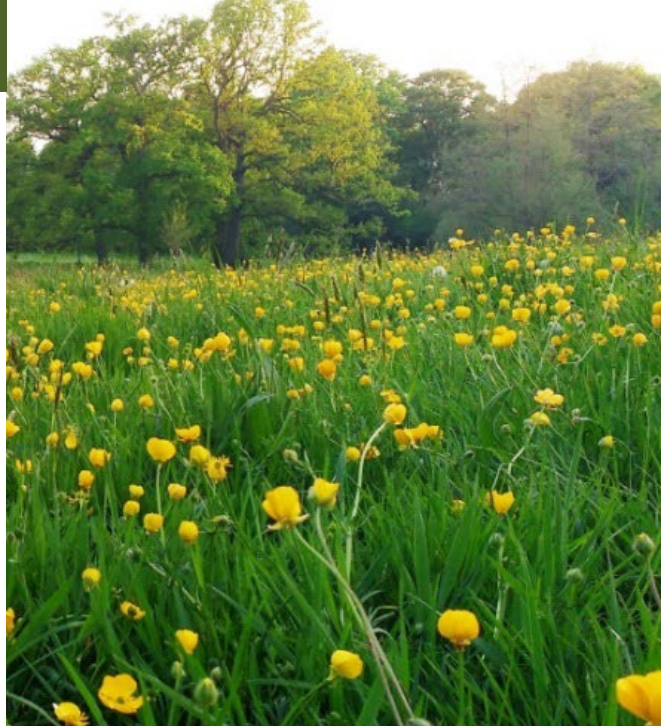

Infrastructure Funding Statement 2021-22



December 2022

Infrastructure Funding Statement for year 2021/22.

1. Introduction

- 1.1 This report provides an overview of infrastructure benefits secured in association with new development. It has been produced in line with draft regulations relating to the production of Infrastructure Funding Statements (IFS) in line with the Community Infrastructure Levy Regulations 2019 from development in the year from the 1st April 2021 to 31st March 2022.
- 1.2 The IFS contains the following:
- An Infrastructure List (See paragraph 6) stating the council's priorities for infrastructure provision.
 - An IFS schedule (See paragraph 7) which sets out the CIL and S106 report as required by the CIL Regulations.
 - Appendix A (which relates to items in the s106 report) – providing tables of the s106 contributions secured and received in the year 2021/22.
 - Appendix B – (which relates to items in the s106 report) providing tables of the s106 amounts which are: unallocated/unspent including information on what they should be spent on; spent in 2021/22 and what on; and, allocated including the projects they are allocated towards.

2. What is CIL?

- 2.1 Bracknell Forest Council began charging CIL on all new relevant development proposals in the borough on 6th April 2015. CIL is a development tax charged on the gross internal area (sqm) of new relevant development proposals and is used to fund the provision, improvement, replacement, operation or maintenance of infrastructure to support development in the borough. CIL is another infrastructure delivery mechanism which works alongside planning and highway legal agreements and planning conditions in Bracknell Forest Council.

3. What are s106 Agreements?

- 3.1 Section 106 agreements are legal agreements made between local authorities and developers, in order to make development acceptable in planning terms through obligations. Obligations are used to prescribe the nature of development (such as requiring a given percentage of housing is affordable), compensating for loss or damage created by a development (such as loss of open space) and/or mitigating a development's impact (such as through improving nearby road junctions). Obligations can be for works on-site provided by the developer (such as building affordable housing) or financial contributions towards projects which can serve the development carried out by the Council (such as financial contributions to improving sports pitches).

4. Summary of CIL Facts

- 4.1 The headline CIL facts are:
- 26 CIL Demand Notices (invoices) were issued with a total value of £9,418,731.27.
 - £4,720,347.82 was received.
 - £3,788,228.35 was spent on infrastructure projects, administration and repayment costs.
 - £3,800,476.08 is allocated to be spent on infrastructure projects.
 - A combined total of £980,910.06 was passed to the 6 parish and town councils to spend on local infrastructure projects.

5. Summary of s106 Facts

- 5.1 The headline s106 facts are:
- £12,310,456.11 was secured in 43 s106 Agreements completed in 2021/22.
 - £5,971,241.00 was received in 2021/22 from s106 Agreements.
 - £13,066,122.55 has yet to be allocated.
 - A further £11,489,228.32 is allocated to be spent.
 - £4,435,186.29 was spent in 2021/22.

6. Infrastructure List

- 6.1 The Council has produced an Infrastructure list of its infrastructure priorities in 2021/22 which can be funded from CIL, S106 Agreements and other means. Please note that the Infrastructure List includes all types of infrastructure that can be delivered but it does not guarantee that all the listed elements will be delivered in 2021/22 because of issues such as funding, procurement and democratic processes and unforeseen matters which may delay delivery.
- 6.2 The Infrastructure List reflects existing Council priorities and democratic processes will be revised on an annual basis (i.e. in next years' 2022/23 IFS report). Some projects will take many years to deliver because of matters such as funding is accumulated. Also some projects may not proceed if circumstances or priorities change over time.
- 6.3 The infrastructure list is not just confined to CIL or S106 Agreement provision but can be provided in other ways such as planning conditions, other Council funding and grants.

Infrastructure List for 2021/22

Component	Details	Delivery Mechanism	Facility / Location
Recreation			
Suitable Alternative Natural Greenspaces (SANGs)	SANG open space enhancement works	S106 / CIL	Existing SANGs at: <ul style="list-style-type: none"> • Bracknell – Lily Hill Park, Peacock Meadows, Tarmans Copse, Great Hollands (woodland), • Binfield - Popes Meadow, Piglittle Field, Blue Mountain, Big Wood. • Crowthorne - Bucklers Forest, Broadmoor Farm. • Sandhurst – Shepherds Meadow, Ambarrow Court, Horseshoe Lake. • Warfield - Cabbage Hill, Bullbrook Countryside Corridor, Cut Countryside Corridor, Frost Folly 1, Frost Folly 2, Windmill Farm. • Winkfield - Englemere Pond. Longhill Park.
	In-perpetuity maintenance of SANGs over 125 years		
	Administration and education projects		
	Facilitation – pump priming SANG Open Space enhancement works and funding service support.	S106	<ul style="list-style-type: none"> • Implementation of planning permission - Moss End (Warfield), Warfield Park (Winkfield), Long Copse, (Warfield). • Subject to planning permission - Land known as Silverdene (Sandhurst), Frost Folly 3 (Warfield), Beaufort Park (Bracknell). • Subject to local plan allocation - Jealott's Hill (Warfield),
Delivery of new SANGs			
Strategic Access Management and Monitoring measures (SAMM)	Financial contributions received are passed to Natural England to spend on the SAMM project (monitoring, promotion & wardens) across the Thames Basin Heaths Special Protection Area.	S106	Thames Bain Heaths (TBH) Special Protection Area wardening and all SANGs across the TBH area comprising 11 local authority areas.
Open Space of Public Value (OSPV) and recreational facilities	Projects to enhance existing open space areas, sports pitches and natural areas for	S106 / CIL / Planning Conditions / Other	All existing open space areas in the Borough (too many to list). New areas of OSPV to be secured and delivered through relevant sites including 2 new country parks and other opens space at Jealott's Hill, opens pace at Beaufort Park and Derby Fields and linear spaces in Bracknell town Centre.
	Providing new open space areas.		
	Play Area Renewal Programme	CIL / Other	To provide land and convert to provide new burial/memorial capacity.
Biodiversity net gain	To protect and enhance existing and provide new or biodiversity features on sites to be allocated or application sites.	S106 / Planning Conditions / Other	<ul style="list-style-type: none"> • Protection and enhancement of existing features. • Provision of new areas of land for Biodiversity net gain projects including Jealott's Hill, Derby Fields, Beaufort Park and Bracknell Town Centre. • Using commuted sums secured via planning obligations to carry out Biodiversity net gain projects.
	Enhance existing provide new biodiversity features off development sites.		
	Maintain the biodiversity improvements over a 30-year period.		
	Monitor all biodiversity improvements.		
Built Sports	Projects to enhance existing built sports facilities such as Bracknell Leisure Centre and Coral Reef.	S106 / CIL / Council funds	Coral Reef, Bracknell Leisure Centre, Downshire Golf Course, Harmanswater Swimararium
	Providing new built sports facilities		
Affordable Housing			
Provision of new affordable dwellings	Securing the construction of new affordable homes which are normally transferred by developers to Registered Partners	S106	Various new development sites across the Borough.
			Conversion of Council building in Portman Road Bracknell.
Committed sums in lieu of provision of new dwellings	Payment of commuted sums received to Registered Partners (Housing Associations) to	S106	Various new development sites across the Borough.

Component	Details	Delivery Mechanism	Facility / Location
	provide new affordable homes.		
Transport and Highways			
Highways and transport works	Junction improvements / pedestrian and cycleway links, crossings, signage etc.	S106 / CIL / Council funds / Other	Improvements to 25 junctions across the Borough.
			A3095 / Hanworth Road Junction Improvements.
			34 pedestrian / cycleway projects
			Borough wide pedestrian and cycle improvements including potential schemes recommended by parish councils (for consideration)
			M4 Smart motorway implementation by National Highways
	J10 M4 improvements by National Highways		
Public Transport – services	Supporting existing bus routes through service subsidies	S106 / CIL	Existing selected bus routes across the Borough.
	Demand Responsive Transport (DRT)	Other / Conditions / CIL	Provision on on-call / regular mini bus transit to and from large allocated sites.
Public Transport – infrastructure	Bus stops, signage, and passenger information	S106 / Other	Across the Borough.
	Reprovision / relocation of Bracknell Bus Station facilities	S106 / other	Bracknell Bus Station, Market Street
	Increased car and cycle parking at Crowthorne Station	Local Plan	Allocate land within a development site adjacent to Crowthorne Station
	Improvements to Bracknell Station	Other / CIL	Bracknell Rail Station
	Turnback siding to increase trains between Reading and Bracknell	Other / CIL	Location to be confirmed west of Bracknell Rail Station
Travel Plan	Monitoring travel plans associated with development sites	S106	Individual developments sites which require a Travel Plan.
	Provide strategic travel plan measures for developments	S106 / CIL	Large scale developments with existing travel plan
Drainage (Sustainable Drainage Systems) (SuDS)	Monitoring new SuDS and maintaining SuDS in land transferred to Council management.	S106	Various developments sites across the Borough including SALP and Local plan allocated sites and windfall sites.
	Highways Drainage improvements	Council Funding	15 highways locations across the Borough
	Land Drainage schemes	Council Funding	16 locations across the Borough.
Education			
Primary / Nursery education	Improvements to capacity and facilities at existing schools	S106 / Council Funding / Other	Warfield Woodhurst
			Warfield Woodhurst and Warfield Amalgamation
			Amen Corner North
			Sandy Lane Primary School
			Harmanswater Primary School
			Ascot heath primary School
			Nursery at Berkshire Guides Centre, Windlesham Road
			New Scotland Hill Primary School
			Holly Spring Amalgamation of junior and infant schools
			Birch Hill Primary School
			The Pines Primary School
			Cranborne Primary School
			Wildridings Primary School
		Wooden Hill Primary School	
	S106 / CIL / Council funds / Other	All other schools	

Component	Details	Delivery Mechanism	Facility / Location
	New schools	S106 /CIL / Other	Warfield East Jeallot's Hill Buckler's Park Amen Corner South
Secondary / Post 16	Improvements to capacity and facilities at existing schools	S106	Sandhurst School Garth Hill School
		S106 / CIL / Council funds	Easthampstead Park
Special Education Needs (SEN)	Improvements to facilities	S106 / CIL / Council Funding	Kennel Lane School Other schools where appropriate
	Provision of a new SEN school	S106 / CIL / Other	New SEN school provision including land
	Provision of a new Special Education Mental Health (SEMH) facility	S106 / CIL / Other	Facility and land required - Location to be confirmed
Community Facilities			
Community Hubs	Open a new community hub	S106 / CIL / Other	Bucklers Park
	Constructing a new community hub with health provision		New Blue Mountain Community Hub
	Securing land and constructing a new community hub		New Warfield Community Hub
	Improving and expanding existing facilities	S106 / CIL	Farley Wood Community Centre
		S106 / other	Other community centres across the Borough
Allocate a new community hub	Local Plan	Jeallott's Hill emerging Policy LP7 of the Bracknell Forest Local Plan	
Library Facilities	Improving existing and providing new library facilities	CIL / S106 / Council funding	All libraries in the Borough
	Relocate Central Library in Bracknell Town Centre	CIL / S106 / Council funding	Bracknell Library new location to be in Princess Square
Youth Facilities	Providing a new Bracknell town centre youth facility	Council Funding	Braccan Walk car park
Health			
General Practitioner surgeries, other health facilities including specialist provision	Support health services to deliver new or improved facilities	CIL / other funding	Improve facilities at Great Hollands medical centre Skimped Hill Potential expansion of Warfield Medical Centre / Gainsborough Practice Other health facilities across the Borough
			S106 / CIL / grant of planning permissions
	Mobile screening services	Other	
			Provision of space for contracted services
Utilities			
Gas, Electricity, telecommunications water supply and waste water treatment	To proactively engage with suppliers for the timely provision and connection of facilities. Provision is not provided by the Council but 3 rd party companies which normally agree with developers at the detailed planning stage.	3 rd party agreements with suppliers and developers	Various across the Borough (more detail will be in published Infrastructure Delivery Plans (IDPs)).

Component	Details	Delivery Mechanism	Facility / Location
Waste water	New sludge holding tank and recirculation pumping station and Two pumping stations	Utility funding streams and developers payments	Locations to be confirmed
Electricity	Electric vehicle charging points	Planning conditions / private installations	Borough-wide
	Renewable electricity generation provision	Other / Private companies	Borough-wide
Gas	Gas mains replacements	Utility funding streams	Borough-wide
Telecommunications	Superfast broadband fibre optic provision	Unity funding streams	Borough-wide
Emergency Services			
Police	Police Staff Set up costs including equipment	Grant of planning permissions and partnership working / other / CIL	Location to be confirmed
	Automatic Number Plate Recognition (ANPR) systems		Borough-wide
	Vehicles and Bikes		Borough-wide
Fire	None identified	N/A	N/A
Ambulance	A double-crewed ambulance	Other	Borough-wide
	Potential redevelopment/ expansion of existing facilities	Other	Bracknell
Other			
Waste and recycling	Improvements to waste and recycling facilities	S106 / Council funds	Longshot Lane
	New recycling centres		Delivered on large new development sites
Public Art	Provision of new public art	S106 / planning conditions	Delivered on large development sites
Public Realm	Improvements to public realm	S106 / CIL / Other	Within and near to Bracknell Town Centre

7. CIL and S106 Report for 2021/22

- 7.1 The following schedule provides the CIL and S106 reports for the year 2021/22 in line with the CIL Regulation (2019) requirements). It provides factual information for all the statutory requirements in the following format:
- Statutory requirement (verbatim as written in the CIL Regulations 2019) with added notes for explanation of the regulations where appropriate.
 - Value figures (£).
 - Comments and relating text.
- 7.2 Two appendices (A and B) supplement the s106 report which provide information on S106 amounts secured, received, spent, allocated and unspent.

Infrastructure Funding Statement Schedule 2021/22

SCHEDULE (Matters to be included in the annual infrastructure funding statement as required under CIL Regulation 121, Schedule 2)

Community Infrastructure Levy (CIL) Report				
Regulation Requirement		Amount	Comment	
1.	The matters to be included in the CIL report are—			
A	the total value of CIL set out in all demand notices issued in the reported year;	£5,289,933.80	Includes surcharges and late payment interest	
B	the total amount of CIL receipts for the reported year;	£4,752,16.46	Includes surcharges and late payment interest	
C	the total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated;	£0.00		
D	the total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year;	£0.00		
E	the total amount of CIL expenditure for the reported year;	£3,788,228.35	Sum of G i and G ii and G iii below.	
F	the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;	£3,800,476.08	See H below for how this total is broken down.	
	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;	
			£306,282.88	London Road Martins Heron Roundabout
			£6,682.00	Look Out Parking Bay Programme
			£93,464.90	London Road A329 Greening
			£52,000.00	Wykery Copse Improvements
			£72,000.00	Cranbourne Primary Security Improvements
			£41,999.71	College Town Security Improvements
			£39,070.00	Wildridings Primary Security Improvements
			£737,966.06	Braccan Walk Youth Centre
			£67,783.00	Braccan Walk Car park Improvements
			£12,161.55	Westmorland Access Improvements
			£9,340.00	Look Out Improvements
			£5,300.00	Bracknell Sports Centre Gates
			£221,066.59	High Street Car Park Improvements
			£33,629.00	Bracknell Sport Centre Refurbishment
			£9,340.00	Harmans Water Library Enhancement
			£142,000.00	Highways Surface Treatments
	£24,999.81	London Road Footway/Cycleway		
	£373,570.68	LED Lighting		
	£389,464.97	Downshire Way Dualling		
	£25,190.11	South Hill Park Path Networks		

Community Infrastructure Levy (CIL) Report

Regulation Requirement		Amount	Comment
		£17,343.96	Crowthorne Road A3095 Greening
		£104,712.66	The Parks Sports Pitch Works
		£90,011.33	Savernake Pond Enhancements
		£213,126.29	Nursery Provision
		£112,953.46	Sandy Lane School Improvement
		£3,528,793.96	Total
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);	£23,417.00	Money from CIL transferred to repay S106 receipts which were used to pump priming Suitable Alternative Natural Greenspace (SANG) open space enhancement projects.
iii	the amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation; <i>Note: Regulation 61 allows a charging authority to apply (up to 5%) CIL for administrative expenses incurred by it in connection with CIL</i>	£236,017.39 (5%)	Percentage is rounded up to nearest whole.
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;	£162,823.71 £345,758.00 £2,098,392.41 £4,104.86 £4116.75 £7,457.00 £10,341.52 £12,165.00 £18,991.18 £49,235.59 £351,198.50 £735,891.56 £3,800,476.08	Sandy Lane School Improvement Harmans Water School Improvement Heathlands Re-Development Downshire Way duelling Brock Hill Flood Alleviation Farley Wood Tennis Courts London Road A329 Greening South Hill Park - Path Networks The Park - Sports Pitch Works Crowthorne Road A3095 Greening Vigar Way A3095 Improvement Scheme Total
	the amount of CIL passed to—		
I	any parish council under regulation 59A or 59B; and <i>Note: Regulation 59A gives the charging authority a duty to pass 15-25% of CIL receipts to Local Councils (in the case of Bracknell Forest, the 6 parish / town councils listed here)</i> <i>Regulation 59B applies to relevant land or its value received by a charging authority or infrastructure payments outside of CIL accepted by a charging authority (Bracknell Forest Council) to be passed to Local Councils.</i>	£980,910.06 £190,899.13 £194,470.43 £2,378.30 £35,798.68 £212,551.50 £344,812.01	Total CIL passed, below for the amounts allocated to each Bracknell Forest town or parish council. Binfield Parish Council Bracknell Town Council Crowthorne Parish Council Sandhurst Town Council Warfield Parish Council Winkfield Parish Council

Community Infrastructure Levy (CIL) Report

Regulation Requirement		Amount	Comment
	ii any person under regulation 59(4) <i>Note: Regulation 59(4) allows a charging authority to pass CIL to another party to spend on infrastructure</i>	£0.00	The Council has not passed any CIL money to any other organisations.
J	summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including—		
	i the total CIL receipts that regulations 59E and 59F applied to; <i>Note: Regulation 59E allows the charging authority to recover CIL passed to Local Councils under regulation 59A or 59B, if it is not spent with 5 years or has been inappropriately used.</i> <i>Regulation 59F allows a charging authority to spend CIL in areas without a Local Council in the relevant area.</i>	£0.00	These totals are zero because the Borough is fully covered geographically by parish areas (6 parish areas) where all parish and town councils receive their full entitled proportion as detailed in li above.
	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;	£0.00	
K	summary details of any notices served in accordance with regulation 59E, including— <i>Note: Regulation 59E is defined in J i above.</i>		
	i the total value of CIL receipts requested from each parish council;	£0.00	
	ii any funds not yet recovered from each parish council at the end of the reported year;	£0.00	No unspent parish proportion amounts have been requested to be returned by the Borough Council.
I	the total amount of—		
	i CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£0.00	Note: See J i above for definitions of 59E and 59F.
	ii CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£0.00	
	iii CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£0.00	
	iv CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	£0.00	
2	For the purposes of paragraph 1—		
A	CIL collected by an authority includes land payments made in respect of CIL charged by that authority;	£0.00	N/A

Community Infrastructure Levy (CIL) Report

Regulation Requirement		Amount	Comment
	CIL collected by way of a land payment has not been spent if at the end of the reported year—		
B	i development (within the meaning in TCPA 1990) consistent with a relevant purpose has not commenced on the acquired land; or	£0.00	N/A
	ii the acquired land (in whole or in part) has been used or disposed of for a purpose other than a relevant purpose; and the amount deemed to be CIL by virtue of regulation 73(9) has not been spent;	£0.00	N/A
C	CIL collected by an authority includes infrastructure payments made in respect of CIL charged by that authority;	£0.00	N/A
D	CIL collected by way of an infrastructure payment has not been spent if at the end of the reported year the infrastructure to be provided has not been provided;	£0.00	N/A
E	the value of acquired land is the value stated in the agreement made with the charging authority in respect of that land in accordance with regulation 73(6)(d);	£0.00	Note: Regulation 73 relates to payment in kind such as land or built facilities rather than actual CIL money. The Council has not received in payments in kind in lieu of CIL income.
F	the value of a part of acquired land must be determined by applying the formula in regulation 73(10) as if references to N in that provision were references to the area of the part of the acquired land whose value is being determined;	£0.00	
G	the value of an infrastructure payment is the CIL cash amount stated in the agreement made with the charging authority in respect of the infrastructure in accordance with regulation 73A(7)(e).	£0.00	

S106 Obligations Report

Requirement		Amount	Comment
3	The matters to be included in the section 106 report for each reported year are—		
A	the total amount of money to be provided under any planning obligations which were entered into during the reported year;	£12,105,137.11	See Appendix A, Tables 1, 2, 3.1 to 3.7 (amounts in black text)
B	the total amount of money under any planning obligations which was received during the reported year;	£5,934,242.00	See Appendix A, Tables 1, 2, 4.1 to 4.8 (amounts in blue text)
C	the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;	£13,066,122.55	Sum of all unspent mounts in sheets (includes s106 receipt received since April 2021 to date). See Appendix B, Table 1 for details.
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;	113	See Appendix A, Table 3.3

S106 Obligations Report

Requirement		Amount	Comment
	ii in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;	0 Places	Current overprovision of school places within the borough
E	the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£11,489,228.32	See G below for break down on total.
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);	£4,435,186.29	See Appendix B, Table 2
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;	See E above for total	See Appendix B, Table 3 for table of types and project allocated:
		£9,166,317.81	Suitable Alternative Natural Greenspace (SANGs)
		£0.00	Strategic Access Management and Monitoring measures (SAMM)
		£0.00	Open Space of Public Value (OSPV)
		£34,164.53	Built Sports
		£450,000.00	Affordable Housing
		£34,661.75	Highways and transport works
		£0.00	Public Transport
		£0.00	Travel Plan monitoring and deposits
		£0.00	Drainage (SuDS) (P201A)
		£1,671,473.59	Education facilities
		£50,390.04	Community facilities
£82,220.60	Other		
H	i 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;		
		Total in F above, broken down as:	See Appendix B, Table 2 for table of types and project spend:
		£654,867.19	Suitable Alternative Natural Greenspace (SANGs)
		£242,593.00	Strategic Access Management and Monitoring measures (SAMM)
		£129,154.64	Open Space of Public Value (OSPV)
		£292,835.47	Built Sports
		£129,385.07	Affordable Housing
		£2,149,450.02	Highways and transport works
		£123,568.00	Public Transport
		£0.00	Travel Plan monitoring and deposits
		£0.00	Drainage (SuDS)
		£690,991.90	Education facilities
		£18,591.00	Community facilities
£3,750.00	Other		

S106 Obligations Report

Requirement		Amount	Comment
ii	the amount of money (received under planning obligations) 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);	£0.00	
iii	the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations;	£66,540.00	The Council does not secure its monitoring income from s106 Obligations. It secures it separately in a s106 Agreement of which £30,264.00 (amount in addition to the total in 3b above) was received and spent in 2021/22 towards the team responsible for monitoring planning obligations.
I	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.	£6,195,652.34	which is safeguarded for the in-perpetuity (125 years) maintenance of Suitable Alternative Natural Greenspaces (SANGs) in accordance with the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).
		£2,039,647.31	Total amount for Open Space of Public Value land transferred from developments to Council ownership/maintenance
		£124,050.00	Total amount for the monitoring and maintenance of new Sustainable Drainage Systems (SuDS).
		£8,359,349.65	Total
4	The matters which may be included in the section 106 report for each reported year are—		
A	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,	Not detailed	Local resource issues preclude this information in the 2021/22 IFS.
B	summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year.	Not detailed	
5	For the purposes of paragraph 3—		Paragraph 5 provides definition information for interpreting Paragraph 3 above and requires no data.
A	where the amount of money to be provided under any planning obligations is not known, an authority must provide an estimate;		This is the case for outline permissions where the exact dwelling mix is not known, and a formula-based obligation is included within s106 Agreements.
B	a non-monetary contribution includes any land or item of infrastructure provided pursuant to a planning obligation;		
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."		

Infrastructure Funding Statement Appendix A

1. S106 Overall Amounts Secured and Received

Financial Year	Overall amount secured in s106 Agreements (1)	Overall amount received during financial year (2)
2021/22	£12,310,456.11	£5,957,551.00
Notes	Note 1 – Income is dependent on planning permissions being implemented (S2 3a)	Note 2 - Includes income secured from s106 Agreements in previous years (S2 3b)

2. S106 Overall Values by Infrastructure type

Infrastructure type	Component	Overall amount secured in s106 Agreements (1)	Overall Amount received during financial year (2)
Recreation	Suitable Alternative Natural Greenspaces (SANGs)	£3,120,27.00	£2,509,721.00
	Strategic Access Management and Monitoring measures (SAMM)	£448,218.00	£245,340.00
	Open Space of Public Value and recreational facilities (OSPV)	£1,375,789.00	£1,007,647.00
	Biodiversity Net Gain	£165,877.00	£2,723.00
	Built Sports	£0.00	£115,405.00
Affordable Housing	Commuted sums in lieu of provision	£104,952.00	£0.00
	No. of Dwellings	113	108
Transport	Highways and transport works	£190,823.00	£141,560.00
	Public Transport	£0.00	£0.00
	Travel Plan monitoring and deposits	£70,000.00	£13,710.00
	Drainage (SuDS)	£80,000.00	£8,121.00
Education	Primary / Nursery	£5,272,997.11	£0.00
	Secondary	£0.00	£935,243.00
	Special Education Needs (SEN)	£0.00	£0.00
Community Facilities	Community Hubs	£1,481,593.00	£987,622.00
	Library Facilities	£0.00	£6,872.00
	Youth Facilities	£0.00	£0.00
Other	Reptile monitoring	£21,777.00	£0.00
Total		£12,105,137.11	£5,971,241.00
Notes		Note 1 – Income dependant on planning permissions being implemented (S2 3a)	Note 2 - Includes income secured from s106 agreements in previous years (S2 3b)

3. Breakdown of applications by financial payments and in-kind obligations secured (S2 3a)

Colour key:

Binfield Parish	Crowthorne Parish	Warfield Parish
Bracknell Town	Sandhurst Town	Winkfield Parish

3.1 Thames Basin Heaths Special Protection Area

Application Reference	Site	S106 date	SANG amount secured	SAMM amount secured	Comments
21/00109/FUL	12 Makepiece Road, Bracknell	30/03/2022	£5,193.00	£526.00	Appeal for application dismissed so UU will not be enforced or paid.
20/00947/FUL	Land North of Cain Road, Bracknell	24/03/2022	£242,152.00	£31,770.00	Due on commencement of development
21/00837/FUL	Land Rear of 92 College Road, College Town, Sandhurst	02/03/2022	£24,448.00	£3,596.00	Due on commencement of development
19/00767/FUL	Norbury, London Road, Binfield	03/03/2022	£98,276.00	£12,744.00	Due on commencement of development
21/00704/FUL	Boyd Court Management Office, Downshire Way, Bracknell	01/03/2022	£2,193.00	£665.00	Paid on signing s106 Agreement
21/00621/FULL	Stone Court and Stone Court Cottage, London Road, Sunningdale	22/02/2022	£199,600.00		Payment secured via a S106 agreement from Royal Borough of Windsor & Maidenhead
21/00594/FUL	Elim, New Road, Crowthorne	No S106	£14,660.00	£1,761.00	This was the amount due if s106 was completed as per the published Appropriate Assessment for the application. The money was paid before a s106 was completed – see Table 4.1 below.
20/00015/FUL	Land To The Rear Of 147 Yorktown Road, Sandhurst	15/02/2022	£5,193.00	£526.00	Due on commencement of development
13/00575/FUL	Transport Research Laboratory (TRL), Crowthorne	09/02/2022			Deed of Variation No.3
13/00575/FUL	Transport Research Laboratory (TRL), Crowthorne	08/02/2022			Deed of Variation No.2
17/00621/FUL	Land At Rear Of 108 Locks Ride, Ascot	08/02/2022	£18,336.00	£2,133.00	Due on commencement of development
21/00846/FUL	Land Adjacent To The Elms, Warfield Park, Bracknell	08/02/2022	£10,386.00	£1,330.00	Due on commencement of development
20/00751/FUL	Land Adjacent To The Elms, Warfield Park, Bracknell	03/02/2022	£10,386.00	£1,052.00	Appeal site, s106 completed but Appeal withdrawn. S106 will therefore not come into force
20/00648/FUL	Brackworth, Broad Lane, Bracknell	03/02/2022	£36,480.00	£3,740.00	Due on commencement of development
20/00126/FUL	Grantmoor 25 Stoney Road, Bracknell	24/01/2022	£15,177.00	£1,118.00	Due on commencement of development
21/00808/FUL	Derryquin, 8A Priory Lane, Warfield	24/01/2022	£6,838.00	£1,021.00	Due on commencement of development
20/00848/FUL	Land Adj To Merrymead, Birch Lane, Ascot	18/01/2022	£6,838.00	£807.00	Due on commencement of development
21/00077/FUL	1 - 8 Robins Gate, Bracknell	06/01/2022	£19,192.00	£1,850.00	Due on commencement of development

Application Reference	Site	S106 date	SANG amount secured	SAMM amount secured	Comments
19/00908/FUL	Land To South and West Of 2 Fairclough Farm Cottages, Watersplash Lane, Warfield	24/12/2021	£40,092.00	£4,449.00	Due on commencement of development
21/00233/FUL	Coopers Hill Youth And Community Centre, Crowthorne Road North, Bracknell	22/12/2021	£258,852.00	£30,682.00	Due on commencement of development
20/000001/FUL	The Royal Hunt, 177 New Road, Ascot	21/12/2021	£29,112.00	£2,481.00	Due on commencement of development
20/00862/FUL	Orchard House, Priory Road, Ascot	30/11/2021	£28,465.00	£2,630.00	Due on commencement of development
20/00714/FUL	Land To Rear Of Eggleton Cottage and Poplar Cottage, Chavey Down Road, Winkfield Row	18/11/2021	£6,112.00	£711.00	Due on commencement of development
20/00214/OUT	Land East Of Old Priory Lane and West Of Maize Lane, Warfield	28/10/2021	£1,009,000.00	£216,855.00	Due in phases to be determined in reserved matters application.
21/00158/FUL	26 High Street, Bracknell	11/11/2021	£22,805.00	£2,122.00	Due on commencement of development
21/00092/FUL	Land To Rear Of 5 Forest Road, Crowthorne	08/11/2021	£10,386.00	£,1052.00	Appeal dismissed; permission not granted so amount will not be received
20/00072/FUL	Bus Depot, Coldborough House, Market Street, Bracknell	12/10/2021	£4,220.00	£635.00	Paid on signing s106 Agreement
19/00327/FUL	Land At South West Of Abbey Place, Warfield	12/08/2021		£5,131.00	Due on commencement of development
18/01132/FUL	60 Binfield Road, Bracknell	10/08/2021	£5,193.00	£526.00	Paid on signing s106 Agreement
20/00088/FUL	Iveagh Court, Nightingale Crescent, Bracknell	29/07/2021	£4,303.00	£399.00	Paid on signing s106 Agreement
20/01077/FUL	25 Sandhurst Road, Crowthorne	28/07/2021	£6,838.00	£807.00	Paid on signing s106 Agreement
20/00543/FUL	15 Roebuck Estate, Binfield	27/07/2021	£6,838.00	£807.00	Due on commencement of development
19/00497/FUL	Land North of Herchel Grange	22/07/2021	£158,587.00	£20,912.00	Appeal dismissed; permission not granted so amount will not be received
20/00554/FUL	Land At 42 Locks Ride, Ascot	15/07/2021	£15,772.00	£2,104.00	Appeal site – paid but refunded as appeal was dismissed
19/00847/OUT	Palm Hills Estate, London Road, Bracknell	17/06/2021	£468,858.00	£49,874.00	Due on commencement of development
19/01118/FUL	Land Adjoining Coppid Beech House, South Of London Road, Binfield	09/06/2021	£289,977.00	£35,373.00	Due on commencement of development
19/00536/FUL	Land North Of The Hermitage Caravan Park, Herschel Grange, Warfield	18/05/2021	£42,784.00	£4,977.00	Due on commencement of development
20/00117/FUL	St Marys Church And Parish Hall, 10 Wellington Road, Sandhurst	01/04/2021	£7,886.00	£1,052.00	Due on commencement of development
Totals			£3,120,207.00	£448,218.00	

3.2 Open Space of Public Value (OSPV) and Biodiversity Net Gain (BNG) secured

Application Reference	Site	S106 date	OSPV Amount Secured	BNG Amount secured	Comments
20/00947/FUL	Land North Of Cain Road, Bracknell	24/03/2022	£75,000.00		Due prior to first occupation of any dwelling
				£1,979.00	Due prior to first occupation of any dwelling
21/00780/FUL	Winkfield Manor, Forest Road, Ascot	22/03/2022		£3,372.00	Due on commencement of development
19/00767/FUL	Norbury, London Road, Binfield	03/03/2022	£55,000.00		Due prior to first occupation of any dwelling
				£25,000.00	Due on commencement of development
19/00908/FUL	Land To South and West Of 2 Fairclough Farm Cottages, Watersplash Lane, Warfield	24/12/2021	£44,730.00		Due prior to completion of any dwellings
21/00233/FUL	Coopers Hill Youth and Community Centre, Crowthorne Road North, Bracknell	22/12/2021	£80,000.00		Due on completion of the 35 th dwelling
				£65,304.00	Due on commencement of development
				£65,304.00	Due on commencement of the 21 st dwelling
21/00023/FUL	Binfield House, Terrace Road North, Binfield	21/12/2021		£2,236.00	Due on commencement of development
20/00214/OUT	Land East Of Old Priory Lane and West Of Maize Lane, Warfield	28/10/2021	£644,790.00		Due in phases to be determined in reserved matters application.
21/00239/FUL	Former Hewlett Packard Site, Cain Road, Bracknell	26/08/2021	£18,278.00		Paid on signing s106 Agreement
19/00327/FUL	Land At South West Of Abbey Place, Warfield	12/08/2021	£65,634.00		Due on commencement of development
19/00497/FUL	Land North of Herchel Grange, Warfield Street, Warfield	22/07/2021	£222,080.00		Appeal dismissed; permission not granted so amount will not be received.
19/01118/FUL	Land Adjoining Coppid Beech House, South Of London Road, Binfield	09/06/2021	£148,500.00	£21,777.00	Due prior to the occupation of the 35 th dwelling
Totals			£1,356,694.00	£165,877.00	

3.3 Affordable Housing secured

Application Reference	Site	S106 date	Amount Secured	No. Dwellings	Comments
19/00908/FUL	Land To South and West Of 2 Fairclough Farm Cottages, Watersplash Lane, Warfield	24/12/2021	£91,521.00		Due prior to completion of any dwellings
21/00233/FUL	Coopers Hill Youth and Community Centre, Crowthorne Road North, Bracknell	22/12/2021		13	
20/00214/OUT	Land East Of Old Priory Lane and West Of Maize Lane, Warfield	28/10/2021		77	
19/00327/FUL	Land At South West Of Abbey Place, Warfield	12/08/2021	£13,431.00	2	
19/00497/FUL	Land North of Herchel Grange, Warfield Street, Warfield	22/07/2021		10	Appeal dismissed; permission not granted so amount will not be received.

Application Reference	Site	S106 date	Amount Secured	No. Dwellings	Comments
19/01118/FUL	Land Adjoining Coppid Beech House, South Of London Road, Binfield	09/06/2021		11	
Totals			£104,952.00	113	

3.4 Transport secured

Application Reference	Site	S106 date	Highways & transport works	Public Transport	Travel Plan monitoring & deposits	Drainage (SuDS)	Comments
20/00947/FUL	Land North Of Cain Road, Bracknell	24/03/2022	£2,000.00				Due on commencement of development
					£8,000.00		Due prior to first occupation of any dwelling
						£16,000.00	Payable on first anniversary of completed SuDS scheme
19/00767/FUL	Norbury, London Road, Binfield	03/03/2022				£8,000.00	Payable on first anniversary of completed SuDS scheme
19/00908/FUL	Land To South and West Of 2 Fairclough Farm Cottages, Watersplash Lane, Warfield	24/12/2021	£1,333.00				Due prior to completion of any dwellings
						£8,000.00	Payable on first anniversary of completed SuDS scheme
21/00233/FUL	Coopers Hill Youth and Community Centre, Crowthorne Road North, Bracknell	22/12/2021	£4,000.00				Paid on signing s106 Agreement
						£8,000.00	Payable on first anniversary of completed SuDS scheme
20/00001/FUL	The Royal Hunt, 177 New Road, Ascot	21/12/2021	£2,000.00				Due on commencement of development
21/00023/FUL	Binfield House, Terrace Road North, Binfield	21/12/2021				£8,000.00	Payable on first anniversary of completed SuDS scheme
20/00214/OUT	Land East Of Old Priory Lane and West Of Maize Lane, Warfield	28/10/2021	£129,000.00		£54,000.00		
21/00239/FUL	Former Hewlett Packard Site, Cain Road, Bracknell	26/08/2021	£50,000.00				Paid on signing s106 Agreement
19/00327/FUL	Land At South West Of Abbey Place, Warfield	12/08/2021	£2,490.00				Due on commencement of development if Footpath/Cycle link isn't constructed
						£8,000.00	Payable on first anniversary of completed SuDS scheme
19/00847/OUT	Palm Hills Estate, London Road, Bracknell	17/06/2021				£8,000.00	Payable on first anniversary of completed SuDS scheme
19/01118/FUL	Land Adjoining Coppid Beech House, South Of London Road, Binfield	09/06/2021				£8,000.00	Payable on first anniversary of completed SuDS scheme
Totals			£190,823.00	£0.00	£70,000.00	£72,000.00	

3.5 Education secured

Application Reference	Site	S106 date	Primary	Secondary	Special Education Needs	Comments
19/00767/FUL	Norbury, London Road, Binfield	03/03/2022	£147,822.00			Estimated amount – formula-based approach in s106. Amount not known until due.
19/00908/FUL	Land To South and West Of 2 Fairclough Farm Cottages, Watersplash Lane, Warfield	24/12/2021	£1,676.00			
19/00327/FUL	Land At South West Of Abbey Place, Warfield	12/08/2021	£1,516.00			
19/00497/FUL	Land North of Herchel Grange, Warfield Street, Warfield	22/07/2021	£7,356.00			Appeal dismissed; permission not granted so amount will not be received.
19/01118/FUL	Land Adjoining Coppid Beech House, South Of London Road, Binfield	09/06/2021	£427,422.94			Formula based estimate
Totals			£585,792.94	£0.00	£0.00	

3.6 Community Facilities secured

Application Reference	Site	S106 date	Community Hubs	Comments
20/00947/FUL	Land North Of Cain Road, Bracknell	24/03/2022	£68,000.00 £143,000.00	
19/00767/FUL	Norbury, London Road, Binfield	03/03/2022	£55,000.00	
19/00908/FUL	Land To South and West Of 2 Fairclough Farm Cottages, Watersplash Lane, Warfield	24/12/2021	£20,370.00	
21/00233/FUL	Coopers Hill Youth and Community Centre, Crowthorne Road North, Bracknell	22/12/2021	£52,000.00	Community Facilities Contribution towards community facilities including (but not limited to) community centres/hubs, libraries and/or youth provision capable of serving the site. Due on occupation of 25 th dwelling.
20/00214/OUT	Land East Of Old Priory Lane and West Of Maize Lane, Warfield	28/10/2021	£887,550.00	
19/00327/FUL	Land At South West Of Abbey Place, Warfield	12/08/2021	£25,669.00	
19/00497/FUL	Land North of Herchel Grange, Warfield Street, Warfield	22/07/2021	£81,504.00	Appeal dismissed; permission not granted so amount will not be received.
19/01118/FUL	Land Adjoining Coppid Beech House, South Of London Road, Binfield	09/06/2021	£148,500.00	
Totals			£1,481,593.00	

3.7 Other secured

Application Reference	Site	S106 date	Amount	Comments
19/01118/FUL	Land Adjoining Coppid Beech House, South Of London Road, Binfield	09/06/2021	£21,777.00	Reptile Mitigations Monitoring
Totals			£21,777.00	

4. Breakdown of applications where S106 payments have been received (S2 3b)

4.1 Thames Basin Heaths Special Protection Area income received

Application Reference	Site	S106 date	SANG amount received	SAMM amount received	Finance Code	Comments
17/01123/OUT	Beaufort Park, South Road, Bracknell	28/01/2019	£421,915.00	£50,043.00	YN738	
21/00704/FUL	Boyd Court Management Office, Downshire Way, Bracknell	01/03/2022	£2,193.00	£665.00	YN741	
21/00594/FUL	Elim, New Road, Crowthorne	No S106	£14,660.00	£1,761.00	YN742	
20/00001/FUL	The Royal Hunt, 177 New Road, Ascot	21/12/2021	£29,112.00	£2,481.00	YN739	
18/00200/PAC	Technology House, The Boulevard, Cain Road, Bracknell	02/09/2019		£39,926.00	YN736	
17/00183/FUL	Ascot House, Rectory Close, Bracknell	19/06/2018	£6,166.00	£2,162.00	YN726	
19/01118/FUL	Land Adjoining Coppid Beech House, South Of London Road, Binfield	09/06/2021	£282,842.00	£25,908.00	YN734	
19/00683/FUL	Summit House, London Road, Bracknell	27/12/2019	£20,278.00	£1,949.00	YN644	
20/00041/FUL	Summit House, London Road, Bracknell	15/06/2020	£20,278.00	£1,949.00	YN644	
20/00072/FUL	Bus Depot, Coldborough House, Market Street, Bracknell	12/10/2021	£4,220.00	£635.00	YN664	
17/00183/FUL	Ascot House, Rectory Close, Bracknell	19/06/2018	£6,439.00	£2,104.00	YN626	
15/01161/FUL	Land at Moss End, Wellers Lane, Warfield (Frost Folly 1)	11/11/2016	£552,825.00		YN640	Commutated sum for the maintenance of the SANG
17/00929/FUL	28 Meadow Way, Bracknell	12/12/2019	£7,377.00	£2,414.00	YN723	
18/01225/FUL	78 College Road, College Town, Sandhurst	27/01/2020	£6,423.00	£747.00	YN728	
18/01132/FUL	60 Binfield Road, Bracknell	10/08/2021	£5,193.00	£526.00	YN730	
20/00088/FUL	Iveagh Court, Nightingale Crescent, Bracknell	29/07/2021	£4,403.00	£399.00	YN731	
20/01077/FUL	25 Sandhurst Road, Crowthorne	28/07/2021	£6,838.00	£807.00	YN729	
20/00554/FUL	Land At 42 Locks Ride, Ascot	15/07/2021	£15,772.00	£2,104.00	TBC	Appeal site – paid but refunded as appeal was dismissed
18/00758/FUL	Land North of Tilehurst Lane, Binfield - Appeal B	16/09/2019	£68,146.00	£11,433.00	YN725	
17/00790/FUL	79 Church Street, Crowthorne	25/01/2018	£3,928.00	£1,284.00	YN637	
17/01233/FUL	7-9 Horndean Road, Bracknell	28/03/2019	£1,262.00	£412.00	YN722	
18/00964/FUL	Bus Depot, Coldborough House, Market Street, Bracknell	30/11/2018	£1,004,933.00	£56,417.00	YN664	
15/00383/FUL	Warfield Park, Warfield	17/05/2017		£28,565.00	YN706	
Totals			£2,479,159.00	£242,593.00		

4.2 Open Space of Public Value (OSPV) and recreational facilities received

Application Reference	Site	S106 date	Amount received	Finance Code	Comments
20/00155/FUL	Wyevale Garden Centre, Forest Road, Binfield	21/08/2020	£18,084.00	YN735	
17/01123/OUT	Beaufort Park, South Road, Bracknell	28/01/2019	£49,997.00	YN738	
16/01253/FUL	Land South Of Fairclough Farm Newell Green, Warfield (Vistry)	23/08/2018	£165,235.00	YN654	
19/01118/FUL	Land Adjoining Coppid Beech House, South Of London Road, Binfield	09/06/2021	£157,024.00	YN734	Open Space projects
			£22,107.00		Reptile monitoring
			£2,723.00		Biodiversity monitoring
21/00239/FUL	Former Hewlett Packard Site, Cain Road, Bracknell	26/08/2021	£18,278.00	YN671	
16/01195/FUL	Land East Of Avery Lane and North Of Watersplash Lane, Warfield (Redrow)	23/08/2018	£388,555.00	YN654	
16/01274/FUL	Land north of Watersplash Lane, Warfield (Millgate)	23/08/2018	£84,873.00	YN654	
18/00964/FUL	Bus Depot, Coldborough House, Market Street, Bracknell	30/11/2018	£103,514.00	YN664	
Total			£1,010,370.00		

4.3 Built Sports facilities received

Application Reference	Site	S106 date	Amount received	Finance Code	Comments
14/00315/OUT	Amen Corner North, London Road, Binfield	13/03/2015	£115,405.00	YN574	
Total			£115,405.00		

4.4 Affordable Housing income received

Application Reference	Site	S106 date	Amount received	No. of dwellings provided	Finance Code	Comments
16/01253/FUL	Land South Of Fairclough Farm Newell Green, Warfield	23/08/2018		13		
17/01087/FUL	Land at Garth Hill, Sandy Lane, Bracknell	29/06/2018		23		
16/00020/OUT	Blue Mountain, Temple Way, Binfield	15/06/2016		58		
14/00315/OUT	Amen Corner North, London Road, Binfield	13/03/2015		14		
Totals			£0.00	108		

4.5 Transport income received

Application Reference	Site	S106 date	Highways & Transport Works	Public Transport	Travel Plan Monitoring & Deposits	Drainage (SuDS)	Finance Code	Comments
16/01253/FUL	Land South Of Fairclough Farm Newell Green, Warfield (Vistry)	23/08/2018	£10,941.00				YN654	
21/00233/FUL	Coopers Hill Youth and Community Centre, Crowthorne Road North, Bracknell	22/12/2021	£4,000.00				YN737	
19/00753/FUL	Unit C Waterside Park, Cookham Road, Bracknell (Islamic Centre)	11/01/2021			£8,296.00			
19/01118/FUL	Land Adjoining Coppid Beech House, South Of London Road, Binfield	09/06/2021				£8,121.00	YN734	
21/00239/FUL	Hewlett Packard Land - Cain Road	26/08/2021	£50,000.00				YN671	
17/00359/FUL	North side of Western Road, Bracknell	19/02/2018			£5,414.00			
16/01195/FUL	Land East Of Avery Lane and North Of Watersplash Lane, Warfield (Redrow)	23/08/2018	£23,428.00				YN654	
18/00964/FUL	Bus Depot, Coldborough House, Market Street, Bracknell	30/11/2018	£44,718.00				YN664	
16/01274/FUL	Land north of Watersplash Lane, Warfield (Millgate)	23/08/2018	£8,473.00				YN654	
Totals			£141,560.00	£0.00	£13,710.00	£8,121.00		

4.6 Education income received

Application Reference	Site	S106 date	Primary	Secondary	Special Education Needs	Finance Code	Comments
13/00575/OUT	Transport Research Laboratory (TRL), Crowthorne	30/01/2015		£329,368.00		YN564	
14/00315/OUT	Amen Corner North, London Road, Binfield	13/03/2015		£605,875.00		YN574	
Totals			£0.00	£935,243.00	£0.00		

4.7 Community Facilities income received.

Application Reference	Site	S106 date	Community Hubs	Libraries	Youth	Finance Code	Comments
20/00155/FUL	Wyevale Garden Centre, Forest Road, Binfield	21/08/2020	£48,788.00			YN735	
16/01253/FUL	Land South Of Fairclough Farm Newell Green, Warfield (Vistry)	23/08/2018	£140,076.00			YN654	
19/01118/FUL	Land Adjoining Coppid Beech House, South Of London Road, Binfield	09/06/2021	£157,024.00			YN734	
16/01274/FUL	Land north of Watersplash Lane, Warfield (Millgate)	23/08/2018	£299,919.00			YN654	

Application Reference	Site	S106 date	Community Hubs	Libraries	Youth	Finance Code	Comments
16/01253/FUL	Land South Of Fairclough Farm Newell Green, Warfield (Vistry)	23/08/2018	£109,034.00			YN654	
14/00315/OUT	Amen Corner North, London Road, Binfield	13/03/2015	£232,781.00	£6,872.00		YN574	
Totals			£986,598.00	£6,872.00	£0.00		

5 Details of works in-kind or other obligations secured in s106 Agreements (s2 3d, i & ii)

Application Reference	Site	S106 date	Details of in-kind works and other obligations secured in s106 Agreements
20/00444/FUL	Westley Mill Farm, Westley Mill, Binfield	07/05/2021	Planning Permission Option
20/00897/FUL	Handpost Farm, Bracknell Road, Warfield	16/07/2021	Land Swap residential garden/agricultural land

6 Details of works in-kind or other obligations provided in s106 Agreements

Application Reference	Site	S106 date	Details of in-kind works and other obligations provided
20/00897/FUL	Handpost Farm, Bracknell Road, Warfield	16/07/2021	Land Swap residential garden/agricultural land

There are many other obligations secured throughout 2021-2022, which include the ongoing provision and maintenance of unadopted footpaths, drainage features and green infrastructure. Specific details are available on request CIL@bracknell-forest.gov.uk. We also secure obligations for notices and requirements to enter into various highways agreements (again available on request).

IFS Appendix B

Table 1 – (2021/22) Details of S106 Amounts Unallocated / Unspent (Regulation 121, Schedule 2, S106 Report, 3C)

Infrastructure type	Component	Secured for	Amount Unspent	Comments
Recreation	Suitable Alternative Natural Greenspace (SANG)	In-Perpetuity Maintenance in accordance with Individual SANG Management Plans and the Thames Basin Heaths Special Protection Area Supplementary Planning Document (SPASPD) 2018.	£0.00	Unspent from In-Perpetuity Maintenance pot is a very long-term fund (for 125 years) and that this amount is protected from large scale draw down of cash because it is needed over such a length of time.
		Towards general administrative operations and to educate people on the recreational pressures on the SPA (for example visiting schools).	£0.00	Unspent from Administration in Education pot which will be drawn down over time.
		Facilitation proportion which will be used for pump priming SANG open space enhancement projects and supporting services.	£0.00	This includes returned CIL receipts in accordance with the Council's strategy as paid into the fund on an annual basis.
		Total SANG Unallocated / Unspent	£0.00	
	Strategic Access Management and Monitoring (SAMM)	Towards the SAMM	£0.00	Contributions are paid in four instalments every year (end of each quarter).
		Total SAMM Unallocated / Unspent	£0.00	
	Open Space of Public Value (OSPV)	To be spent on maintenance of OSPV transferred to the Council and capacity improvements to open space and recreation facilities	£3,455,202.76	
		Total OSPV Unallocated / Unspent	£3,455,202.76	
	Built Sports	Towards the cost of Built Sports facilities in the borough	£433,774.00	The contributions must be allocated / spent by 2029/30.
		Total Built Sports Unallocated / Unspent	£433,774.00	
Affordable Housing	Commutated sums in lieu of provision	Towards the cost of providing affordable housing in the Borough	£3,946,535.95	The Council is working with registered partners to spend the money on appropriate affordable housing schemes.
		Total Affordable Housing Unallocated / Unspent	£3,946,535.95	
Transport	Highways and transport works	Towards various highways and transport measures as described in each s106 they sums are paid towards.	£857,248.28	
		Total Highways and Transport works Unallocated / Unspent	£857,248.28	

	Public Transport	Towards public transport services in the Borough capable of serving the developments that paid the contributions	£1,299,074.19	Deposits are to be repaid if the developers comply with the Travel Plan
		Total Public Transport Unallocated / Unspent	£1,299,074.19	
	Travel Plans	Deposits	£215,140.47	
		Total Travel Plans Unallocated / Unspent	£215,140.47	
	Drainage (SuDS)	Towards Monitoring and maintenance of new SuDS features	£78,387.00	
		Total SuDS Unallocated / Unspent	£78,387.00	
Education	Primary / Nursery	Towards primary school facilities capable of serving the developments which paid the contributions.	£535,044.55	
	Secondary	Towards secondary / post 16 /SEN facilities capable of serving the developments which paid the contributions.	£1,464,416.11	
	Special Education Needs (SEN)			
		Total Education Unallocated / Unspent	£1,999,460.66	
Community Facilities	Community Hubs	Towards community facilities capable of serving the developments which paid the contributions.	£294,581.65	
		Total Community Hubs unspent / unallocated	£294,581.65	
	Library Facilities	Towards library facilities capable of serving the developments which paid the contributions.	£114,805.00	
		Total Library Facilities unspent / unallocated	£114,805.00	
	Youth Facilities	Towards youth facilities capable of serving the development which paid the contribution.	£5,447.00	
		Total Youth Facilities unspent / unallocated	£5,447.00	
	Total Community Facilities Unspent / Unallocated			
Other	Waste and Recycling	Towards waste and recycling facilities at Longshot Lane	£34,860.19	
	Employment	N/A	£0.00	
	Public Art	Towards public art schemes	£89,029.40	

	Public Realm	Towards public realm in the vicinity of the development site that paid the contribution.	£242,576.00	
	Total Other Unspent / Unallocated		£366,465.59	

Total s106 Unallocated / Unspent			£13,066,122.55	
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Table 2 – (2021/22) S106 Spend Details (Regulation 121, Schedule 2, S106 Report, 3F)

Infrastructure type	Component	Project	Code	Amount spent	Comments
Recreation	Suitable Alternative Natural Greenspace (SANG)	CIL Clawback		£76,286.24	
		In-perpetuity maintenance		£76,286.24	
		Admin & Education		£54,460.00	
		Facilitation		£447,834.71	
		Total SANG spend		£654,867.19	
	Strategic Access Management and Monitoring (SAMM)	Contributions transferred to Hampshire County Council (banker) for Natural England to spend on the SAMM project in accordance with the terms of the SAMM legal Agreement 2011	N/A	£242,593.00	Contributions are paid in four instalments every year (end of each quarter).
		Total SAMM spend		£242,593.00	
	Open Space of Public Value (OSPV)	Urban Tree Project	YP526	£618.36	
		Biodiversity Enhancement Phase 2	YP571	£12,734.37	
		Horseshoe Lake Car Park/Path	YP572	£7,243.22	
		Fairly Wood Floodlights	YP589	£23,374.00	
		Binfield FC Improvements	YP592	£1,755.40	
		The Greenway Interpretation Boards	YP597	£1,873.64	
		The Greenway Phase 2	YP601	£5,000.00	
		The Elms Biodiversity Enhancement	YP605	£50,000.00	
		Winkfield Biodiversity Enhancement	YP606	£8,122.50	
		Ice House at The Chestnuts	YP607	£4,933.15	
		Lily Hill Park Interpretation Boards	YP609	£13,500.00	
	Total OSPV spend		£129,154.64		
	Built Sports	Coral Reef Splash Pad	YP590	£292,835.47	
Total Built Sports spend			£292,835.47		
Affordable Housing	Commuted sums in lieu of provision	Tenterden Modular Project	YN021	£129,385.07	
		Total Affordable Housing spend		£129,385.07	
Transport	Highways and transport works	Mobility Schemes	YP003	£120,000.00	
		South Road, Great Hollands – Footway/cycleway link	YP003	£140,668.02	
		A3095 Improvement Scheme	YP547	£1,888,782.00	
		Total Highways and Transport works spend		£2,149,450.02	
	Public Transport	Bus Contracts	P350A	£123,568.00	
		Total Public Transport spend		£123,568.00	
	Travel Plans		N/A	£0.00	No Spend in 2021/22
		Total Travel Plan spend		£0.00	
Drainage (SuDS)		N/A	£0.00	No Spend in 2021/22	
	Total Drainage (SuDS) spend		£0.00		
Education	Primary / Nursery	Sandy Lane School Improvements	YS222	£64,982.65	

	Secondary	Warfield Woodhurst New Building Fit Out	YS554	£38,270.00	
		Berkshire Guide Centre Nursery	YS606	£83,259.16	
		Kennel Lane Refurbishment	YS437	£475,218.11	
		Sandhurst Secondary School Caretaker Conversion	YS466	£6,333.00	
		Easthampstead Park Refurbishment	YS572	£22,797.88	
	Special Education Needs (SEN)	N/A	N/A	£0.00	No Spend in 2021/22
		Total Education spend		£690,991.90	
Community Facilities	Community Hubs	N/A	N/A	£0.00	No Spend in 2021/22
		Total Community Facilities spend		£0.00	
	Library Facilities	Bracknell Library Self Service	YP485	£8,500.00	
		Air Printing	YP579	£7,891.00	
		Replacement of Public PC's	YP588	£2,200.00	
		Total Library Facilities spend		£18,591.00	
	Youth Facilities	N/A	N/A	£0.00	No Spend in 2021/22
Total Youth Facilities spend		£0.00			
Other	Waste and Recycling	N/A	N/A	£0.00	No Spend in 2021/22
	Employment	N/A	N/A	£0.00	No Spend in 2021/22
	Public Art	Public Art Peacock Meadows and Fulmar Square	YP613	£3,750.00	
	Public Realm	N/A	N/A	£0.00	No Spend in 2021/22
	Total Other spend		£3,750.00		
Total S106 Spend in 2021/22				£4,435,186.29	

Table 3 – (2021/22) Details of S106 Amounts Allocated (Regulation 121, Schedule 2, S106 Report, 3E)

Infrastructure type	Component	Project	Code	Amount Allocated	Comments
Recreation	Suitable Alternative Natural Greenspace (SANG)	In-Perpetuity Maintenance in accordance with Individual SANG Management Plans and the Thames Basin Heaths Special Protection Area Supplementary Planning Document (SPASPD) 2018.	N/A	£6,195,652.34	
		Towards general administrative operations and to educate people on the recreational pressures on the SPA (for example visiting schools).	N/A	£109,931.61	
		Facilitation proportion which will be used for pump priming SANG open space enhancement projects and supporting services.	N/A	£2,860,733.87	
		Total SANG Allocated		£9,166,317.81	
	Strategic Access Management and Monitoring (SAMM)	N/A	N/A	£0.00	Contributions are paid in four instalments every year (end of each quarter).
		Total SAMM Allocated		£0.00	
	Open Space of Public Value (OSPV)	N/A	N/A	£0.00	No Allocation in 2021/22
		Total OSPV Allocated		£0.00	
	Built Sports	Coral Reef Splash Pad	YP590	£34,164.53	
		Total Built Sports Allocated		£34,164.53	
Affordable Housing	Commuted sums in lieu of provision	Temporary Accommodation Flats	N/A	£450,000.00	
Total Affordable Housing Allocated			£450,000.00		
Transport	Highways and transport works	Broad Lane Improvements	YP569	£12,563.32	
		Updating Traffic Signal Infrastructure	YP456	£22,098.43	
		Total Highways and Transport works Allocated		£34,661.75	
	Public Transport	N/A	N/A	£0.00	No Allocation in 2021/22
		Total Public Transport Allocated		£0.00	
	Travel Plans		N/A	£0.00	No Allocation in 2021/22
		Total Travel Plans Allocated		£0.00	
Drainage (SuDS)	N/A	N/A	£0.00	No Allocation in 2021/22	
Total Drainage (SuDS) Allocated			£0.00		
Education	Primary / Nursery	Berkshire Guide Centre Nursery, Windlesham Road	YN606	£16,609.74	
		Ascot Heath Junior	YS568	£49,187.00	
		Ascot Heath Infants	YS567	£16,655.00	
		Warfield Migration	YS554	£304,826.00	
		Harmans Water School Cycle Storage		£2,000.00	
		New Scotland Hill		£966.94	
	Secondary	Easthampstead Park	YS572	£370,423.27	
		Sandhurst School	YS499	£193,667.00	

		Kennel Lane Refurbishment	YS437	£57,138.64	
		SEMH Facility		£660,000.00	
	Special Education Needs (SEN)	N/A	N/A	£0.00	No Allocation in 2021/22
		Total Education Allocated		£1,671,473.59	
Community Facilities	Community Hubs	N/A	N/A	£0.00	No Allocation in 2021/22
		Total Community Hubs Allocated		£0.00	
	Library Facilities	Air Printing	YP579	£22,109.00	
		Replacement of Public PC's	YP588	£4,226.26	
		Total Library Facilities Allocated		£26,335.26	
	Youth Facilities	Braccan Walk Youth Centre		£24,054.78	
	Total Youth Facilities Allocated		£24,054.78		
Other	Waste and Recycling	N/A	N/A	£0.00	No Allocation in 2021/22
	Employment	N/A	N/A	£0.00	No Allocation in 2021/22
	Public Art	Public Art Peacock Meadows and Fulmar Square	YP613	£82,220.60	
	Public Realm	N/A	N/A	£0.00	No Allocation in 2021/22
		Total Other Allocated		£82,220.60	

Total Amount Allocated				£11,489,228.32	
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