurbish / provide 2 new tennis courts in Whitchurch.	

Green Infrastructure

Infrastructure to be wholly or partly funded from CIL receipts	Exclusions
Remainder of country park for strategic needs (after mitigation provided by Manydown).	Country park land and provision of mitigation required to make Manydown development acceptable.
Strategic habitat creation and restoration.	Specific habitat creation or restoration secured through s106 and required to make the development acceptable.
Strategic open space provision (including accessible natural greenspace, parks, informal kickabout areas and play areas).	On-site provision of open space (or in the vicinity of the site) secured through s106 and required to make the development acceptable.
Strategic allotment provision.	

Flooding and Water

Infrastructure to be wholly or partly funded from CIL receipts	Exclusions
Strategic flood alleviation schemes and flood prevention measures.	Site specific flood risk management including SuDS secured through s106 and required to make the development acceptable.
Projects to support meeting the aims of the Water Framework Directive.	

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If you need this information in a different format, for example large print, CD or braille, please contact the council.

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