

## Basingstoke and Deane Borough Council Approved Fees and Charges 2026/27

Charging Area	Approved charge for 2026/27 (before VAT) £	Vat *	Approved gross charge for 2026/27 £
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### **S106 Developer Contributions and Commuted Sums**

#### **Off-Site Contributions**

#### **S106 Developer Contributions**

##### **Community Facilities**

Per Dwelling	2,833.00		2,833.00
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##### **Outdoor Sports Facilities (formerly named Playing Fields)**

1 Bed Dwelling	769.00		769.00
2 Bed Dwelling	871.00		871.00
3 Bed Dwelling	1,179.00		1,179.00
4 Bed Dwelling	1,538.00		1,538.00
5 Bed Dwelling	1,794.00		1,794.00

##### **Multi-functional Green space (urban areas) (Including parks, kick about and accessible natural green space)**

1 Bed Dwelling	2,556.00		2,556.00
2 Bed Dwelling	2,897.00		2,897.00
3 Bed Dwelling	3,920.00		3,920.00
4 Bed Dwelling	5,113.00		5,113.00
5 Bed Dwelling	5,966.00		5,966.00

##### **Multi-functional Green space (rural areas, outside of Basingstoke) (Including parks, kick about and accessible natural green space)**

1 Bed Dwelling	1,259.00		1,259.00
2 Bed Dwelling	1,427.00		1,427.00
3 Bed Dwelling	1,930.00		1,930.00
4 Bed Dwelling	2,517.00		2,517.00
5 Bed Dwelling	2,937.00		2,937.00

##### **Equipped Play**

1 Bed Dwelling	0.00		0.00
2 Bed Dwelling	502.00		502.00
3 Bed Dwelling	679.00		679.00
4 Bed Dwelling	885.00		885.00
5 Bed Dwelling	1,032.00		1,032.00

##### **Allotments**

1 Bed Dwelling	162.00		162.00
2 Bed Dwelling	183.00		183.00
3 Bed Dwelling	247.00		247.00
4 Bed Dwelling	323.00		323.00
5 Bed Dwelling	377.00		377.00

##### **Biodiversity Net Gain Land and Report Monitoring\***

##### **Monitoring Report Required In Years 1, 3, 5, 10, 15, 20, 25, 30**

Small and homogeneous sites up to 5ha	4,200.00		4,200.00
Small and complex/large and homogeneous sites up to 20ha	6,300.00		6,300.00
Large and complex sites above 20ha and up to 50ha	8,300.00		8,300.00
Very large sites above 50ha	11,200.00		11,200.00

*\*Fees for review of eight BNG reports submitted over a thirty year period, based on officer day rates and size and complexity of a BNG site. Complexity of a site is determined by number of broad habitats being delivered: 'homogeneous' is up to one or two broad habitat types; 'complex' is three or more broad habitat types. The relevant fee rate will be determined by the council biodiversity team on a case by case basis.*

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### S106 Developer Contributions and Commuted Sums

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

#### **Grass cutting**

Grass (cut with cylinder )	83,618.00		83,618.00
Grass Sports - Per Pitch	94,449.00		94,449.00
Rough Grass (Flail Mowing - 6 cuts per year)	115,473.00		115,473.00
Meadow Maintenance (cut and collect - single visit per year)	47,782.00		47,782.00
Meadow Maintenance (cut only - single visit per year)	31,855.00		31,855.00
Meadow Maintenance (cut and collect - two visits per year)	95,564.00		95,564.00
Meadow Maintenance (cut only - two visits per year)	63,710.00		63,710.00

#### **Maintenance of planting/shrubs/trees**

Ornamental Shrubs ( per m <sup>2</sup> )	27.00		27.00
Thicket Planting (per m <sup>2</sup> )	20.00		20.00
Hedge Maintenance (per m <sup>2</sup> )	20.00		20.00
Newly Planted Tree Maintenance (nr)	108.00		108.00
Newly Planted Woodland (per ha)	26,525.00		26,525.00
Established Woodland (per ha)	53,836.00		53,836.00
Mature Trees (unit cost)	1,573.00		1,573.00

#### **Play facilities**

Play Area - small (up to 250m <sup>2</sup> in area)	57,378.00		57,378.00
Play Area - medium (250-750m <sup>2</sup> in area)	143,186.00		143,186.00
Play Area - large (750m <sup>2</sup> + in area)	293,262.00		293,262.00
Multi Use Games Area (one unit court, up to 750m <sup>2</sup> )	149,518.00		149,518.00
Multi Use Games Area (one lit court, up to 750m <sup>2</sup> )	171,880.00		171,880.00

#### **Paved areas**

Footpath - Tarmac (per m <sup>2</sup> )	209.00		209.00
Footpath - Gravel/Hoggin (per m <sup>2</sup> )	209.00		209.00
Modular Block Paving (per m <sup>2</sup> )	179.00		179.00

#### **Maintaining Open Space Street furniture**

Servicing Litter bins (per unit) - timber/plastic	8,385.00		8,385.00
Servicing Litter bins (per unit) - metal	6,176.00		6,176.00
Bench/ Seat (per unit) - timber/plastic	2,508.00		2,508.00
Bench/ Seat (per unit) - metal	1,494.00		1,494.00
Bollards - timber/plastic	604.00		604.00
Bollards - metal	373.00		373.00
Knee rail fencing (per linear m) - timber	239.00		239.00
Knee rail fencing (per linear m) - metal	132.00		132.00
Post and Rail fencing (per linear m) - timber	1,299.00		1,299.00
Post and Rail fencing (per linear m) - metal	829.00		829.00
Bow top Metal railings(per linear m)	263.00		263.00
Timber 'dragons teeth' bollards ( per unit)	369.00		369.00
Street lighting (per unit)	6,331.00		6,331.00

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### S106 Developer Contributions and Commuted Sums

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

**Changing Facilities Commuted Sums**

Changing accommodation (per unit)	271,987.00		271,987.00
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**Allotments Commuted Sums**

Allotments (per m2)	76.00		76.00
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**SUDS & ponds**

Pond Maintenance - dredging (per m <sup>2</sup> )	179.00		179.00
Pond Maintenance - vegetation (per m <sup>2</sup> )	62.00		62.00
Sustainable Underground Drainage (SuDs -attenuation) ( per m <sup>3</sup> )	279.00		279.00
Sustainable Underground Drainage (SuDs - soak away) (per m <sup>3</sup> )	3,186.00		3,186.00
Swale maintenance (per m <sup>2</sup> )	62.00		62.00
Inspect attenuation system (only required on systems over 500m3)	39,819.00		39,819.00

**Inspection/Supervision Fees**

Inspection/Supervision fees associated with the adoption of open space	1,966.00		1,966.00
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**Design/Implementation fees associated with the adoption of open space**

Design/Implementation Costs	20% of cost of project		20% of cost of project
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**Surety and Bonds**

Open Space Works Surety	£25.00/m2 open space plus commuted sum calculation		£25.00/m2 open space plus commuted sum calculation
Equipped Play Surety	£560.00/m2 open equipped play plus commuted sum calculation		£560.00/m2 open equipped play plus commuted sum calculation
Project Work Surety (including design/tendering)	20% of the estimated cost of the project		20% of the estimated cost of the project