

Basingstoke and Deane annual infrastructure funding statement

for Community Infrastructure Levy and
Section 106 - Reporting period from 1
April 2024 to 31 March 2025



Basingstoke
and Deane

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Executive summary

This is the sixth 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 2024 to 31st March 2025, during which:

- The council entered into ten s106 agreements in relation to future infrastructure provision. These secured approximately **£0.16M** 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.
- **£4.44M** of CIL demand notices were issued during 2024/5. In practice the timing of the CIL receipts will be dependent upon the size of the developments, as this influences whether they are able to utilise the council's instalments policy.
- **£4.57M** in CIL receipts were collected in the monitoring year. In total, **£15.88M** has been collected by the Borough Council since CIL was implemented.
- Taking into account the neighbourhood portion and the percentage retained for administration, by the end of the monitoring year the council had collected approximately **£11.83M** of CIL for strategic infrastructure projects (Strategic CIL). Of this, **£0.32M** had been spent on the redevelopment of the Basingstoke Leisure Park, as part of the overall planned spend of £14.48M on this project up to 2029.
- The council adopted a CIL Spend Policy in February 2024 setting out some key principles for how Strategic CIL should be spent. This included making 20% of the funds available to partner organisations to deliver strategic infrastructure (as a starting point). The council subsequently adopted a CIL Spend Protocol in February 2025, setting out more detail about this process.
- In June-July 2025 the council invited bids for Strategic CIL from infrastructure providers and stakeholders delivering strategic infrastructure projects identified in the council's Infrastructure Delivery Plan/Infrastructure List. The outcomes of this bidding process will be agreed at Council in February 2026 and reported in the Infrastructure Funding Statement 2025/26.

- In the monitoring year, **£1.06M** of the CIL receipts were passed to the relevant parish and town councils (Neighbourhood CIL). In total, **£3.30M** has now been passed to parish and town councils. **£0.06M** of Neighbourhood CIL has also been collected in areas without town or parish councils. The CIL Spend Protocol (February 2025) established a process to enable this money to be spent.

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 2024/25 (1st April 2024 to 31st March 2025).
- 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 2024/25;
 - 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 2024/25.
- 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 (HCC) 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 Reg 122(2) of the Community Infrastructure Levy Regulations 2010):

- 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 2024/25.
- 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. CIL is a general levy that provides flexible, pooled funding for strategic infrastructure, not tied to any specific site or piece of infrastructure, with the local planning authority deciding how and where it is spent. 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 February 2025 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 2024/25, the Borough Council entered into ten 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 £0.16M 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	Description	Affordable Housing	Transport	Green Infrastructure ¹	Allotments
22/02792/FUL - Worting Park, Worting Rd., Basingstoke.	104 homes, village hall, pre-school and public open space.	✓	✓	✓	✓
22/03401/FUL - 19-23 Winchester St., Basingstoke.	Change of use from bank to residential, creating 18 self-contained flats.	✓		✓	
23/02630/FUL - Brighton Hill Retail Park, Winchester Road, Basingstoke.	Erection of two commercial buildings for industrial and storage/distribution uses.		✓		
21/01104/FUL - Land at 419 & The Scout Hall, Worting Rd. Basingstoke.	Widen existing access for shared use by Scout Hall, and create a new parking area.		✓		
23/01133/FUL - Land at Redlands Phase 3, Reading Rd., Sherfield-on-loddon.	16 dwellings.	✓		✓	
23/03051/FUL - Land north of Sherfield Rd. & east of Strawberry Fields, Sherfield Rd., Bramley.	20 dwellings.	✓		✓	
23/00110/FUL - Unit H, Grafton Way, Basingstoke.	Erection of flexible industrial and storage/distribution unit with ancillary offices.		✓		
23/01514/ROC - Freemantle Farm, Hannington Rd., North Oakley.	Variation to 20/00386/FUL (conversion of stables into dwelling, and outline permission for 7 dwellings).	✓		✓	
21/03656/FUL - Land north of The Chalet, Newbury Rd., Headley.	14 dwellings.	✓		✓	
20/01871/FUL - Site Skippetts House, Skippetts Lane west, Basingstoke.	Change of use from offices to 30 residential units, and 12 new-build dwellings.			✓	✓

¹ Including open space and biodiversity/ landscape enhancements.

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 £0.82M 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 360 affordable new dwellings were secured by s106 and delivered within the borough. This includes provisions on several of the Adopted Local Plan (2011-2029) allocated sites, including at 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, or surveys to enable future improvements to take place. 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 ²
Oakridge West Community Centre, Oakridge.	Design fees and surveys for improvement works.	£102,000
East Oakley Village Hall, Oakley.	Washroom improvement works.	£20,000
Everest Community Academy, Basingstoke.	Community space and changing room improvements.	£18,000
Sherborne St John Village Hall, Sherborne St John.	Access improvement works.	£13,000
Old Down Hall, Kempshott.	Surveys and planning for extension works.	£13,000
Roger Morris Centre/Eastrop Community Centre, Eastrop.	Heating improvements.	£12,000

Improvements at East Oakley Village Hall, Oakley

Section 106 funding from surrounding development was used to deliver improvements at East Oakley Village Hall. 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 (including for more senior users as well as for those with young children). Positive feedback has welcomed the provision of the bright and clean new washroom facilities, and access to baby changing facilities has also been well received by groups with young children.



Improved Washroom



New Signage



Improved Accessible Washroom

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 2024/25 rather than the total value of the scheme. Figures rounded to the nearest £1,000.

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 ³
Sherfield Green, Sherfield on Loddon.	New multiplay unit with additional play features and rubber mulch.	£6,000
Church Lane Play Area (next to St Thomas C of E Infant School), East Woodhay.	New Springer.	£2,000
The Holding Field, Kingsclere.	Sensory Mazes.	£1,000
Monk Sherborne Play Area, Monk Sherborne.	Grass reinforcement/matting to enable all season use.	£500

Improvements at Sherfield Green (Sherfield on Loddon), The Holding Field (Kingsclere) and at Monk Sherborne Play Area

The provision of new and improved play facilities included a new multiplay unit at Sherfield Green (Sherfield on Loddon). This unit provides a range of additional play features catering to different age groups, together with providing a new play environment. New freestanding sensory mazes were also provided at The Holding Field (Kingsclere), incorporating finger mazes to provide for additional tactile activities. The installation of grass reinforcement/matting within the Monk Sherborne Play Area also seeks to enable all season use.

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 2024/25 rather than the total value of the scheme. Figures rounded to the nearest £1,000.



**New multiplay unit with additional play features and rubber mulch.
Sherfield Green, Sherfield on Loddon.**



**Sensory Mazes.
The Holding Field, Kingsclere.**



**Grass reinforcement/matting to enable all season use
Monk Sherborne Play Area, Monk Sherborne.**

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 funding ⁴
Upper Sherborne Road & Dandelion Meadow, Norden.	<p><u>Upper Sherborne Road</u> - Additional walking routes, avenue tree planting, biodiversity bulb planting, upgraded car parking facilities and trim trail.</p> <p><u>Dandelion Meadow</u> - New tree planting, hedge planting & surfacing.</p>	£292,000
Headley Recreation Ground, Headley.	8 benches, a picnic table and external pavilion lighting.	£6,000
Old Basing Recreation Ground and Belle View Recreation Ground, Old Basing.	6 Picnic benches.	£6,000
Church Lane Recreation Ground (next to St Thomas C of E Infant School), East Woodhay.	New goal mouth reinforcements.	£5,000
Clift Meadow Recreation Ground, Bramley.	Phase 1 new footpath link.	£3,000

Improvements at Upper Sherborne Road, Norden, Basingstoke

The improvements at Upper Sherborne Road (Norden) included the provision of various new and improved facilities, including additional footpath links to provide a circular route, a woodland walk, seating, avenue tree planting, biodiversity bulb planting, upgraded car parking facilities and trim trail.

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 2024/25 rather than the total value of the scheme. Figures rounded to the nearest £1,000.



Woodland Walk
Upper Sherborne Road, Norden



Improved Trim Trail
Upper Sherborne Road, Norden



Biodiversity Bulb planting
Upper Sherborne Road, Norden



Avenue Tree Planting
Upper Sherborne Road, Norden

Improvements at Dandelion Meadow, Norden, Basingstoke

Improvements at Dandelion Meadow included new tree planting, hedge planting and surfacing, together with the provision of some children's totems.



**New Tree Planting
Dandelion Meadow, Norden**



**Children's Totem
Dandelion Meadow, Norden.**



**Children's Totem
Dandelion Meadow, Norden**

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 Oakley Tennis Club and at the FA ground in Winklebury.

Location	Improvements made	s106 funding ⁵
Oakley Tennis Club	Pavilion improvements, including new kitchen and accessible toilet.	£57,000
Football Association Winklebury	Basingstoke Town Football Club, clubhouse improvements.	£25,000
Basingstoke Sports and Social Club (The Bounty Ground)	Machinery storage.	£7,000
Petanque Club, Basingstoke	New access gate.	£5,000

Improvements at Oakley Tennis Club

Section 106 funding from surrounding development was used to deliver improvements to the Oakley Tennis Club, including the provision of new dedicated toilet and washroom facilities. 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.



**Kitchen Improvements
Oakley Tennis Club**



**Improvements
Oakley Tennis Club, Basingstoke**

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 2024/25 rather than the total value of the scheme (rounded to the nearest £1,000).



**Washroom Improvements
Oakley Tennis Club**

**Improved Washroom
Oakley Tennis Club**

**Improved Washroom
Oakley Tennis Club**

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 ⁶
Burgess Road Allotments	Access improvements, including the installation of precast concrete edgings to access track.	£10,000

⁶ In some cases, Section 106 funding may have been spent on a scheme across multiple financial years. This figure reflects the amount spent in 2024/25 rather than the total value of the scheme. Figures rounded to the nearest £1,000.

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:
- **£4.44M** was the total value of CIL 'demand notices' issued during 2024/25. This is the formal invoice issued by the local authority requiring payment of CIL following the commencement of a chargeable development. In practice the timing of the CIL receipts will be dependent upon the size of the developments, as this influences whether they are able to utilise the council's instalments policy.
 - **£4.57M** was the total value of CIL receipts received by the Borough Council. 5% of these receipts was retained as an administration fee, as permitted by the CIL Regulations (equating to £0.23M).
- 5.2** In total, since CIL came into effect (June 2018) and 31st March 2025, the total value of CIL receipts received by the Borough Council is **£15.88M**.

CIL expenditure



Strategic CIL

- 5.3** Of the CIL receipts, **£11.83M** 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 Council in February 2024 as part of the Borough Council's Capital Programme Strategy. This established the principal 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 HCC 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 council adopted a [CIL Spend Protocol](#) in February 2025 providing more detail on the process for how Strategic CIL would be spent.
- 5.6** The borough council's Capital Programme Strategy (February 2025) sets out that the Strategic CIL retained by the Borough Council will continue to be used to support the regeneration of Basingstoke Leisure Park and identifies that £14.482M should be ringfenced for this purpose up to April 2029. As of 31 March 2025, **£0.32M** had been drawn

down towards this project. This project will support development by improving and increasing the borough's swimming facilities.

- 5.7** In accordance with the CIL Spend Protocol, in June-July 2025 the council invited bids for Strategic CIL funding from infrastructure providers and stakeholders delivering strategic infrastructure projects identified in the council's Infrastructure Delivery Plan/Infrastructure List. The outcomes of this bidding process will be agreed at Council in February 2026 and reported in the Infrastructure Funding Statement 2025/26.

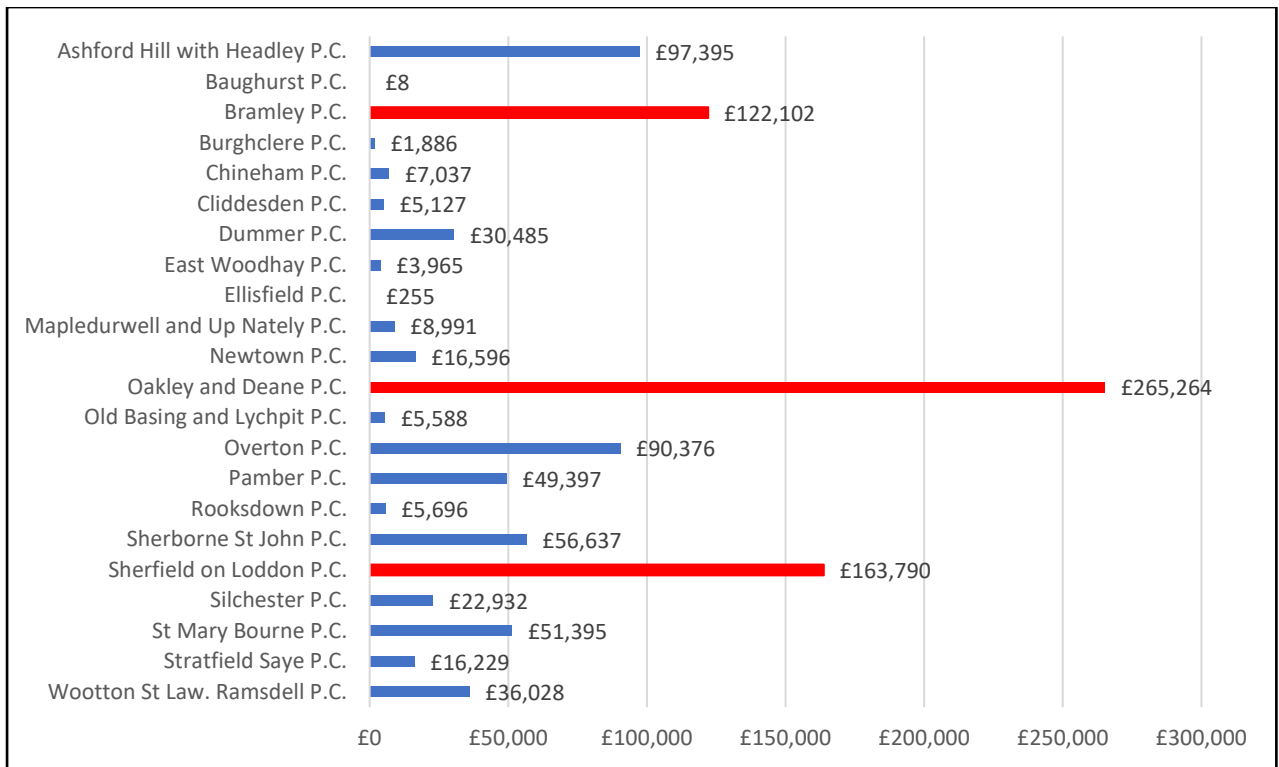
Neighbourhood CIL

- 5.8** Over the last financial year, **£1.06M** of CIL was passed to the relevant parish or town councils. Since CIL came into effect (June 2018), a total of **£3.61M** CIL receipts have been passed to 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:.

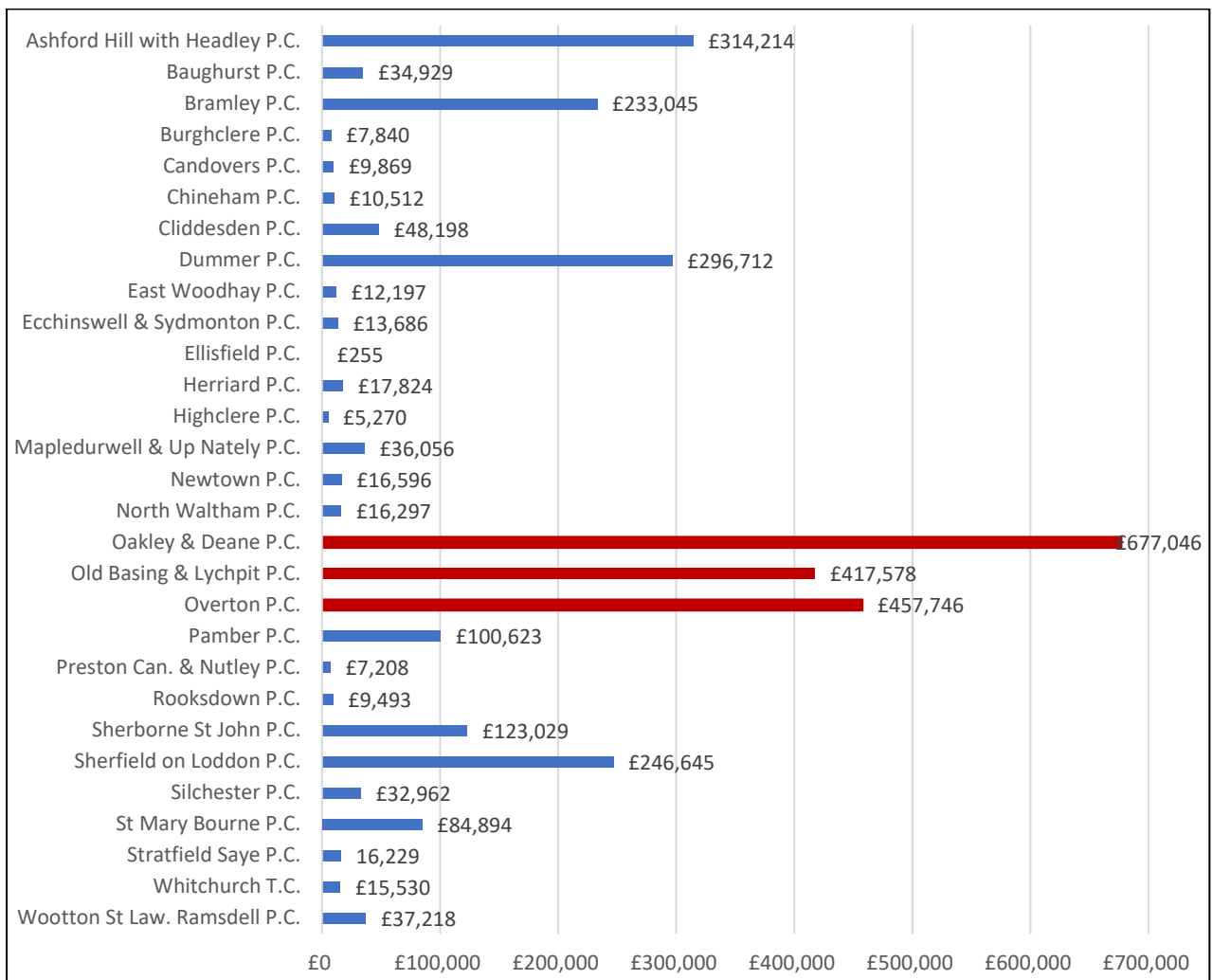
Parish / Town Council	CIL passed in last financial year (2024/25)	Total CIL passed up to 31 st Mar. 2025
Ashford Hill with Headley Parish Council	£97,395	£314,214
Baughurst Parish Council	£8	£34,929
Bramley Parish Council	£122,102	£233,045
Burghclere Parish Council	£1,886	£7,840
Candovers Parish Council	£0	£9,869
Chineham Parish Council	£7,037	£10,512
Cliddesden Parish Council	£5,127	£48,198
Dummer Parish Council	£30,485	£296,712
East Woodhay Parish Council	£3,965	£12,197
Ecchinswell & Sydmonton Parish Council	£0	£13,686
Ellisfield P.C.	£255	£255
Herriard Parish Council	£0	£17,824
Highclere Parish Council	£0	£5,270
Mapledurwell and Up Nately Parish Council	£8,991	£36,056
Newtown P.C.	£16,596	£16,596
North Waltham Parish Council	0	£16,297

Oakley and Deane Parish Council	£265,264	£677,046
Old Basing and Lychpit Parish Council	£5,588	£417,578
Overton Parish Council	£90,376	£457,746
Pamber Parish Council	£49,397	£100,623
Preston Candover and Nutley Parish Council	£0	£7,208
Rooksdown Parish Council	£5,696	£9,493
Sherborne St John Parish Council	£56,637	£123,029
Sherfield on Loddon Parish Council	£163,790	£246,646
Silchester Parish Council	£22,932	£32,962
St Mary Bourne Parish Council	£51,395	£84,894
Stratfield Saye P.C.	£16,229	16,229
Whitchurch Town Council	£0	£15,530
Wootton St Law. with Ramsdell Parish Council	£36,028	£37,218
Totals:	£1,057,179	£3,299,702

5.9 During the last financial year, the three largest amounts of CIL were passed to Oakley and Deane Parish Council (£0.27M), Sherfield on Loddon Parish Council (£0.16M) and Bramley Parish Council (£0.12M) 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 Oakley and Deane Parish Council (£0.68M), Overton Parish Council (£0.46M) and Old Basing and Lychpit Parish Council (£0.42M), as 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 2024/25.



Total CIL passed to Parish and Town Councils Total CIL since CIL was introduced up to 31st Mar. 2025.

- 5.10** £0.06M of Neighbourhood CIL has also been collected in areas without town or parish councils. In such areas, the legislation does not allow the council to pass the funds directly to parish meetings or other local representatives. As a consequence of this, for the unparished areas of Basingstoke town and the eight rural communities that have parish meetings, the CIL Spend Protocol (adopted in February 2025) sets out a process to enable the council to work with local community representatives to spend the money on their behalf.
- 5.11** Further information around the amounts of CIL received and spent by parish and town councils can also be found on the Borough Council's website [here](#).

Appendices

Appendix 1 - Summary of funding and infrastructure provision secured through Section 106 in 2024/25

22/02792/FUL - Worting Park, Worting Road, Basingstoke.

(104 homes, village hall, pre-school and public open space)

- Affordable Housing
- Landscape Management Plan
- Biodiversity Management Plan
- Allotment Contribution
- Travel Plan

22/03401/FUL - 19-23 Winchester Street, Basingstoke.

(Change of use from bank to residential, creating 18 self-contained flats)

- Affordable Housing Contribution
- Off-Site Open Space Contribution
- Equipped Play Area Contribution

23/02630/FUL - Brighton Hill Retail Park, Winchester Road, Basingstoke.

(Erection of two commercial buildings for industrial and storage/distribution uses)

- Pedestrian/Cycle scheme contribution
- Travel Plan

21/01104/FUL - Land at 419 & The Scout Hall, Worting Road. Basingstoke.

(Widen existing access for shared use by Scout Hall, and create a new parking area)

- Traffic & Car Parking Management Plan

23/01133/FUL - Land at Redlands Phase 3, Reading Road, Sherfield-on-Loddon.

(16 dwellings)

- Affordable Housing
- On-Site Open Space
- Equipped Play Area Contribution
- Landscape Management Plan

23/03051/FUL - Land north of Sherfield Road and to east of Strawberry Fields, Sherfield Road, Bramley.

(20 dwellings)

- Affordable Housing
- Equipped Play Area Contribution
- On-Site Open Space
- Landscape Management Plan
- Biodiversity Net Gain

23/00110/FUL - Unit H, Grafton Way, Basingstoke.

(Erection of flexible industrial and storage/distribution unit with ancillary offices)

- Highway Works
- Traffic Regulation Order Contribution

23/01514/ROC - Freemantle Farm, Hannington Road, North Oakley.

(Variation to 20/00386/FUL: conversion of stables into dwelling, and outline permission for 7 dwellings)

- Affordable Housing
- Equipped Play Area Contribution
- Open Space Contribution
- Landscape Management Plan

21/03656/FUL - Land north of The Chalet, Newbury Road, Headley.

(14 dwellings)

- Affordable Housing
- Equipped Play Area Contribution
- Open Space Contribution
- Landscape Management Plan

20/01871/FUL - Skippetts House, Skippetts Lane west, Basingstoke.

(Change of use from offices to 30 residential units, and 12 new-build dwellings)

- Open Space Contribution
- Off-Site Equipped Play Area Contribution
- Landscape Management Plan
- Allotment Contribution
- Biodiversity Gain Management & Monitoring Plan

S106 Deeds of Variation

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

- 22/01703/VLA - Land at The Street, Bramley.
- 22/01707/VLA - Land at Mill Springs, Winchester Road, Whitchurch.
- 23/01756/VLA - Land adjacent Old Kempshott Lane, Basingstoke.
- 23/03076/VLA - Basilica, Coliseum & Senate Court, Crockford Lane, Chineham.
- 22/01708/VLA - Land at O.S. Parcel 4630 1540, North of Popley Way, Basingstoke.
- 22/03021/VLA - Land off Evingar Road, Whitchurch.
- 23/02528/VLA - Land to the North of Sherfield Road, Bramley.
- 23/02091/VLA - Land at Minchens Lane, Bramley.
- 23/02035/VLA - Land at Kennel Farm, Winchester Road, Kempshott Hill, Basingstoke.
- 23/01757/VLA - Land at Popley Fields, North of Popley Way, Basingstoke.
- 23/01972/VLA - Land Between Elmdene and Fairholme, Aldermaston Road, Pamber End.
- 22/01706/VLA - Harwood Paddock, Woolton Hill, Newbury.
- 23/02118/VLA - Land at Kingsclere Road, Basingstoke.
- 23/01600/VLA - Land at Back Lane, Herriard.
- 24/02235/VLA - Fairacre, Whistlers Lane, Silchester.
- 24/00697/VLA - Freemantle Farm, Hannington Road, North Oakley, Tadley.
- 24/02679/VLA - North Binfields Development Area, Reading Road, Chineham.
- 24/02680/VLA - North Binfields Development Area, Reading Road, Chineham.
- 23/02619/VLA - Basingstoke Golf Club, Winchester Road, Kempshott Hill, Basingstoke.
- 22/01705/VLA - Crown Heights, Alencon Link, 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 360 affordable homes. Further information is provided by the Borough Council's [Authority Monitoring Report](#).

Appendix 2 - Section 106 report to meet statutory requirements (2024/25)

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.	£155,241
3(b)	The total amount of money under any planning obligations which was received during the reported year.	£400,719
3(c)	The total amount of money under any planning obligations which was received before the reported year which has not been allocated.	£4,255,399
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>	£4,293,905
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>	£818,558
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.	£4,293,905

	<table border="1"> <thead> <tr> <th>Infrastructure Type</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Affordable Housing</td> <td>£1,015,625</td> </tr> <tr> <td>Allotments</td> <td>£62</td> </tr> <tr> <td>Community Facilities</td> <td>£1,685,626</td> </tr> <tr> <td>Open Space</td> <td>£919,719</td> </tr> <tr> <td>Play Areas</td> <td>£389,753</td> </tr> <tr> <td>Sport and Playing Fields</td> <td>£215,390</td> </tr> <tr> <td>Swimming</td> <td>£31,247</td> </tr> <tr> <td>Transport/Highways</td> <td>£36,483</td> </tr> </tbody> </table>	Infrastructure Type	Amount	Affordable Housing	£1,015,625	Allotments	£62	Community Facilities	£1,685,626	Open Space	£919,719	Play Areas	£389,753	Sport and Playing Fields	£215,390	Swimming	£31,247	Transport/Highways	£36,483	
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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>Amount</th> </tr> </thead> <tbody> <tr> <td>Affordable Housing</td> <td>£50,625</td> </tr> <tr> <td>Allotments</td> <td>£9,884</td> </tr> <tr> <td>Community Facilities</td> <td>£193,254</td> </tr> <tr> <td>Open Space</td> <td>£314,079</td> </tr> <tr> <td>Play Areas</td> <td>£10,850</td> </tr> <tr> <td>Sport and Playing Fields</td> <td>£89,434</td> </tr> <tr> <td>Swimming</td> <td>£133,000</td> </tr> <tr> <td>Transport/Highways</td> <td>£17,432</td> </tr> </tbody> </table> <p><i>Note: HCC received payment direct in respect of transport related funds.</i></p>	Infrastructure Type	Amount	Affordable Housing	£50,625	Allotments	£9,884	Community Facilities	£193,254	Open Space	£314,079	Play Areas	£10,850	Sport and Playing Fields	£89,434	Swimming	£133,000	Transport/Highways	£17,432	£818,558
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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>	£6,255,294
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 (2024/25)

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.	£4,444,367
b)	The total amount of CIL receipts for the reported year.	£4,571,177
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.	£11,304,337
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.	£1,735,717
e)	The total amount of CIL expenditure (including NCIL & Admin.) for the reported year.	£251,091
f)	the total amount of CIL receipts (including NCIL & Admin.), whenever collected, which were allocated but not spent during the reported year.	£1,043,623
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; Basingstoke Leisure Park	£323,000
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 01/04/2024 - 31/3/2025) pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation.	£228,559 (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 	£1,057,179 (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;	£0.00 (Reg. 59E) £218 (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;	£3,395,271
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;	£11,828,910
l) iii)	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£0.00 (Reg. 59E) £218 (Reg. 59F)
l) iv)	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	£0 (Reg. 59E) £63,744.06 - (Reg. 59F)

Appendix 4 - Infrastructure List

Infrastructure List (February 2025)

Regulation 121A of the Community Infrastructure Levy (CIL) (Amendment) Regulations (2019) requires the council to publish 'a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by [Strategic] CIL' (an Infrastructure List).

This Infrastructure List (below) therefore sets out the types of infrastructure that the council intends may be funded by CIL. More detail about the specific infrastructure projects required to support growth, and their level of priority, is set out in the council's [Infrastructure Delivery Plan](#).

In accordance with the council's [CIL Spend Protocol](#), there will be an annual bidding process for CIL funding, and decisions about which projects will be funded will be made as part of the council's Capital Programme. The list of projects to be funded over the next five years will be set out in a CIL Spending Plan.

The inclusion of a type of infrastructure on the list therefore does not guarantee or imply it will receive any CIL funding, and the broad types set out below are not in any prioritised order.

- **Transport**
Including highways and traffic works, public transport improvements, and walking and cycling infrastructure.
- **Education**
Including the provision of new schools and improvements to existing facilities.
- **Community and cultural infrastructure**
Including the provision of new community facilities and improvements to existing facilities.
- **Health**
Including the provision of new health centres and GP surgeries, and improvements to existing facilities.
- **Sports facilities**
New and improved sport and leisure facilities, including the redevelopment of Basingstoke Leisure Park.
- **Green and blue infrastructure**
Including strategic and local-scale green infrastructure and public realm improvements, and strategic flood defence infrastructure
- **Renewable energy infrastructure**
Infrastructure required to facilitate the borough's transition to net zero.

The 2019 CIL regulation amendment removed the previous restriction on the pooling of planning obligations towards a single piece of infrastructure. Alongside CIL contributions, the council may also seek planning obligations by way of a planning agreement (S106) where they would comply with planning policy and meet the statutory tests.

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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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