

Section 106 Fees and Charges Schedule 2023 - 2024

The costs outlined in this schedule support the 'Section 106 Planning Obligations & Community Infrastructure' guidance (2005) and its replacement, the Planning Obligations for Infrastructure Supplementary Planning Document (2018). The costs are updated annually as a part of the Council's budget setting process.

Please note that up to date information on the costs for transport and education infrastructure should be sought from Hampshire County Council.

Community Facilities

£

1 Bed Dwelling	1,465.30
2 Bed Dwelling	1,652.36
3 Bed Dwelling	2,244.71
4 Bed Dwelling	2,930.60
5 Bed Dwelling	3,398.25

Outdoor Sports Facilities

£

1 Bed Dwelling	589.08
2 Bed Dwelling	667.62
3 Bed Dwelling	903.25
4 Bed Dwelling	1,178.16
5 Bed Dwelling	1,374.52

Multi-functional Green Space (Urban Areas)

(Including parks, kick about and accessible natural green space)

£

1 Bed Dwelling	2,339.70
2 Bed Dwelling	2,651.67
3 Bed Dwelling	3,587.55
4 Bed Dwelling	4,679.41
5 Bed Dwelling	5,459.31

Multi-functional Green Space (rural areas, outside of Basingstoke)

(Including parks, kick about and accessible natural green space)

£

1 Bed Dwelling	1,151.85
2 Bed Dwelling	1,305.44
3 Bed Dwelling	1,766.18
4 Bed Dwelling	2,303.71
5 Bed Dwelling	2,687.66

Equipped Play

£

1 Bed Dwelling	0.00
2 Bed Dwelling	458.94
3 Bed Dwelling	620.92
4 Bed Dwelling	809.90
5 Bed Dwelling	944.88

Allotments**£**

1 Bed Dwelling	147.77
2 Bed Dwelling	167.47
3 Bed Dwelling	226.59
4 Bed Dwelling	295.54
5 Bed Dwelling	344.80

This schedule updates the fees and charges set out in '**Appendix B - Commuted Sums for Open Space Maintenance.**'

S106 Commuted Sums - (to fund the future maintenance of open space transferred from developers)

Grass cutting**£**

Grass (cut with cylinder - 13 cuts per year)	76,522.75
Grass Sports - Per Pitch	86,433.71
Rough Grass (Flail Mowing - 6 cuts per year)	105,674.27
Meadow Maintenance (cut and collect - single visit per year)	43,727.28
Meadow Maintenance (cut only - single visit per year)	29,151.52
Meadow Maintenance (cut and collect - two visits per year)	87,454.57
Meadow Maintenance (cut only - two visits per year)	58,303.05

Maintenance of planting/shrubs/trees**£**

Ornamental Shrubs (per m ²)	24.04
Thicket Planting (per m ²)	18.23
Native Hedge Maintenance (per m ²)	18.23
Newly Planted Tree Maintenance (per m ²)	99.12
Newly Planted Woodland (per ha)	24,273.38
Established Woodland (per ha)	49,267.53
Mature Trees (unit cost)	1,439.79

Play facilities**£**

Play Area - small (up to 250m ² in area)	52,509.18
Play Area - medium (250-750m ² in area)	131,036.10
Play Area - large (750m ² + in area)	268,376.21
Multi Use Games Area (one unlit court, up to 750m ²)	136,829.96
Multi Use Games Area (one lit court, up to 750m ²)	157,294.33

Paved areas**£**

Footpath - Tarmac (per m ²)	191.30
Footpath - Gravel/Hoggin (per m ²)	191.30
Modular Block Paving (per m ²)	163.98

Maintaining Street furniture**£**

Servicing Litter bins (per unit) – timber	7,673.90
Servicing Litter bins (per unit) – metal	5,651.50
Bench/ Seat (per unit) – timber	2,295.68
Bench/ Seat (per unit) – metal	1,366.48
Bollards – timber	552.06
Bollards – metal	341.62
Knee rail fencing (per linear m) – timber	218.64
Knee rail fencing (per linear m) – metal	120.25
Post and Rail fencing (per linear m) – timber	1,188.83
Post and Rail fencing (per linear m) – metal	758.40
Bow top Metal railings (per linear m)	240.50
Timber 'dragons teeth' bollards (per unit)	337.04
Street lighting (per unit)	5,793.87

Changing facilities**£**

Changing accommodation (per unit)	248,906.28
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Allotments**£**

Allotments (per m ²) - Previously charged per 250m ² plot	69.83
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SUDS & ponds**£**

Pond Maintenance - dredging (per m ²)	163.98
Pond Maintenance - vegetation (per m ²)	56.85
Sustainable Underground Drainage (SuDs - attenuation) (per m ³)	255.08
Sustainable Underground Drainage (SuDs - soak away) (per m ³)	2,915.15
Swale maintenance (per m ²)	56.85
Inspect attenuation system (Only required on systems over 500m ³)	36,439.40

Inspection/Supervision Fees**£**

Inspection/Supervision Fees associated with the adoption of open space	1,799.78
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Design/Implementation Fees associated with the adoption of open space

For calculating Surety - open space	£23.30/m ² open space plus commuted sum calculation
For calculating Surety - equipped play	£524.21/m ² open equipped play plus commuted sum calculation
For calculating bonds	20% of the estimated cost of the project