



Infrastructure Funding Statement 2022-23



December 2023

Infrastructure Funding Statement for year 2022/23.

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 2022 to 31st March 2023.
- 1.2 The IFS contains the following:
- An Infrastructure List (See paragraph 6) stating the council's priorities for infrastructure provision for the next year 2023/24.
 - 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 2022/23.
 - 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 2022/23 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:
- 22 CIL Demand Notices (invoices) were issued with a total value of £4,583,076.22.
 - £6,640,434.59 total CIL was received.
 - £5,332,411.60 was spent on infrastructure projects, administration and repayment costs.
 - £0.00 is allocated to be spent on infrastructure projects.
 - A combined total of £1,308,032.00 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:
- £7,251,986.79 was secured in 44 s106 Agreements completed in 2021/22.
 - £5,312,805.00 was received in 2021/22 from s106 Agreements.
 - £16,338,865.41 has yet to be allocated.
 - A further £13,247,075.07 is allocated to be spent.
 - £2,900,303.20 was spent in 2021/22.

6. Infrastructure List

- 6.1 The Council has produced an Infrastructure list of its infrastructure priorities in 2023/24 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 2023/24 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' 2023/24 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.
- 6.4 The potential funding and delivery sources are listed as:
- Obligations in s106 Agreement which are contractual requirements as agreed between the Council and the developer on specific planning application approvals.
 - CIL funding which is a strategic tariff funding from relevant planning approvals.
 - Planning conditions which require developers to specifically providing infrastructure elements (usually on their own planning approval sites).
 - Council funding which is direct funding from the Council via its annual corporate budget processes.
 - Other funding such as 3rd party funds or grants and bids.
 - Parish or Town Council funds directly from these organisations.

Infrastructure List for 2023/24

Component	Details	Delivery Mechanism	Facility / Location
Recreation and green infrastructure			
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 – Frost Folly 3 (Warfield), Moss End (Warfield), Warfield Park (Winkfield), Long Copse, (Warfield). • Subject to planning permission - Land known as Silverdene (Sandhurst), Beaufort Park (Bracknell).
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, education & wardens) across the Thames Basin Heaths Special Protection Area.	S106	<ul style="list-style-type: none"> • Thames Bain Heaths (TBH) Special Protection Area wardening. • All SANGs across the TBH area comprising 11 local authority areas including those in Bracknell Forest Borough.
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	<ul style="list-style-type: none"> • All existing open space and play areas and relevant features in the Borough (too many to list). • Warfield Memorial Ground Enhancements. • Priors Field Enhancements. • New areas of OSPV to be secured and delivered through relevant sites including, opens pace at Beaufort Park and Derby Fields and linear spaces in Bracknell town Centre.
	Providing new open space areas.		
	Play Area Renewal Programme		
	Extension to crematorium	CIL / Other	<ul style="list-style-type: none"> • 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 and maintenance and monitoring of new on-site features. • Delivery of projects to support non-mandatory BNG off-setting

Component	Details	Delivery Mechanism	Facility / Location
	Enhance existing provide new biodiversity features off development sites.		including works and on-going maintenance. <ul style="list-style-type: none"> Subject to successful application for Responsible Body status to set up mandatory off-site BNG projects including works and on-going maintenance.
	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 / Parish funds	<ul style="list-style-type: none"> Coral Reef, Bracknell Leisure Centre, Downshire Golf Course, Harmanswater Swimararium New sports halls at Bucklers Park Community Hub and Warfield Community Hub.
	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 / Other	<ul style="list-style-type: none"> Various new development sites across the Borough. Support for additional social rented homes at Bay House & Barn Close (Bracknell) Support for additional social rented homes on Joint Venture (JV) sites. Provision of new affordable temporary accommodation dwellings at Opladen Way, Bracknell. Support for development of large family social rented homes at Binfield Road, Bracknell. Other opportunities to provide additional social rented homes, focusing on larger family homes in particular, in partnership with registered providers and developers across the Borough. Temporary Accommodation Move on 6x1 bed flats", 100 Priestwood Avenue, Tenterden Modular funding.
Commuted sums in lieu of provision of new dwellings	Payment of commuted sums received to Registered Partners (Housing Associations) to provide new affordable homes.	S106	<ul style="list-style-type: none"> Various new development sites across the Borough including contributions towards new projects such as above.
Transport and Highways			
Highways and transport works	Junction improvements / pedestrian and cycleway links, crossings, signage, accessibility schemes, traffic control systems etc.	S106 / CIL / Council funds / Other	<ul style="list-style-type: none"> Improvements to junctions across the Borough. Pedestrian / cycleway improvements across the Borough. Borough wide pedestrian and cycle improvements including potential schemes recommended by parish councils (for consideration). Urban Traffic Management Control system across the Borough. Accessibility projects across the Borough.

Component	Details	Delivery Mechanism	Facility / Location
Public Transport – services	Supporting existing bus routes through service subsidies	S106 / CIL / Other	<ul style="list-style-type: none"> Existing selected bus routes across the Borough. Any new services in the Borough.
Public Transport – infrastructure	Bus stops, signage, and passenger information	S106 / Other	<ul style="list-style-type: none"> Across the Borough.
	Reprovision / relocation of Bracknell Bus Station facilities	S106 / other	<ul style="list-style-type: none"> Bracknell Bus Station, Market Street.
	Increased car and cycle parking at Crowthorne Station	Local Plan	<ul style="list-style-type: none"> Allocate land within a development site adjacent to Crowthorne Station.
	Improvements to Bracknell Station	Other / CIL	<ul style="list-style-type: none"> Bracknell Rail Station.
	Turnback siding to increase trains between Reading and Bracknell	Other / CIL	<ul style="list-style-type: none"> Location to be confirmed west of Bracknell Rail Station.
Travel Plan	Monitoring and secure new travel plans associated with development sites	S106	<ul style="list-style-type: none"> Individual developments sites which require a Travel Plan.
	Provide strategic travel plan measures in lieu of travel plans for developments	S106	<ul style="list-style-type: none"> Large scale developments with existing travel plan (renegotiate and vary relevant existing s106s). To prove the option on new s106s to make a payment in lieu of an individual travel plan for the development site.
Drainage (Sustainable Drainage Systems) (SuDS)	Monitoring new SuDS and maintaining SuDS in land transferred to Council management.	S106	<ul style="list-style-type: none"> Various developments sites across the Borough including SALP and Local plan allocated sites and windfall sites.
	Highways Drainage improvements	Council Funding	<ul style="list-style-type: none"> 15 highways locations across the Borough
	Land Drainage schemes	Council Funding	<ul style="list-style-type: none"> 16 locations across the Borough.
Education			
Primary / Nursery education	Improvements to capacity and facilities at existing schools	S106 / CIL / Council Funding / Other	<ul style="list-style-type: none"> Various capacity and enhancement projects in primary schools and nursery facilities.
	New schools	S106 /CIL / Other	<ul style="list-style-type: none"> Warfield East (secured land and new school). Amen Corner South (secure Land).
Secondary / Post 16	Improvements to capacity and facilities at existing schools	S106 / CIL / Council funds	<ul style="list-style-type: none"> Various capacity and enhancement projects in Secondary / Post 16 education facilities.
Special Education Needs and Disabilities (SEND)	Improvements to facilities	S106 / CIL / Council Funding	<ul style="list-style-type: none"> Kennel Lane School. College Hall. Other schools where appropriate.
	Provision of new SEND school / facilities	S106 / CIL / Council Funding / Other	<ul style="list-style-type: none"> New SEND school provision including transfer of land at Bucklers Park, Crowthorne.

Component	Details	Delivery Mechanism	Facility / Location
			<ul style="list-style-type: none"> Edgbarrow School SEND unit. Sandhurst School SEND unit. Other relevant schools in the Borough.
	Provision of a new Special Education Mental Health (SEMH) facility	S106 / CIL / Other	<ul style="list-style-type: none"> Facility and land required - Location to be confirmed.
Community Facilities			
Community Hubs	Open a new community hub	S106 / CIL / Other	<ul style="list-style-type: none"> Bucklers Park.
	Constructing a new community hub with health provision		<ul style="list-style-type: none"> Binfield Community and Health Hub.
	Securing land and constructing a new community hub		<ul style="list-style-type: none"> Warfield Community Hub.
	Improving and expanding existing facilities	S106 / CIL S106 / other	<ul style="list-style-type: none"> Farley Wood Community Centre. Other community centres across the Borough.
Library Facilities	Improving existing and providing new library facilities	CIL / S106 / Council funding	<ul style="list-style-type: none"> All libraries in the Borough.
	Relocate Central Library in Bracknell Town Centre	CIL / S106 / Council funding	<ul style="list-style-type: none"> Princess Square or other.
Youth Facilities	Support, Improve and expand town centre youth hub	S106 / CIL / Council Funding / Other	<ul style="list-style-type: none"> Bracknell Town Centre Youth Hub.
High Street Car Park facilities	Support the relocation of existing community facilities	CIL / S106 / Council funding	<ul style="list-style-type: none"> To be confirmed on exact locations.
Health			
General Practitioner surgeries, other health facilities including specialist provision	Support health services to deliver new or improved facilities	CIL / other funding	<ul style="list-style-type: none"> Improve facilities at Great Hollands medical centre. Skimped Hill. Potential expansion of Warfield Medical Centre / Gainsborough Practice. Other health facilities across the Borough.
	New medical facility	S106 / CIL / grant of planning permissions	<ul style="list-style-type: none"> Opening of a new facility GP and NHS at Binfield Community and Health Hub.
Public Health	Mobile screening services	Other	<ul style="list-style-type: none"> Borough-wide.
	Provision of space for contracted services	Council funding / other	<ul style="list-style-type: none"> Bracknell Town Centre / Market Street.
Utilities			
Gas, Electricity, telecommunications	To proactively engage with suppliers for the timely provision and connection	Other - 3 rd party agreements with	<ul style="list-style-type: none"> Various across the Borough (more detail will be in published Infrastructure Delivery Plans (IDPs)).

Component	Details	Delivery Mechanism	Facility / Location
water supply and waste water treatment	of facilities. Provision is not provided by the Council but 3 rd party companies which normally agree with developers at the detailed planning stage.	suppliers and developers	
Waste water (sewerage)	Upgrade to improve ability to treat the volumes of incoming sewage, reducing the need for untreated discharges in wet weather.	Other - Utility funding streams and developer payments	<ul style="list-style-type: none"> Aldershot Sewerage Treatment Works (STW) (due by 2026).
	Upgrades (over £11 million) to provide a major increase in treatment capacity, from 157 to 220 litres per second. Reducing the need for untreated discharges in wet weather.	Other - Utility funding streams and developer payments	<ul style="list-style-type: none"> Ascot STW (due by 2024 with further upgrades by 2026).
	Upgrade to improve ability to treat the volumes of incoming sewage, reducing the need for untreated discharges in wet weather.	Other - Utility funding streams and developer payments	<ul style="list-style-type: none"> Bracknell STW (due by 2026).
	Upgrade to improve ability to treat the volumes of incoming sewage, reducing the need for untreated discharges in wet weather.	Other - Utility funding streams and developer payments	<ul style="list-style-type: none"> Camberley STW (due by 2026).
	Upgrade to improve ability to treat the volumes of incoming sewage and providing a higher quality of treated effluent going to watercourses	Other - Utility funding streams and developer payments	<ul style="list-style-type: none"> Easthampstead STW (planned for 2025-2030).
	Upgrade to improve ability to treat the volumes of incoming sewage, reducing the need for untreated discharges in wet weather.	Other - Utility funding streams and developer payments	<ul style="list-style-type: none"> Sandhurst STW (due by 2025).
Electricity	Electric vehicle charging points	Planning conditions / Other - private installations	<ul style="list-style-type: none"> Borough-wide.
	Renewable electricity generation provision	Other / Other - Private companies	<ul style="list-style-type: none"> Borough-wide.
Gas	Gas mains replacements	Other - Utility funding streams	<ul style="list-style-type: none"> Borough-wide.

Component	Details	Delivery Mechanism	Facility / Location
Telecommunications	Superfast broadband fibre optic provision	Other - Unity funding streams	<ul style="list-style-type: none"> Borough-wide.
Emergency Services			
Police	Police Staff Set up costs including equipment	Grant of planning permissions and partnership working / other / CIL	<ul style="list-style-type: none"> Location to be confirmed.
	Automatic Number Plate Recognition (ANPR) systems		<ul style="list-style-type: none"> Borough-wide.
	Vehicles and Bikes		<ul style="list-style-type: none"> Borough-wide.
Fire	None identified	N/A	<ul style="list-style-type: none"> N/A
Ambulance	A double-crewed ambulance	Other	<ul style="list-style-type: none"> Borough-wide.
	Potential redevelopment/ expansion of existing facilities	Other	<ul style="list-style-type: none"> Bracknell.
Other			
Waste and recycling	Improvements to waste and recycling facilities	S106 / Council funds	<ul style="list-style-type: none"> Longshot Lane.
	New recycling centres		<ul style="list-style-type: none"> Delivered on large new development sites.
Public Art	Provision of new public art	S106 / planning conditions	<ul style="list-style-type: none"> Delivered on large development sites.
Public Realm	Improvements to public realm	S106 / CIL / Other	<ul style="list-style-type: none"> Within and near to Bracknell Town Centre.
Cemeteries	Improvement and extension to cemeteries and crematoriums	CIL / Council Funding / Other	<ul style="list-style-type: none"> Extension to Easthampstead Park Cemetery and Crematorium.
Car Parks	Multi storey car park safety measures	CIL / Council Funding / Other	<ul style="list-style-type: none"> Relevant Bracknell Forest Council owned car parks.

7. CIL and S106 Report for 2022/23

- 7.1 The following schedule provides the CIL and S106 reports for the year 2022/23 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 2022/23

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;	£4,583,076.22	Includes surcharges and late payment interest	
B	the total amount of CIL receipts for the reported year;	£6,640,434.59	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;	£4,960,912.43	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;	£0.00	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;	£162,823.71	Sandy Lane School Improvement
			£345,758.00	Harmans Water School Improvement
			£2,959,393.11	Heathlands Re-Development
			£4,104.86	Downshire Way Dualling
			£4,116.75	Brock Hill Flood Alleviation
			£7,457.00	Farley Wood Tennis Courts
			£10,341.52	London Road A329 Greening
			£12,165.00	South Hill Park - Path Networks
			18,991.18	The Parks Sports Pitch Works
			£49,235.59	Crowthorne Road A3095 Greening
			£351,198.50	Vigar Way Improvements
			£735,891.56	A3095 Improvement Scheme
			£78,709.00	Snaprails Park Play Area Renewal
			£80,000.00	South Hill Park Play Area Renewal
	£1,878,993.75	Binfield Community Centre		
ii	the amount of CIL spent on repaying money borrowed, including any interest, with details of the items of	£44,810.00	Money from CIL transferred to repay S106 receipts which were used to pump priming Suitable Alternative Natural Greenspace (SANG) open space enhancement projects.	

Community Infrastructure Levy (CIL) Report

Regulation Requirement		Amount	Comment
	infrastructure which that money was used to provide (wholly or in part);		
iii	<p>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;</p> <p><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></p>	£326,689.17 (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;	£0.00	N/A
	the amount of CIL passed to—		
I	<p>any parish council under regulation 59A or 59B; and</p> <p><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></p> <p><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></p>	£1,308,032.00	Total CIL passed, below for the amounts allocated to each Bracknell Forest town or parish council.
		£528,190.12	Binfield Parish Council
		£209,701.41	Bracknell Town Council
		£22,867.85	Crowthorne Parish Council
		£20,493.66	Sandhurst Town Council
		£186,682.77	Warfield Parish Council
		£340,096.19	Winkfield Parish Council
ii	<p>any person under regulation 59(4)</p> <p><i>Note: Regulation 59(4) allows a charging authority to pass CIL to another party to spend on infrastructure</i></p>	£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;	£0.00

Community Infrastructure Levy (CIL) Report

Regulation Requirement		Amount	Comment
	<p><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></p> <p><i>Regulation 59F allows a charging authority to spend CIL in areas without a Local Council in the relevant area.</i></p>		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
B	CIL collected by way of a land payment has not been spent if at the end of the reported year—		

Community Infrastructure Levy (CIL) Report

Regulation Requirement		Amount	Comment
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;	£7,251,986.79	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;	£5,312,805.00	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;	£16,338,865.41	Sum of all unspent mounts in sheets (includes s106 receipt received since April 2023 to date). See Appendix B, Table 1 for details.

S106 Obligations Report

Requirement		Amount	Comment
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;	197	See Appendix A, Table 3.3
	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	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;	£13,247,075.07	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);	£2,900,303.20	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:
		£11,014,499.10	Suitable Alternative Natural Greenspace (SANGs)
		£0.00	Strategic Access Management and Monitoring measures (SAMM)
		£0.00	Open Space of Public Value (OSPV)
		£699,999.73	Affordable Housing
		£308,609.63	Highways and transport works
		£0.00	Public Transport
		£0.00	Travel Plan monitoring and deposits
		£0.00	Drainage (SuDS) (P201A)
		£34,164.53	Built sports facilities
		£1,140,977.04	Education facilities
		£24,770.26	Library facilities
		£24,054.78	Youth facilities
£0.00	Other		
H	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—		
	i 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: £534,236.01	See Appendix B, Table 2 for table of types and project spend: Suitable Alternative Natural Greenspace (SANGs)

S106 Obligations Report

Requirement		Amount	Comment
		£379,726.00	Strategic Access Management and Monitoring measures (SAMM)
		£42,177.18	Open Space of Public Value (OSPV)
		£651,623.58	Affordable Housing
		£0.00	Highways and transport works
		£141,061.46	Public Transport
		£0.00	Travel Plan monitoring and deposits
		£0.00	Drainage (SuDS)
		£204,263.53	Education facilities
		£852,948.44	Community facilities
		£94,267.00	Other
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;	£39,100.00	The Council does not secure its monitoring income from s106 Obligations. It secures it separately in a s106 Agreement of which was received and spent in 2022/23 towards the team responsible for monitoring planning obligations. (Amount in addition to the total in 3b above)
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.	£7,394,031.82	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).
		£2,158,456.20	total amount for Open Space of Public Value land transferred from developments to Council ownership/maintenance
		£148,757.00	Total amount for the monitoring and maintenance of new Sustainable Drainage Systems (SuDS).
		£9,701,245.02	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	Not detailed	Local resource issues preclude this information in the 2022/23 IFS.

S106 Obligations Report

Requirement		Amount	Comment
	section 278 of the Highways Act 1980 which was entered into during the reported year,		
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)
2022/23	£7,251,986.79	£5,312,805.00
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)	£2,977,666.79	£1,987,445.00
	Strategic Access Management and Monitoring measures (SAMM)	£651,187.00	£381,524.00
	Open Space of Public Value and recreational facilities (OSPV)	£697,500.00	£210,423.00
	Biodiversity Net Gain	£21,249.00	£107,452.00
	Built Sports	£0.00	£386,470.00
Affordable Housing	Commuted sums in lieu of provision	£213,931.00	£55,244.00
	No. of Dwellings	197	52
Transport	Highways and transport works	£25,929.00	£455,803.00
	Public Transport	£1,430,700.00	£0.00
	Travel Plan monitoring and deposits	£42,000.00	£8,659.00
	Drainage (SuDS)	£64,000.00	£30,819.00
Education	Primary / Nursery	£19,153.00	£390,646.00
	Secondary	£0.00	£1,105,554.00
	Special Education Needs (SEN)	£0.00	£0.00
Community Facilities	Community Hubs	£1,129,920.00	£59,335.00
	Library Facilities	£0.00	£133,431.00
	Youth Facilities	£0.00	£0.00
Other		£0.00	£0.00
Total		£7,251,986.79	£5,312,805.00
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
20/01090/FUL	Abbey House, Grenville Place, Bracknell	23/03/2023	£29,578.00	£3,670.00	Appeal site – payable only if permission is granted.
21/00498/FUL	78 College Road, College Town, Sandhurst	23/03/2023	£12,224.00	£1,798.00	Paid on signing s106 Agreement.
21/00701/FUL	Bracknell Beeches, Old Bracknell Lane West, Bracknell	07/03/2023		£206,645.00	Due on commencement of development.
21/00928/FUL	Athol Villa & Woodside, Westbourne Road, College Town, Sandhurst	01/03/2023	£39,834.00	£5,479.00	Appeal site – payable only if permission is granted.
20/00595/PAC	98 High Street (First and Second Floors), Crowthorne	28/02/2023	£5,412.00	£526.00	Paid on signing s106 Agreement.
21/00675/FUL	Ranelagh Playing Fields, Larges Lane, Bracknell	08/02/2023	£27,352.00	£4,084.00	Paid on signing s106 Agreement.
20/01083/FUL	Continuity House, London Road, Bracknell	02/02/2023		£ 9,308.00	Due on commencement of development.
21/01052/FUL	18 Heath Hill Road North, Crowthorne	21/12/2022	£40,883.00	£5,234.00	Due on commencement of development.
203544	St Annes Drive, Wokingham	04/11/2022	£81,498.00		Paid on signing s106 Agreement.
19/00841/FUL	Land North of Church Lane and West of Malt Hill, Church Lane, Warfield (Frost Folly 3)	15/11/2022	£824,970.00		Commutated sum for the maintenance of the SANG.
21/01119/FUL	51, 53 and 55 High Street, Crowthorne	03/11/2022	£7,161.00	£654.00	Paid on signing s106 Agreement.
21/00984/FUL	52 Branksome Hill Road, College Town, Sandhurst	03/11/2022	£7,031.00	£1,133.00	Due on commencement of development.
20/01059/FUL	Crowthorne Smiles Dental Surgery, Crowthorne	27/10/2022	£10,386.00	£1,052.00	Due on commencement of development.
21/00217/FUL	The Mango Tree, 63 Church Street, Crowthorne	25/10/2022	£33,359.00	£1,578.00	Due on commencement of development.
20/00272/FUL	Woodhurst Park, Harvest Ride, Warfield	10/10/2022		£ 24,999.00	

Application Reference	Site	S106 date	SANG amount secured	SAMM amount secured	Comments
20/00716/FUL	329 Yorktown Road, College Town, Sandhurst	03/10/2022	£12,224.00	£1,798.00	Appeal dismissed; permission not granted so amount will not be received.
21/00321/FUL	Firs Cottage, Long Hill Road, Ascot	03/10/2022	£5,193.00	£665.00	Paid on signing s106 Agreement.
21/00141/FUL	Land North of Tilehurst Lane, Binfield	20/09/2022	£13,059.75	£2,325.00	Appeal dismissed; permission not granted so amount will not be received.
21/00128/FUL	Land South of Lambrook, Chavey Down Road, Winkfield Row	20/09/2022	£41,028.00	£4,842.00	Appeal dismissed; permission not granted so amount will not be received.
21/01125/FUL	182-184 Dukes Ride, Crowthorne	16/09/2022	£13,209.00	£1,515.00	Paid on signing s106 Agreement.
22/00302/FUL	Longcroft, Long Hill Road, Ascot	16/09/2022	£32,416.00	£4,673.00	Due on commencement of development.
19/00076/FUL	SANG Land at Long Copse	01/09/2022	£200,051.00		Commutated sum for the maintenance of the SANG.
16/0803	The Absolute Building, Lyon Way, Frimley	05/08/2022	£717,626.00		Paid on signing s106 Agreement.
20/00802/OUT	Home Farm, Forest Road, West End, Warfield	15/09/2022		£177,103.00	Due on commencement of development.
20/00716/FUL	329 Yorktown Road, College Town, Sandhurst	02/08/2022	£12,224.00	£1,798.00	Appeal dismissed; permission not granted so amount will not be received.
19/01004/OUT	3M, Turnpike Road, Binfield	02/08/2022	£145,981.00	£16,302.00	Estimated amount – formula-based approach in s106. Amount not known until reserved matters.
20/01046/FUL	6 Shaftsbury Close, Bracknell	30/06/2022	£5,193.00	£526.00	Due on commencement of development.
20/00585/FUL	Land South of Foxley Lane and West Of Murrell Hill Lane, Binfield	28/06/2022	£6,838.00	£807.00	Due on commencement of development.
17/00656/OUT	North Lodge Farm, Forest Road, Hayley Green, Warfield	16/06/2022	£98,490.00	£16,212.00	Due on commencement of development.
21/00508/FUL	6 Parkland Drive, Bracknell	01/06/2022	£4,403.00	£505.00	Paid on signing s106 Agreement.
19/01068/FUL	Land At Goose Corner, Forest Road, Warfield	25/05/2022	£6,112.00	£711.00	Appeal site – payable only if permission is granted.
21/00870/FUL	283 High Street, Crowthorne	20/05/2022	£13,209.00	£1,515.00	Due on commencement of development.
20/00607/FUL	Larkfield, Chavey Down Road, Winkfield Row	13/05/2022	£59,768.00	£6,922.00	Due on commencement of development.
20/00571/FUL	Land Rear of 89 Locks Ride, Ascot	12/05/2022	£47,140.00	£5,553.00	Appeal dismissed; permission not granted so amount will not be received.
21/00020/PAC	Countrywide House, 28 Wellington Business Park, Dukes Ride, Crowthorne	N/A	£30,562.00	£2,747.00	Payment in lieu of S106 agreement.

Application Reference	Site	S106 date	SANG amount secured	SAMM amount secured	Comments
21/00276/OUT	Rendcombe, Terrace Road South, Binfield	19/04/2022	£6,112.00	£711.00	Appeal dismissed; permission not granted so amount will not be received.
19/00023/FUL	Land to the Rear Of 29 Warfield Road & 7 Sherring Close, Bracknell	14/04/2022	£20,514.00	£2,421.00	Paid on signing s106 Agreement.
21/00478/OUT	Land West of Wokingham Road & East of Lower Church Road, Sandhurst	12/04/2022	£361,433.04	£134,850.00	Appeal dismissed; permission not granted so amount will not be received.
20/01038/FUL	19 Yorktown Road, Sandhurst	12/04/2022	£5,193.00	£526.00	Due on commencement of development.
Total			£2,977,666.79	£651,187.00	

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
21/00701/FUL	Bracknell Beeches, Old Bracknell Lane West, Bracknell	07/03/2023	£349,000.00	£3,660.00	
21/00928/FUL	Athol Villa & Woodside, Westbourne Road, College Town, Sandhurst	01/03/2023	£27,000.00		
21/00675/FUL	Ranelagh Playing Fields, Larges Lane, Bracknell	08/02/2023	£20,000.00		
20/01083/FUL	Continuity House, London Road, Bracknell	02/02/2023	£45,000.00		
20/00272/FUL	Woodhurst Park, Harvest Ride, Warfield	10/10/2022	£175,000.00	£3,564.00	
21/00141/FUL	Land North of Tilehurst Lane, Binfield	20/09/2022	£9,000.00		Appeal dismissed; permission not granted so amount will not be received
19/01004/OUT	3M, Turnpike Road, Binfield	02/08/2022	£72,500.00	£6,424.00	
22/00551/FUL	Easthampstead Park, Old Wokingham Road, Wokingham	29/03/2023		£3,941.00	
20/00802/OUT	Home Farm, Forest Road, West End, Warfield	15/09/2022		£3,660.00	Appeal dismissed; permission not granted so amount will not be received
Total			£697,500.00	£21,249.00	

3.3 Affordable Housing secured

Application Reference	Site	S106 date	Amount Secured	No. Dwellings	Comments
20/01083/FUL	Continuity House, London Road, Bracknell	02/02/2023	£213,931.00		
21/00701/FUL	Bracknell Beeches, Old Bracknell Lane West, Bracknell	07/03/2023		43	
20/00272/FUL	Woodhurst Park, Harvest Ride, Warfield	10/10/2022		10	
21/00141/FUL	Land North of Tilehurst Lane, Binfield	20/09/2022		2	Appeal dismissed; permission not granted so amount will not be received
20/00802/OUT	Home Farm, Forest Road, West End, Warfield	15/09/2022		97	Appeal dismissed; permission not granted so amount will not be received
19/01004/OUT	3M, Turnpike Road, Binfield	02/08/2022		7	
21/00478/OUT	Land West of Wokingham Road & East of Lower Church Road, Sandhurst	12/04/2022		38	Appeal dismissed; permission not granted so amount will not be received
Total			£213,931.00	197	

3.4 Transport secured

Application Reference	Site	S106 date	Highways & transport works	Public Transport	Travel Plan monitoring & deposits	Drainage (SuDS)	Comments
21/00701/FUL	Bracknell Beeches, Old Bracknell Lane West, Bracknell	07/03/2023	£4,000.00		£14,000.00	£8,000.00	
20/00272/FUL	Woodhurst Park, Harvest Ride, Warfield	10/10/2022	£9,429.00			£8,000.00	
21/00141/FUL	Land North of Tilehurst Lane, Binfield	20/09/2022	£4,500.00			£8,000.00	Appeal dismissed; permission not granted so amount will not be received
20/00802/OUT	Home Farm, Forest Road, West End, Warfield	15/09/2022	£2,000.00	£1,000,000.00	£14,000.00	£8,000.00	Appeal dismissed; permission not granted so amount will not be received
21/00478/OUT	Land West of Wokingham Road & East of Lower Church Road, Sandhurst	12/04/2022	£6,000.00	£430,700.00	£14,000.00	£8,000.00	Appeal dismissed; permission not granted so amount will not be received

Application Reference	Site	S106 date	Highways & transport works	Public Transport	Travel Plan monitoring & deposits	Drainage (SuDS)	Comments
21/00928/FUL	Athol Villa & Woodside, Westbourne Road, College Town, Sandhurst	01/03/2023				£8,000.00	
19/01004/OUT	3M, Turnpike Road, Binfield	02/08/2022				£8,000.00	
20/00607/FUL	Larkfield, Chavey Down Road, Winkfield Row	13/05/2022				£8,000.00	
Total			£25,929.00	£1,430,700.00	£42,000.00	£64,000.00	

3.5 Education secured

Application Reference	Site	S106 date	Primary	Secondary	Special Education Needs	Comments
20/00272/FUL	Woodhurst Park, Harvest Ride, Warfield	10/10/2022	£9,153.00			
20/00802/OUT	Home Farm, Forest Road, West End, Warfield	15/09/2022	£10,000.00			Appeal dismissed; permission not granted so amount will not be received
Total			£19,153.00	£0.00	£0.00	

3.6 Community Facilities secured

Application Reference	Site	S106 date	Community Hubs	Comments
21/00701/FUL	Bracknell Beeches, Old Bracknell Lane West, Bracknell	07/03/2023	£349,000.00	
20/00272/FUL	Woodhurst Park, Harvest Ride, Warfield	10/10/2022	£113,490.00	
21/00141/FUL	Land North of Tilehurst Lane, Binfield	20/09/2022	£13,500.00	Appeal dismissed; permission not granted so amount will not be received
20/00802/OUT	Home Farm, Forest Road, West End, Warfield	15/09/2022	£431,430.00	Appeal dismissed; permission not granted so amount will not be received
19/01004/OUT	3M, Turnpike Road, Binfield	02/08/2022	£72,500.00	

Application Reference	Site	S106 date	Community Hubs	Comments
21/00478/OUT	Land West of Wokingham Road & East of Lower Church Road, Sandhurst	12/04/2022	£150,000.00	Appeal dismissed; permission not granted so amount will not be received
Total			£1,129,920.00	

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
22/00490/FUL	10 Heathway, Ascot	11/04/2023	£6,112.00	£899.00	YN767	
21/00498/FUL	78 College Road, College Town, Sandhurst	23/03/2023	£12,224.00	£1,798.00	YN770	
20/00595/PA C	98 High Street (First and Second Floors), Crowthorne	28/02/2023	£5,412.00	£529.00	YN771	
21/00675/FUL	Ranelagh Playing Fields, Larges Lane, Bracknell	08/02/2023	£27,352.00	£4,084.00	YN768	
21/01052/FUL	18 Heath Hill Road North, Crowthorne	21/12/2022	£40,883.00	£5,234.00	YN772	
203544	St Annes Drive, Wokingham	04/11/2022	£81,498.00		YN766	
21/01119/FUL	51, 53 and 55 High Street, Crowthorne	03/11/2022	£7,161.00	£654.00	YN763	
21/01125/FUL	182-184 Dukes Ride, Crowthorne	16/09/2022	£13,209.00	£1,515.00	YN758	
16/0803	The Absolute Building, Lyon Way, Frimley	05/08/2022	£717,626.00		YN749	
17/00656/OU T	North Lodge Farm, Forest Road, Hayley Green, Warfield	16/06/2022	£116,454.00	£19,169.00	YN751	
21/00508/FUL	6 Parkland Drive, Bracknell	01/06/2022	£4,403.00	£505.00	YN748	
21/00870/FUL	283 High Street, Crowthorne	20/05/2022	£13,526.00	£1,551.00	YN760	
20/00607/FUL	Larkfield, Chavey Down Road, Winkfield Row	13/05/2022	£63,527.00	£7,357.00	YN765	
19/00023/FUL	Land To the Rear Of 29 Warfield Road & 7 Sherring Close, Bracknell	14/04/2022	£20,514.00	£2,421.00	YN743	
21/00837/FUL	Land Rear of 92 College Road, College Town, Sandhurst	17/03/2022	£25,476.00	£3,747.00	YN752	
19/00767/FUL	Norbury, London Road, Binfield	14/03/2022	£104,824.00	£13,631.00	YN761	
21/00621/FUL L	Stone Court And Stone Court Cottage, London Road, Sunningdale	22/02/2022	£199,600.00		YN746	
20/00648/FUL	Brackworth, Broad Lane, Bracknell	03/02/2022	£39,079.00	£4,006.00	YN690	
21/00808/FUL	Derryquin, 8A Priory Lane, Warfield	24/01/2022	£7,318.00	£1,093.00	YN754	

Application Reference	Site	S106 date	SANG amount received	SAMM amount received	Finance Code	Comments
21/00077/FUL	1 - 8 Robins Gate, Bracknell	06/01/2022	£20,998.00	£2,024.00	YN764	
21/00233/FUL	Coopers Hill Youth and Community Centre, Crowthorne Road North, Bracknell	22/12/2021	£283,214.00	£33,570.00	YN737	
20/00862/FUL	Orchard House, Priory Road, Ascot	30/11/2021	£30,530.00	£2,821.00	YN750	
20/00020/FUL	1 Newell Green Cottages, Newell Green, Warfield	17/07/2020	£7,172.00	£834.00	YN757	
18/00639/FUL	Conyngwood, Mushroom Castle, Winkfield Row	22/04/2020	£31,275.00	£3,807.00	YN721	
19/00806/FUL	Land South Of 26 Harvest Lea, Warfield Park	24/02/2020	£6,139.00	£622.00	YN759	
17/00582/FUL	East Lodge, Ringmead, Bracknell	29/10/2019	£15,883.00	£5,210.00	YN762	
18/00336/FUL	White Gates, Longhill Road, Ascot	06/06/2019	£86,036.00	£10,097.00	YN694	
20/00272/FUL	Woodhurst Park, Harvest Ride, Warfield	27/10/2014		£146,951.00	YN517	
19/00327/FUL	Land At South- West of Abbey Place, Warfield	12/08/2021		£5,131.00	YN750	
13/00575/OUT	Transport Research Laboratory (TRL), Crowthorne	30/01/2015		£102,092.00	YN564	
Total			£1,987,445.00	£381,524.00		

4.2 Open Space of Public Value (OSPV) and Biodiversity Net Gain (BNG) received

Application Reference	Site	S106 date	OSPV Amount received	BNG Amount received	Finance Code	Comments
21/00675/FUL	Ranelagh Playing Fields, Larges Lane, Bracknell	08/02/2023	£20,000.00		YN768	
19/00767/FUL	Norbury, London Road, Binfield	14/03/2022	£59,335.00	£26,677.00	YN761	
19/00327/FUL	Land At South-West of Abbey Place, Warfield	12/08/2021	£67,764.00		YN740	
18/00935/FUL	Kingswood, Kings Ride, Ascot	29/10/2020	£24,000.00		YN600	
18/00758/FUL	Land North of Tilehurst Lane, Binfield	16/09/2019	£39,324.00		YN725	
21/00780/FUL	Winkfield Manor, Forest Road, Ascot	22/03/2022		£3,372.00	YN744	

Application Reference	Site	S106 date	OSPV Amount received	BNG Amount received	Finance Code	Comments
21/00233/FUL	Coopers Hill Youth and Community Centre, Crowthorne Road North, Bracknell	22/12/2021		£71,450.00	YN737	
21/00023/FUL	Binfield House, Terrace Road North, Binfield	21/12/2021		£2,277.00	YN747	
19/00327/FUL	Land At South-West of Abbey Place, Warfield	12/08/2021		£3,676.00	YN517	
Total			£210,423.00	£107,452.00		

4.3 Built Sports facilities received

Application Reference	Site	S106 date	Amount received	Finance Code	Comments
13/01007/OUT	Woodhurst Park, Harvest Ride, Warfield	27/10/2014	£386,470.00	YN517	
Total			£386,470.00		

4.4 Affordable Housing income received

Application Reference	Site	S106 date	Amount received	No. of dwellings provided	Finance Code	Comments
19/00327/FUL	Land At South-West of Abbey Place, Warfield	12/08/2021	£13,867.00		YN740	
18/00935/FUL	Kingswood, Kings Ride, Ascot	16/10/2020	£41,377.00		YN600	
16/01195/FUL	Land East of Avery Lane and North of Watersplash Lane, Warfield	23/08/2018		10		
15/01035/FUL	Amber House and Northgate House, Market Street, Bracknell	02/02/2017		3		
16/00020/OUT	Blue Mountain, Temple Way, Binfield	15/06/2016		18		
13/00575/OUT	Transport Research Laboratory (TRL), Crowthorne	30/01/2015		21		
Total			£55,244.00	52		

4.5 Transport income received

Application Reference	Site	S106 date	Highways & Transport Works	Public Transport	Travel Plan Monitoring & Deposits	Drainage (SuDS)	Finance Code	Comments
20/00947/FUL	Land North of Cain Road, Bracknell	24/03/2022	£2,000.00				YN756	
20/00214/OUT	Land East of Old Priory Lane and West Of Maize Lane, Warfield	28/10/2021	£2,310.00				YN773	
18/00758/FUL	Land North of Tilehurst Lane, Binfield	16/09/2019	£17,247.00				YN725	
13/01007/OUT	Woodhurst Park, Harvest Ride, Warfield	27/10/2014	£434,246.00				YN517	
18/01071/FUL	Easthampstead Park, Old Wokingham Road, Wokingham	28/03/2019			£8,659.00		9488 B100A / 7190 P371C	
19/00767/FUL	Norbury, London Road, Binfield	14/03/2022				£8,537.00	YN761	
16/01195/FUL	Land East of Avery Lane and North of Watersplash Lane, Warfield	23/08/2018				£15,217.00	YN654	
16/01253/FUL	Land South of Fairclough Farm Newell Green, Warfield	23/08/2018				£7,065.00	YN654	
Total			£455,803.00	£0.00	£8,659.00	£30,819.00		

4.6 Education income received

Application Reference	Site	S106 date	Primary	Secondary	Special Education Needs	Finance Code	Comments
19/00327/FUL	Land At South-West of Abbey Place, Warfield	12/08/2021	£1,565.00			YN740	
17/01123/OUT	Beaufort Park, South Road, Bracknell	28/01/2019	£389,081.00			YN738	
13/01007/OUT	Woodhurst Park, Harvest Ride, Warfield	27/10/2014		£702,620.00		YN517	
13/00575/OUT	Transport Research Laboratory (TRL), Crowthorne	30/01/2015		£402,934.00		YN564	
Total			£390,646.00	£1,105,554.00	£0.00		

4.7 Community Facilities income received.

Application Reference	Site	S106 date	Community Hubs	Libraries	Youth	Finance Code	Comments
19/00767/FUL	Norbury, London Road, Binfield	14/03/2022	£59,335.00			YN761	
13/01007/OUT	Woodhurst Park, Harvest Ride, Warfield	27/10/2014		£133,431.00		YN517	
Total			£59,335.00	£133,431.00	£0.00		

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 – (2022/23) 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 works and capacity improvements to open space and recreation facilities	£3,843,708.97	
		Total OSPV Unallocated / Unspent	£3,843,708.97	
	Built Sports	Towards the cost of Built Sports facilities in the borough	£820,244.00	The contributions must be allocated / spent by 2029/30.
		Total Built Sports Unallocated / Unspent	£820,244.00	
Affordable Housing	Commuted sums in lieu of provision	Towards the cost of providing affordable housing in the Borough	£3,086,289.64	The Council is working with registered partners to spend the money on appropriate affordable housing schemes.
		Total Affordable Housing Unallocated / Unspent	£3,086,289.64	
Transport	Highways and transport works	Towards various highways and transport measures as described in each s106 they sums are paid towards.	£1,041,181.95	
		Total Highways and Transport works Unallocated / Unspent	£1,041,181.95	

	Public Transport	Towards public transport services in the Borough capable of serving the developments that paid the contributions	£1,107,624.73	Deposits are to be repaid if the developers comply with the Travel Plan
		Total Public Transport Unallocated / Unspent	£1,107,624.73	
	Travel Plans	Deposits	£194,129.47	
		Total Travel Plans Unallocated / Unspent	£194,129.47	
	Drainage (SuDS)	Towards Monitoring and maintenance of new SuDS features	£132,315.00	
		Total SuDS Unallocated / Unspent	£132,315.00	
Education	Primary / Nursery	Towards primary school facilities capable of serving the developments which paid the contributions.	£340,854.55	
	Secondary	Towards secondary / post 16 /SEN facilities capable of serving the developments which paid the contributions.	£2,943,059.13	
	Special Education Needs (SEN)			
		Total Education Unallocated / Unspent	£3,296,601.57	
Community Facilities	Community Hubs	Towards community facilities capable of serving the developments which paid the contributions.	£2,258,667.89	
		Total Community Hubs unspent / unallocated	£2,258,667.89	
	Library Facilities	Towards library facilities capable of serving the developments which paid the contributions.	£248,236.00	
		Total Library Facilities unspent / unallocated	£248,236.00	
	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	
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	£26,983.00	

	Public Realm	Towards public realm in the vicinity of the development site that paid the contribution.	£242,576.00	
	Total Other Unspent / Unallocated		£304,419.19	

Total s106 Unallocated / Unspent			£16,338,865.41	
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Table 2 – (2022/23) 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	N/A	£44,810.00		
		In-perpetuity maintenance	N/A	£14,290.00		
		Admin & Education	N/A	£0.00		
		Facilitation	N/A	£475,136.01		
		Total SANG spend			£534,236.01	
	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	£379,726.00	Contributions are paid in four instalments every year (end of each quarter).	
		Total SAMM spend			£379,726.00	
	Open Space of Public Value (OSPV)	Footpath 15 Sandhurst	YP570	£7,076.00		
		The Greenway Biodiversity Enhancements	YP571	£435.00		
		Winkfield Biodiversity Enhancements	YP606	£8,123.40		
		The Icehouse at The Chestnuts	YP607	£11,542.78		
		Horseshoe Lake Toilets/showers	YP608	£15,000.00		
		Total OSPV spend			£42,177.18	
	Built Sports	N/A	N/A	£0.00	No Spend in 2022/23	
		Total Built Sports spend			£0.00	
Affordable Housing	Commuted sums in lieu of provision	Boyd Court	YH028	£49,999.00		
		Tenterden Modular Project	YH021	£48,316.68		
		100 Priestwood Avenue	YH024	£199,307.90		
		Temporary Accommodation Flats	YH022	£354,000.00		
		Total Affordable Housing spend			£651,623.58	
Transport	Highways and transport works	N/A	N/A	£0.00	No Spend in 2022/23	
		Total Highways and Transport works spend			£0.00	
	Public Transport	Bus Contracts	P350A	£141,061.46		
		Total Public Transport spend			£141,061.46	
	Travel Plans	N/A	N/A	£0.00	No Spend in 2022/23	
		Total Travel Plan spend			£0.00	
	Drainage (SuDS)	N/A	N/A	£0.00	No Spend in 2022/23	
Total Drainage (SuDS) spend				£0.00		
Education	Primary / Nursery	Berkshire Guide Centre Nursery, Windlesham Road	YS606	£3,801.57		
		Warfield Migration	YS241	£151,971.07		
	Secondary	N/A	N/A	£0.00	No Spend in 2022/23	
	Special Education Needs (SEN)	Kennel Lane Refurbishment	YS437	£48,490.89		
		Total Education spend			£204,263.53	
Community Hubs	Binfield Community Centre	YM387	£851,383.44			

Community Facilities	Library Facilities	Air Printing Facilities	YP579	£1,565.00	
	Youth Facilities	N/A	N/A	£0.00	
	Total Community Facilities spend			£852,948.44	
Other	Waste and Recycling	N/A	N/A	£0.00	No Spend in 2022/23
	Employment	N/A	N/A	£0.00	No Spend in 2022/23
	Public Art	Public Art Peacock Meadows and Fulmar Square	YP613	£94,267.00	
	Public Realm	N/A	N/A	£0.00	No Spend in 2022/23
	Total Other spend			£94,267.00	
Total S106 Spend in 2022/23				£2,900,303.20	

Table 3 – (2022/23) 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	£7,394,031.82	
		Towards general administrative operations and to educate people on the recreational pressures on the SPA (for example visiting schools).	N/A	£177,537.00	
		Facilitation proportion which will be used for pump priming SANG open space enhancement projects and supporting services.	N/A	£3,442,930.28	
		Total SANG Allocated		£11,014,499.10	
	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	N/A	No Allocation in 2022/23
		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	Bay House, Barn Close		£499,999.73	
		Portman Way		£200,000.00	
		Total Affordable Housing Allocated		£699,999.73	
Transport	Highways and transport works	Broad Lane Improvements	YP569	£12,563.32	
		South Road Footpath/Cycleway	YP003	£103,947.88	
		Update Traffic Signal Infrastructure	YP456	£102,098.43	
		Westmorland Drive/Harvest Ride Crossing	YP003	£90,000.00	
		Total Highways and Transport works Allocated		£308,609.63	
	Public Transport	N/A	N/A	£0.00	No Allocation in 2022/23
		Total Public Transport Allocated		£0.00	
	Travel Plans	N/A	N/A	£0.00	No Allocation in 2022/23
		Total Travel Plans Allocated		£0.00	
	Drainage (SuDS)	N/A	N/A	£0.00	No Allocation in 2022/23
Total Drainage (SuDS) Allocated			£0.00		
Education	Primary / Nursery	Berkshire Guide Centre Nursery, Windlesham Road	YS606	£12,808.17	
		Ascot Heath Junior	YS568	£49,187.00	
		Ascot Heath Infants	YS567	£16,655.00	
		Warfield Migration	YS554	£304,826.00	
		Harmans Water School		£2,000.00	

		New Scotland Hill		£966.94		
		Amen Corner North		£11,191.00		
		Fox Hill		£33,000.00		
	Secondary	Sandhurst		£193,667.00		
	Special Education Needs (SEN)	SEMH facility		£660,000.00		
		Kennel Lane Refurbishment	YS437	£8,648.00		
		Total Education Allocated			£1,140,977.04	
Community Facilities	Community Hubs	N/A	N/A	£0.00	No Allocation in 2022/23	
		Total Community Hubs Allocated			£0.00	
	Library Facilities	Library PC Replacement	YP588	£4,226.26		
		Air Printing Facilities	YP579	£20,544.00		
		Total Library Facilities Allocated			£24,770.26	
	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 2022/23	
	Employment	N/A	N/A	£0.00	No Allocation in 2022/23	
	Public Art	N/A	N/A	£0.00	No Allocation in 2022/23	
	Public Realm	N/A	N/A	£0.00	No Allocation in 2022/23	
		Total Other Allocated			£0.00	
Total Amount Allocated				£13,247,075.07		