

Basingstoke and Deane annual infrastructure funding statement

for Community Infrastructure Levy and Section 106 - Reporting period from 1 April 2020 to 31 March 2021



Basingstoke
and Deane

Executive summary

This is the second Infrastructure Funding Statement (IFS) prepared by Basingstoke and Deane Borough Council setting out details of money received and infrastructure provided in association with new development and provided through both:

- the Community Infrastructure Levy (CIL)
- and section 106 agreements.

The statement aims to provide transparency on the provision of infrastructure and to outline what new or improved facilities and services has been provided to benefit residents.

This is prepared and updated on an annual basis with details outlined of the financial year 2020/21. This includes the following:

- £587,851.88 collected in CIL payments;
- £104,607.25 of financial contributions collected from s106 agreements

Over the course of the course of the year, key infrastructure has been provided by the borough council including:

- £400,000 at Popley Parks, providing enhanced facilities including lighting, signage, play area enhancements, a street fitness area and car parking funded by nearby developments;
- £ 257,000 at Beggarwood Community Park providing new footpaths, furniture and seating, an extension to the play area and the introduction of a 'wild zone'
- £152,000 at Winklebury Stadium to bring this up to Football Association Grade D standards

The delivery of housing sites in the borough has also meant that 471 affordable homes have been completed as well as section 106 funding being used to support the completion of four social rented homes in Basingstoke.

Alongside this, funding from development has enabled us to support schemes delivered by Hampshire County Council and parish and town councils in the borough including:

- completion of the Thornycroft roundabout improvements
- equipped play and green infrastructure projects in a number of parishes including East Woodhay, Pamber, Upton Grey, Sherfield-on-Loddon and Whitchurch
- improvements to community facilities in Basingstoke, Overton and Chineham, undertaken by the parish councils.

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 the scale and size.

1.2 Recent development has brought with it 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, play facilities and green infrastructure.

1.3 There is now greater recognition that infrastructure provision must happen in tandem with the completion of homes, in order to establish communities early in the delivery of a site and that this help both new and existing residents of the borough.

1.4 This Infrastructure Funding Statement (IFS) outlines details of how development is supporting the provision of new facilities and services, with a focus on 2020/21. It is intended to fulfil the Community Infrastructure Levy regulatory requirements as well as providing clarity to residents and developments on how funding secured is being used. This covers funding associated with legal documents called section 106 agreements as well as the Community Infrastructure Levy (CIL).

1.5 This statement 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 2020/21;
- details what money is retained by the borough council for the delivery of infrastructure in the future;
- highways what money has been passed to parish councils from CIL for the delivery of infrastructure;
- case studies about the delivery of infrastructure during 2020/21; and
- in broad terms, how CIL will be used in the future to fund infrastructure delivery.

1.6 It details in an appendix the technical information required to comply with the government's CIL regulations.

1.7 It should be noted that as the local highway authority and the education authority, Hampshire County Council are also required to preparing an infrastructure funding statement document to outline money received and spent as well as infrastructure provided for their service areas.

2. How is infrastructure provided and funded?

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 are frequently supported by development in the nearby area.

2.2 This has tended to be through legal documents called s106 agreements, but more recently has been supplemented by the Community Infrastructure Levy (or CIL), which was introduced in Basingstoke and Deane in March 2018 when the approach used was adopted, with this becoming applied to planning applications determined after 25 June 2018.

Section 106 agreements

2.3 Section 106 agreements are legally binding documents that form a key component of many planning permissions and which involve the Borough Council (as Local Planning Authority) as well as the owner of the land, and in some instances, Hampshire County Council as Local Education Authority and Local Highway Authority.

2.4 Their purpose is to ensure that the impacts of new development on existing communities as well as their local environment more generally are considered with any implications mitigated. The way that the development is mitigated is generally agreed between the Borough Council (and HCC) with 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:

- 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 S106 agreements typically secure things such as:

- open space;
- sports and play equipment;
- community facilities;
- transport and highway improvements (alongside other legal documents);
- education and school places and
- affordable housing

2.7 For larger sites, planning obligations can include specific trigger points to ensure that the infrastructure is provided in a timely manner in order 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 of 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 2020/21.

2.9 The legal agreements also set out matters such as the long-term maintenance of things 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.

Community Infrastructure Levy

2.10 Community Infrastructure Levy is a relatively new concept in Basingstoke and Deane having been introduced in 2018 when the borough council adopted the CIL Charging Schedule, which sets out the different rates charged, and which became payable on planning applications determined after 25 June 2018.

2.11 CIL is a charge which is paid a certain number of days after a development has commenced and which is relevant for some forms of residential schemes in the borough, with the exact rate based on the internal floor area of the homes being provided. The rates vary depending on the location of the site, in line with the figures outlined in the CIL charging schedule and importantly, it is not applicable to homes which are defined as 'affordable housing', generally secured through the legal agreement.

2.12 Given that CIL is collected once a development has commenced, and with an instalments policy in place for larger amounts due, there is a time lag from the introduction of CIL to a meaningful amount being collected. 2019/20 was the first year that any money was received, with the level of CIL collected being relatively modest, and during 2020/21 this has become more meaningful.

2.13 As a principle, CIL is intended to be used and spent more strategically than the site specific s106 funding mechanism, with a broad definition of 'infrastructure' in the government's regulations around how it can be used.

2.14 The borough council adopted an 'Infrastructure List' (previously called the Regulation 123 list) when it introduced CIL in 2018 and this was re-adopted in December 2020 to comply with the legal requirements. Its introduction has slimmed down the list of things that can be secured by s106. Further detail on CIL spending is set out in paragraph 3.6 of this IFS, as well as in the infrastructure list included in Appendix One to this document.

3. Infrastructure and Funding Secured

Section 106 agreements

3.1 During 2020/21, the borough council entered into a number of s106 agreements associated with development as well as oversaw and delivered infrastructure on the ground in its role as local planning authority and in providing services.

3.2 In respect of agreements entered into over the monitoring year, the borough council was signatory to six individual schemes associated with planning permissions granted as outlined below:

- land between the A339 and Fawconer Road, Kingsclere;
- land at Silchester Road, Bramley;
- land at Rowe Farm, St Mary Bourne;
- land at Basingstoke Golf Course;
- land at St Michaels Close, North Waltham; and
- the Island Site, Beggarwood, Basingstoke.

3.3 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 space and green infrastructure, in addition to the following significant facilities including:

- financial contributions towards the provision of a school at Hounsome Fields
- £8.5m of funding to HCC for highways and transport improvements
- community building, neighbourhood park, allotments, multi-functional green space at Hounsome Fields
- multi-functional green space at Silchester Road in Bramley
- contributions towards skate ramp, outdoor gym, basketball facilities and associated seating and accessible play at Strokins Road play area in Kingsclere

3.4 Securing this funding and obligations in specific s106 agreements means that schemes will be delivered to meet the needs of residents in the future once the required funding has been secured and / or the 'trigger' in the legal agreement reached. To progress with some forms of infrastructure referred to above, it will be necessary to engage with the local community and undertake consultation as well as undertake feasibility work to identify the most suitable scheme prior to delivery.

3.5 In terms of the borough council's role around service delivery, funding from development has helped to secure new and improved infrastructure through a number of schemes in Basingstoke and Deane during 2020/21. Below are details of case studies to outline these in more detail and highlight the benefits these provide to new and existing residents.

Case study on Beggarwood Park

Linked to funding from new developments at Kempshott Park Industrial Estate and Area N at Beggarwood Park, £258,000 has been spent on continuing to improve the leisure and recreation facilities at Beggarwood Park to benefit new and existing residents close to the park. This funding, secured in previous years, has now been used to invest in:

- improvements in landscaping;
- a new children's play area with climbing frames, ropes, swings and rides;
- a wild zone;
- an upgraded pump track circuit for BMX, mountain bikes, rollerbladers, skateboarders and scooter rides; and
- new benches, bins and improved footpaths



Case study on Popley Community Park

Linked to funding from new developments at Merton Rise and land at Priestly Road, just over £400,000 has been spent on continuing to improve the leisure and recreation facilities at Popley Community Park to benefit new and existing residents close to the park. This funding, secured in previous years, has now been used to invest in:

- a junior and toddler play area;
- a teen zone with parkour area;
- an outdoor gym;
- new seating, fencing improvements and landscaping; and
- wildlife friendly planting.



Alongside these, smaller-scale improvements were made at the following locations:

- Winklebury Playing Fields
- Chatsworth Green, Hatch Warren
- The Lime Pits, Old Basing
- East Woodhay Parish Field Footpath
- Pamber Park
- Upton Grey park
- Sherfield on Loddon village green
- The Meadow Millennium Green, Whitchurch.

Community facilities

Both through delivery by the borough council and in association with town and parish councils as well as community associations, development has helped to fund a number of improvements to help improve halls across the borough. This includes extensions to provide more space for community activities to other improvements to make the buildings more comfortable for users, and therefore more attractive, as well as improving their energy performance and therefore reducing bills and carbon emissions. Some of the more significant areas of spend are detailed below:

Location	Improvement Made	Cost
Carnival Hall, Basingstoke	Boiler and plumbing works	£57,329.45
Rooksdown Community Centre	Installation of LED lighting	£12,312
Overton Community Centre	Work to repair / improve roofing	£5,994
St Luke's Hall, Overton	Contribution towards a rear extension	£51,719.49
Four Lanes Community School	Improvements to community toilets	£15,000
Christ Church, Chineham	Lighting and car park improvements	£33,678.25
Chineham Village Hall	Installation of solar panels	£14,410.60
Old Down Hall, Kempshott	Feasibility study to consider future improvements	£9,810
Norden ward, Basingstoke	Place shaping study to consider the most effective means of utilising s106 funds from nearby scheme to best effect	£25,644



Alongside this, smaller amounts of funding were provided to support improvements at

- Oakridge West Community Centre;
- Mortimer West End Village Hall;
- Woolton Hill Church Hall;
- East Woodhay Village Hall
- Overton Community Centre
- Sherfield on Loddon Village Hall
- 1st Chineham Scout Group.

Community Infrastructure Levy

3.6 Over the course of 2020/21, a number of CIL liable developments have commenced in the borough, such that they have started to pay the CIL liabilities that are due to the borough council. During the 12 month period, the following is relevant to highlight:

- £756,891.57 is the total value of all CIL 'demand notices' issued – meaning the amount that will become due should all relevant CIL payable schemes granted planning permission be built out and delivered in the future;
- £587,851.88 was received in CIL receipts by the borough council as 'CIL Charging Authority' of this,
 - £547,474.24 is retained by the borough council for infrastructure provision (including £29392.59 as an admin fee at 5%); and
 - £40,377.63 passed to the relevant town or parish council.
- To date, no CIL has been spent and this will be aligned with infrastructure plan and other key documents such as the Local Plan and the Council Plan.

Table A) CIL Information

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

CIL Reg Requ:	Description	Amount collected/project title
a)	the total value of CIL set out in all demand notices issued in the reported year;	£756,891.57
b)	the total amount of CIL receipts for the reported year;	£587,851.88
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;	£547,474.24
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;	£692,459.22
e)	the total amount of CIL expenditure (including NCIL & Admin), for the reported year;	£0
f)	the total amount of CIL receipts (including NCIL & Admin), whenever collected, which were allocated but not spent during the reported year;	£0
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);	£0
g) iii)	the amount of CIL spent on administrative expenses (based on CIL receipts 01/04/20-31/3/21) pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation;	£29392.59 (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)	any parish council under regulation 59A or 59B; and	£40,377.63
ii)	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—	£0
j) i)	the total CIL receipts that regulations 59E and 59F applied to;	£0
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;	£ 547,474.24
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;	£99,376.99
l) iii)	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£0
l) iv)	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	£0

Table B) Section 106 Planning Obligation Matters.

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.

Regulation 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.	£
3(b)	The total amount of money under any planning obligations which was received during the reported year.	£1,762,701.90
3(c)	The total amount of money under any planning obligations which was received before the reported year which has not been allocated.	£1,997,574.92
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 of: (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 Hampshire County Council (iii) other infrastructure to be provided Full details of planning obligations set out in Appendix Two to this IFS	See appendix two
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. Note: details reported at 3(g)	£6,719,336.74
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) Note: details reported at 3(h)(i) to 3(h)(iii)	£1,402,132.00

Regulation 121A Reference	Description	Amount /Details																														
3(g)	<p>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.</p> <table border="1" data-bbox="384 488 1015 1370"> <thead> <tr> <th data-bbox="384 488 699 533">Infrastructure type</th> <th data-bbox="699 488 1015 533">Amount</th> </tr> </thead> <tbody> <tr> <td data-bbox="384 533 699 577">Affordable housing</td> <td data-bbox="699 533 1015 577">£982,574.2</td> </tr> <tr> <td data-bbox="384 577 699 622">Allotments</td> <td data-bbox="699 577 1015 622">£3,195.04</td> </tr> <tr> <td data-bbox="384 622 699 667">BEST / transport</td> <td data-bbox="699 622 1015 667">£140.232/37</td> </tr> <tr> <td data-bbox="384 667 699 712">Community facilities</td> <td data-bbox="699 667 1015 712">£1,797,149.67</td> </tr> <tr> <td data-bbox="384 712 699 757">Education</td> <td data-bbox="699 712 1015 757">£251.78</td> </tr> <tr> <td data-bbox="384 757 699 801">Equipped play</td> <td data-bbox="699 757 1015 801">£48,474.85</td> </tr> <tr> <td data-bbox="384 801 699 846">Hardcourt area</td> <td data-bbox="699 801 1015 846">£1,788.97</td> </tr> <tr> <td data-bbox="384 846 699 891">Open space</td> <td data-bbox="699 846 1015 891">£1,829,400.02</td> </tr> <tr> <td data-bbox="384 891 699 1025">Play areas (including recreation / equipped play)</td> <td data-bbox="699 891 1015 1025">£660,054.44</td> </tr> <tr> <td data-bbox="384 1025 699 1160">Open space (including kickabout areas)</td> <td data-bbox="699 1025 1015 1160">£175,833.80</td> </tr> <tr> <td data-bbox="384 1160 699 1205">Woodland habitats</td> <td data-bbox="699 1160 1015 1205">£99,923.00</td> </tr> <tr> <td data-bbox="384 1205 699 1294">Sport and playing field</td> <td data-bbox="699 1205 1015 1294">£396,340.13</td> </tr> <tr> <td data-bbox="384 1294 699 1339">Swimming</td> <td data-bbox="699 1294 1015 1339">£638,593.08</td> </tr> <tr> <td data-bbox="384 1339 699 1370">Total</td> <td data-bbox="699 1339 1015 1370">£6,719,336.74</td> </tr> </tbody> </table>	Infrastructure type	Amount	Affordable housing	£982,574.2	Allotments	£3,195.04	BEST / transport	£140.232/37	Community facilities	£1,797,149.67	Education	£251.78	Equipped play	£48,474.85	Hardcourt area	£1,788.97	Open space	£1,829,400.02	Play areas (including recreation / equipped play)	£660,054.44	Open space (including kickabout areas)	£175,833.80	Woodland habitats	£99,923.00	Sport and playing field	£396,340.13	Swimming	£638,593.08	Total	£6,719,336.74	£6,19,336.74
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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. This has been estimated in accordance with regulation 5(c)</p>	£34,430.44																				

Regulation 121A Reference	Description	Amount /Details
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>Note: This covers issues areas such as playing fields, play equipment, community facilities and woodland habitat</p>	£6,231,402.52
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>Note that these are provided in the IFS to be published by Hampshire County Council</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>	Nil

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 One - Infrastructure List

It should be noted that this infrastructure was adopted by the borough council in December 2020 and that 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, Hounsome 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	On-site provision of allotments (or in the vicinity of the site) secured through S106 and required to make the development acceptable

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	

Appendix two– planning obligations secured during 2020/21 in relevant s106 agreements entered into

19/02370/OUT – Land adjacent to A339 / Fawconer Road, Kingsclere

- £7,000 school travel plan
- £3,000 monitoring of school travel plan
- 40% affordable housing
- Biodiversity management plan
- Landscape management plan
- Off-site play contribution – amount to be calculated once reserve matters application confirms the detail of the scheme. To be used towards skate ramp, outdoor gym, basketball facilities and associated seating and accessible play at Strokins Road play area

20/00319/FUL – Land at Silchester Road, Bramley

- Tree works plan
- Open space plan
- Landscape plan
- Biodiversity management plan
- Five affordable homes (noting a limited element of flexibility within the legal agreement)
- Multi-functional green space
- On-site open space

20/00028/FUL – Rowe Farm, St Mary Bourne

- Nitrate mitigation plan
- Landscape management plan

19/00971/OUT – Land at Basingstoke Golf Course

- 40% affordable housing
- £8.5m off-site highway contributions (passed to HCC)
- Bus stops and service
- Community building
- SUDS management plan
- Landscape management plan
- Surface water management plan
- Financial contribution towards school provision on Hounsome Fields – amount to be confirmed through subsequent reserve matters applications
- Employment skills plan
- Allotments
- Multi-functional green space
- Neighbourhood Park
- Equipped play
- On-site sports facilities
- Travel plan
- £15,000 school travel plan monitoring fee

20/01255/TDC – South side of St Michaels Close, North Waltham

- Nitrate mitigation plan
- 19/01384/FUL – The Island Site, Beggarwood, Basingstoke
- £18,508 – off-site open space contribution
- In addition, the following deeds of variation were agreed to existing s106 agreements:
- S106 Deed Of Variation - Wadwick Farm - 20/02661/VLA
- S106 Deed Of Variation - St Michaels Retail Park The Harrow Way Basingstoke Hampshire - 20/03191/ROC
- S106 Deed Of Variation - Land At Beech Tree Close Oakley Hampshire - 19/01055/VLA
- S106 Deed Of Variation - Kingfisher House Shooters Way Basingstoke Hampshire - 20/00762/VLA
- S106 Deed Of Variation - The Range Gaston Wood Chineham - 19/01133/ROC
- S106 Deed Of Variation - Land North of Park Prewett Aldermaston Road Basingstoke Hampshire - 19/01354/VLA
- S106 Deed Of Variation - Taylors Farm, Chineham - 19/00249/EN28
- S106 Deed Of Variation - Land at Marnel Park, Basingstoke - 19/00156/VLA
- S106 Deed Of Variation - Hurstbourne Station, Hurstbourne Priors, Whitchurch - 18/03169/ROC

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