



Infrastructure Funding Statement

2024/25

INFRASTRUCTURE FUNDING STATEMENT FOR YEAR

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1. INTRODUCTION

- 1.1 Bracknell Forest Council is required to publish an annual Infrastructure Funding Statement (IFS) each financial year as part of the CIL regulation 2010 (as amended). This report provides an overview of infrastructure benefits secured in association with new development in the reporting year (April 2024 to March 2025).
- 1.2 The IFS contains the following:
- Infrastructure List for 2025/26.
 - Community Infrastructure Levy (CIL) Report for 2024/25.
 - Section 106 (s106) Report for 2024/25.
 - Details of s106 Contributions Unspent, Allocated & Spent at year end 2024/25.
 - Details of Section 278 (s278) Highways Agreements.
- 1.3 If you have any queries or comments in relation to this Infrastructure Funding Statement, please contact Implementation@bracknell-forest.gov.uk.

What is the Community Infrastructure Levy (CIL)?

- 1.4 Bracknell Forest Council began charging CIL on all new relevant development proposals in the borough on 6th April 2015. CIL is a non-negotiable 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 an infrastructure delivery mechanism which works alongside planning and highway legal agreements and planning conditions in Bracknell Forest Council.
- 1.5 Bracknell Forest Council charges CIL on the following types of development:
- New Residential Dwellings.
 - Specialist Accommodation for Older People, including Sheltered Housing, Retirement Housing, Extra Care Housing & Residential Care Accommodation.
 - Supermarkets, Superstores & Retail Warehouses over 280sqm.

What are s106 Agreements?

- 1.6 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).

Community Infrastructure Levy (CIL) Headlines

2.1 The headline CIL facts are:

- **20** CIL Demand Notices (invoices) were issued with a total value of **£3,463,074.29**.
- **£7,027,243.17** was received.
- **£5,559,987.96** was spent on infrastructure projects, administration and repayment costs.
- **£0.00** is allocated to be spent on infrastructure projects.
- A combined total of **£1,481,665.29** was passed on to the 6 parish and town councils to spend on local infrastructure projects.

S106 Contributions Headlines

2.2 The headline s106 facts are:

- **£16,280.361.93** was secured in **23** s106 Agreements.
- **£12,921,531.80** was received.
- **£13,846,922.47** which includes receipts from previous years, has yet to be allocated.
- A further **£21,430,845.87** which includes receipts from previous years is allocated to be spent.
- **£4,480,191.67** was spent.

Additional information regarding the figures mentioned above can be found in sections 4 - 17 below.

What is the Infrastructure List?

- 3.1 The Council has produced an Infrastructure list of its infrastructure priorities in 2025/26 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 2025/26 because of issues such as funding, procurement and democratic processes and unforeseen matters which may delay delivery.
- 3.2 The Infrastructure List reflects existing Council priorities and democratic processes will be revised on an annual basis (i.e., in next years' 2025/26 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.
- 3.3 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.
- 3.4 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.

GREEN INFRASTRUCTURE			
Suitable Alternative Natural Greenspaces (SANGs)	SANG Enhancement Works	CIL / S106	<ul style="list-style-type: none"> • Ambarrow Hill & Court • Beaufort Park SANG and safeguard area • Blue Mountain, • Big Wood • Broadmoor Farm Meadows • Bucklers Forest • Bullbrook Countryside Corridor • Cabbage Hill • Englemere Pond • Frost Folly SANGs • Great Hollands Woodland • Horseshoe Lake • Lily Hill Park • Longhill Park • Peacock Meadows • Piglittle Field • Popes Meadow • Shepherds Meadow. • The Cut Countryside Corridor, • Windmill Farm.
	In-perpetuity maintenance (125 years)	S106	
	Administration & Education	S106	
	Facilitation	S106	
	New SANGs including commuted sums towards their maintenance where transferred to the Council	S106	<ul style="list-style-type: none"> • Beaufort Park • Frost Folly 3 • Long Copse • Moss End • Silverdene. • Warfield Park
Strategic Access Management and Monitoring (SAMM)	Thames Basin Heaths Partnership	S106	<ul style="list-style-type: none"> • SANG monitoring across the Thames Bain Heaths Special Protection Area (TBHSPA) • Monitoring TBHSPA condition and surveys of protected species • Education projects and events
Open Space of Public Value (OSPV)	OSPV Enhancement Works	S106 / CIL / Planning Conditions / Other	<ul style="list-style-type: none"> • All Existing Areas of Open Space Within the Borough (Too Many to List) • All grass football and other grass pitches – Borough wide • Ancillary facilities such as storage and changing rooms – Borough wide • Priory Fields (Warfield)
	New OSPV	S106 / CIL / Planning Conditions / Other	<ul style="list-style-type: none"> • Amen Corner South • Beaufort Park • Derby Fields • Former Warfield Garage • Bucklers Park • The Skylarks • Other windfall sites • New ancillary facilities such as storage and changing rooms – Borough wide • Warfield Memorial Ground pitches (Warfield)
	New play areas including SEND equipment	CIL / Council Funds / Other	<ul style="list-style-type: none"> • Bracknell Town Centre, • Warfield • Sandhurst
	Play Area Renewal Program including new SEND equipment	CIL / Council Funds / Other	<ul style="list-style-type: none"> • All Existing Play Areas Within the Borough (Too Many to List)
Biodiversity Net Gain (BNG)	New BNG Projects	S106 / Planning Conditions / Other	<ul style="list-style-type: none"> • Borough wide
	BNG Enhancement Works	S106 / Planning Conditions / Other	<ul style="list-style-type: none"> • Borough wide
	Financial contributions towards mandatory	S106	<ul style="list-style-type: none"> • Borough wide

GREEN INFRASTRUCTURE			
Component	Details	Delivery Mechanism	Facility/Location
	and non mandatory off-set BNG provision		
	Commuted Sums towards maintenance where land transferred to the Council	S106	<ul style="list-style-type: none"> Borough wide

AFFORDABLE HOUSING			
Component	Details	Delivery Mechanism	Facility/Location
Affordable Housing	New Dwellings	S106	<ul style="list-style-type: none"> Binfield Road Bay House Barn Close Priestwood Avenue Development sites with secured or to be secured on-site provision
	Commuted Sums in lieu of provision	S106	<ul style="list-style-type: none"> To support various sites on a case-by-case basis

HIGHWAYS & TRANSPORT			
Component	Details	Delivery Mechanism	Facility/Location
Highways and Transport Works	Highways Enhancement Works	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
	Pedestrian & Cycleway Links	S106 / CIL / Council Funds / Other	<ul style="list-style-type: none"> Borough Wide
	National Highways	Other	<ul style="list-style-type: none"> M4 Motorway
Public Transport Services	Bus Route Subsidy	S106 / CIL	<ul style="list-style-type: none"> Borough Wide
	Demand Responsive Transport (DRT)	CIL / Planning Conditions / Other	<ul style="list-style-type: none"> Borough Wide
Public Transport Infrastructure	Bus Infrastructure Improvements	S106 / CIL / Council Funds / Other	<ul style="list-style-type: none"> Bracknell Bus Station replacement infrastructure
	Rail Infrastructure Improvements	CIL / Other	<ul style="list-style-type: none"> Bracknell Rail Station Crowthorne Rail Station Martins Heron Rail Station Sandhurst Rail Station
Travel Planning	Strategic Travel Plan Measures	S106	<ul style="list-style-type: none"> Borough Wide
Sustainable Drainage Systems (SuDS)	SuDS Enhancement Works	S106 / Council Funds / Other	<ul style="list-style-type: none"> On all relevant sites secured on a case-by-case basis depending on site conditions
	New SuDS Projects	S106 / Council Funds / Other	<ul style="list-style-type: none"> Bespoke to enable some large sites such as Warfield
Private Accesses & Footpaths (PAF)	New PAFs	S106 / Other	<ul style="list-style-type: none"> New Large Development Sites
Car Club	Car club facilities including spaces,	S106 / Other	<ul style="list-style-type: none"> Bracknell Town Centre

HIGHWAYS & TRANSPORT			
Component	Details	Delivery Mechanism	Facility/Location
	vehicles and associated infrastructure including technology		<ul style="list-style-type: none"> Borough wide
Car Parks	Multistorey Car park Safety Measures	CIL / Council Funds / Other	<ul style="list-style-type: none"> Braccan Walk Car Park

EDUCATION FACILITIES			
Component	Details	Delivery Mechanism	Facility/Location
Primary & Nursery Education	Primary & Nursery Enhancement Works	S106 / CIL / Council Funds / Other	<ul style="list-style-type: none"> Ascot Heath Primary Birch Hill Primary College Town Primary Cranbourne Primary Fox Hill Primary Harmans Water Primary Holly Spring Primary Meadow Vale Primary New Scotland Hill Primary Owlsmoor Primary Sandy Lane Primary The Pines Primary Uplands Primary & Nursery Whitegrove Primary Wildridings Primary Wooden Hill Primary & Nursery
	New Primary & Nursery Facilities	S106 / CIL / Council Funds / Other	<ul style="list-style-type: none"> Warfield East Amen Corner South
Secondary & Post 16 Education	Secondary & Post 16 Enhancement Works	S106 / CIL / Council Funds / Other	<ul style="list-style-type: none"> Garth Hill College
	New Secondary & Post 16 Facilities	S106 / CIL / Council Funds / Other	<ul style="list-style-type: none"> All secondary schools and post 16 facilities
Special Educational Needs and Disabilities (SEND)	SEND Enhancement Works	S106 / CIL / Council Funds / Other	<ul style="list-style-type: none"> Kennel Lane In all schools
	New SEND Facilities	S106 / CIL / Council Funds / Other	<ul style="list-style-type: none"> Bucklers Park Sandhurst School Edgbarrow School All Saints Rise site, Warfield

COMMUNITY & BUILT SPORTS FACILITIES			
Component	Details	Delivery Mechanism	Facility/Location
Community Hubs	Community Hubs Enhancement Works	S106 / CIL / Council Funds / Other	<ul style="list-style-type: none"> Birch Hill Community Centre. Bullbrook Community Centre. Carnation Hall Community Centre. Crown Wood Community Centre. Easthampstead & Wildridings Community Centre. Farleywood Community Centre. Forest Park Community Centre. Great Hollands Community Centre. Hanworth Community Centre. Jennett's Park Community Centre. Martin's Heron & The Warren Community Centre. North Ascot Community Centre. Owlsmoor Community Centre.

COMMUNITY & BUILT SPORTS FACILITIES			
Component	Details	Delivery Mechanism	Facility/Location
			<ul style="list-style-type: none"> Priestwood Community Centre. The Parks Community Centre.
	New Community Hubs Facilities	S106 / CIL / Council Funds / Other	<ul style="list-style-type: none"> Bucklers Park Community Hub. Warfield Community Hub.
Library Facilities	Library Enhancement Works	S106 / CIL / Council Funds	<ul style="list-style-type: none"> Ascot Heath Library Binfield Library Bracknell Library Crowthorne Library Great Hollands Library Harmans Water Library
	New Library Facilities	S106 / CIL / Council Funds	<ul style="list-style-type: none"> Relocation of Town Centre Library Replacement of Whitegrove Library Replacement of Sandhurst Library
Arts, Culture, Youth and Other Facilities	Youth Facilities Enhancement Works	CIL / Council Funds	<ul style="list-style-type: none"> Bracknell Town Centre Youth Hub, The Wayz, The Acoustic Lounge
	New Youth Facilities	CIL / Council Funds	<ul style="list-style-type: none"> South Hill Park / Other
	Arts and Culture Facility enhancements	S106 / CIL	<ul style="list-style-type: none"> South Hill Park Studio & Archive
	New Arts and Culture Facilities	CIL / Council Funds / S106	<ul style="list-style-type: none"> Bracknell Town Arts, Culture & Heritage Space
Built Sports Facilities	Enhancement Works	S106 / CIL / Council Funds	<ul style="list-style-type: none"> Bracknell Leisure Centre. Coral Reef Waterworld. Downshire Golf Complex. 3G Football Turf Pitches (FTP) (Bracknell, Sandhurst, Crowthorne)
	New Built Sports Facilities	S106 / CIL / Council Funds / Other	<ul style="list-style-type: none"> Bucklers Park Community Hub Sports Hall Warfield Community Hub Sports Hall Replacement of Bracknell Leisure Centre Downshire Golf Complex Club House Replacement Bracknell Boxing Club 3G Football Turf Pitches (FTP) (Warfield, Binfield, Bracknell, Crowthorne) Multi Use Games Areas / Play Zones (Bracknell Town Centre, Crowthorne, Sandhurst)

HEALTH & BLUE LIGHT SERVICES			
Component	Details	Delivery Mechanism	Facility/Location
Public Health	Mobile Screening Services	Other	<ul style="list-style-type: none"> Borough Wide
	New Public Health Space	Council Funds / Other	<ul style="list-style-type: none"> To be confirmed
General Practitioner (GP) Surgeries	GP Enhancement Works	CIL / Other	<ul style="list-style-type: none"> Borough Wide
	New GP Facilities	S106 / CIL / Other	<ul style="list-style-type: none"> Skimped Hill Surgery Borough Wide
Thames Valley Police	Police Vehicles	Other	<ul style="list-style-type: none"> Borough Wide
	Automatic Number Plate Recognition (ANPR)	CIL / Other	<ul style="list-style-type: none"> Borough Wide
Royal Berkshire Fire & Rescue	Improved facilities	Other	<ul style="list-style-type: none"> Bracknell Fire Station

HEALTH & BLUE LIGHT SERVICES			
Component	Details	Delivery Mechanism	Facility/Location
South Central Ambulance Service	New Ambulances	Other	<ul style="list-style-type: none"> Borough Wide
	Ambulance Station Enhancement Works	Other	<ul style="list-style-type: none"> Bracknell Ambulance Station
Crematorium & Burial	Extension to Crematorium grounds	CIL / Other	<ul style="list-style-type: none"> Easthampstead Park Cemetery & Crematorium
	New Woodland Burial Facilities	CIL/Other	<ul style="list-style-type: none"> Borough Wide

UTILITIES			
Component	Details	Delivery Mechanism	Facility/Location
Gas	Gas Mains Replacement	Other	<ul style="list-style-type: none"> Borough Wide
Electricity	Electric vehicle (EV) changing Points	S106 / CIL / Council Funds / Other	<ul style="list-style-type: none"> Borough Wide
	New electricity capacity	Other	<ul style="list-style-type: none"> Scottish and South East (SE) region wide
	Renewable Energy Generation	Other	<ul style="list-style-type: none"> Borough Wide
Water Supply	New Water Supply Facilities	Other	<ul style="list-style-type: none"> South East Water area
Wastewater	Wastewater Facilities Enhancement Works	Other	<ul style="list-style-type: none"> Ascot Sewage Treatment Works Bracknell Sewage Treatment Works Easthampstead Park Sewage Treatment Works Sandhurst Sewage Treatment Works
Telecommunications	Fibre Optic Broadband	Other	<ul style="list-style-type: none"> Borough Wide

OTHER			
Component	Details	Delivery Mechanism	Facility/Location
Waste & Recycling	Waste & Recycling Enhancement Works	S106 / CIL / Council Funds	<ul style="list-style-type: none"> Longshot Lane Waste & Recycling Centre
	New Waste & Recycling Facilities	S106 / CIL / Council Funds	<ul style="list-style-type: none"> New Large Development Sites
Public Art	New Public Art	S106	<ul style="list-style-type: none"> New Large Development Sites
Public Realm	Public Realm Enhancement Works	S106 / CIL / Council Funds	<ul style="list-style-type: none"> New Town Centre Development Sites

4. COMMUNITY INFRASTRUCTURE LEVY REPORT

What is the CIL Report?

4.1 The CIL Report provides factual information as required by the CIL Regulations regarding receipts, spend and amounts passed to Parish and Town Councils in 2024/25. 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.

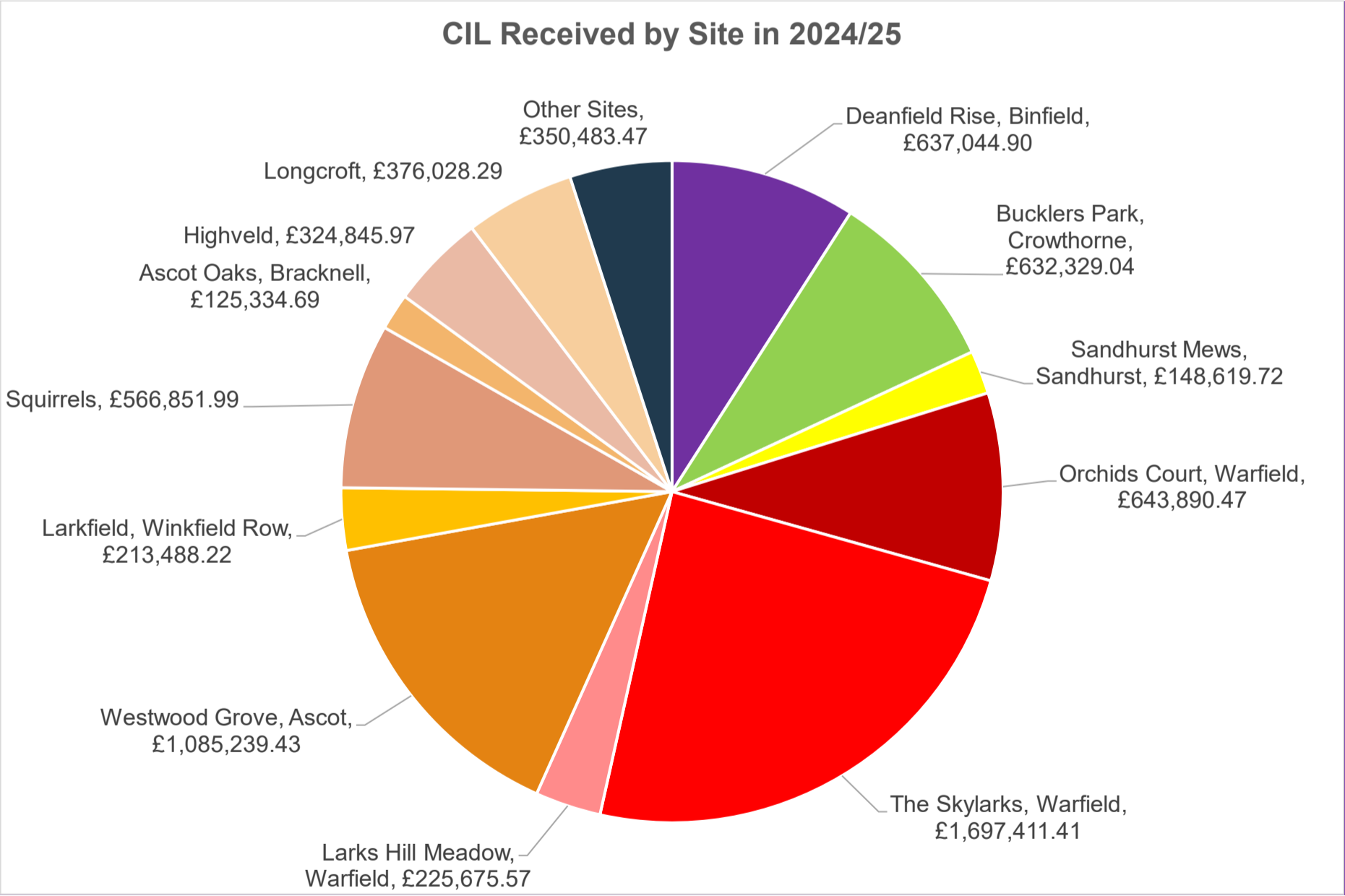
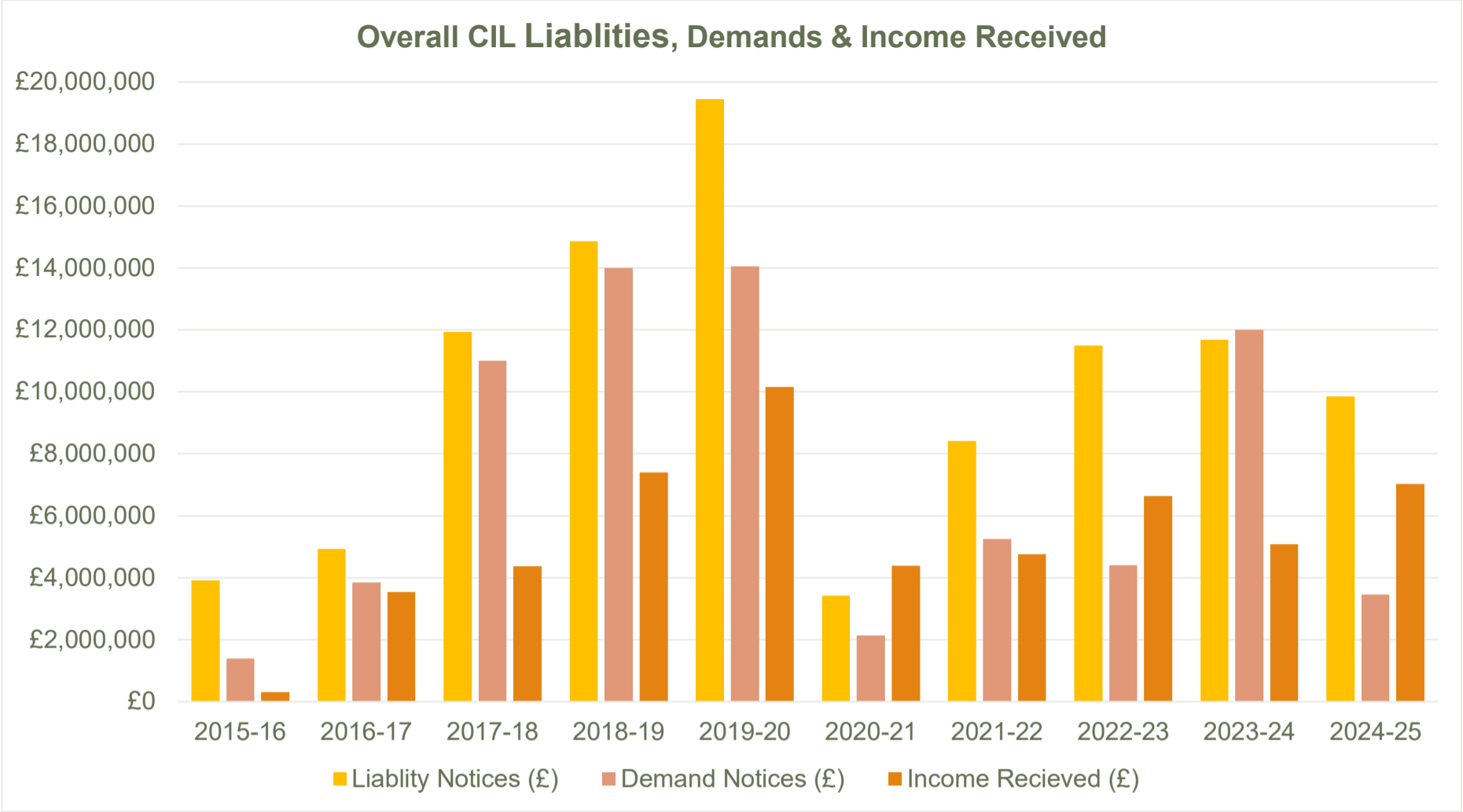
Regulation Requirement		Amount	Comments
1.	The matters to be included in the CIL report are:		
A	the total value of CIL set out in all demand notices issued in the reported year;	£3,463,074.29	Includes surcharges and late payment interest
B	the total amount of CIL receipts for the reported year;	£7,027,243.17	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	Bracknell Forest Council is a Collecting Authority and doesn't collect CIL receipts for any other person
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;	£5,559,987.96	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.
G	in relation to CIL expenditure for the reported year, summary details of:		
(i)	the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item;	£11,925.00	Coral Reef LED Lighting
		£12,747.95	Bracknell Leisure Centre Building Management System replacement
		£86,797.66	Sandhurst Nursery Extension
		£33,997.01	Downshire Golf Course Footpath Resurfacing
		£487,930.36	Highways Maintenance
		£2,269,928.56	Road Resurfacing
		£11,230.00	LED Street Lighting
		£6,478.81	Subway Lighting Improvements
		£239,678.88	Highways Drainage
		£2,062,956.99	Bridgewell Supported Living
		£5,223,671.22	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);	£13,262.00	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>	£323,054.74 (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	£0.00	

Regulation Requirement		Amount	Comments
	CIL (including land payments) has been allocated, and the amount of CIL allocated to each item;		
I	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>	£267,230.75	Binfield Parish
		£116,233.18	Bracknell Town
		£36,000.85	Crowthorne Parish
		£0.00	Sandhurst Town
		£589,784.15	Warfield Parish
		£472,416.36	Winkfield Parish
		£1,481,665.29	Total
(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, other than the parish councils shown above.
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 I(i) 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	No unspent parish proportion amounts have been requested to be returned by the Borough Council.
(ii)	any funds not yet recovered from each parish council at the end of the reported year;	£0.00	
L	the total amount of: <i>Note: See J i above for definitions of 59E and 59F.</i>		
(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	The Council has spent all of its CIL receipts
(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	
B	CIL collected by way of a land payment has not been spent if at the end of the reported year	£0.00	To date, Bracknell Forest Council has not undertaken any of the activities in this section.

Regulation Requirement		Amount	Comments
(i)	development (within the meaning in TCPA 1990) consistent with a relevant purpose has not commenced on the acquired land; or	£0.00	Should that change respective amounts will be added to future IFS reports.
(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	
C	CIL collected by an authority includes infrastructure payments made in respect of CIL charged by that authority;	£0.00	
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	
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); <i>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.</i>	£0.00	
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	

Community Infrastructure Levy Graphs

4.2 The following provides the information in the tables in graphic form for easy analysis and interpretation.



5. SECTION 106 REPORT

What is the S106 Report?

5.1 The S106 Report provides factual information as required by the CIL Regulations regarding receipts, spend and amounts retained to be spent in 2024/25. It provides factual information for all the statutory requirements in the following format:

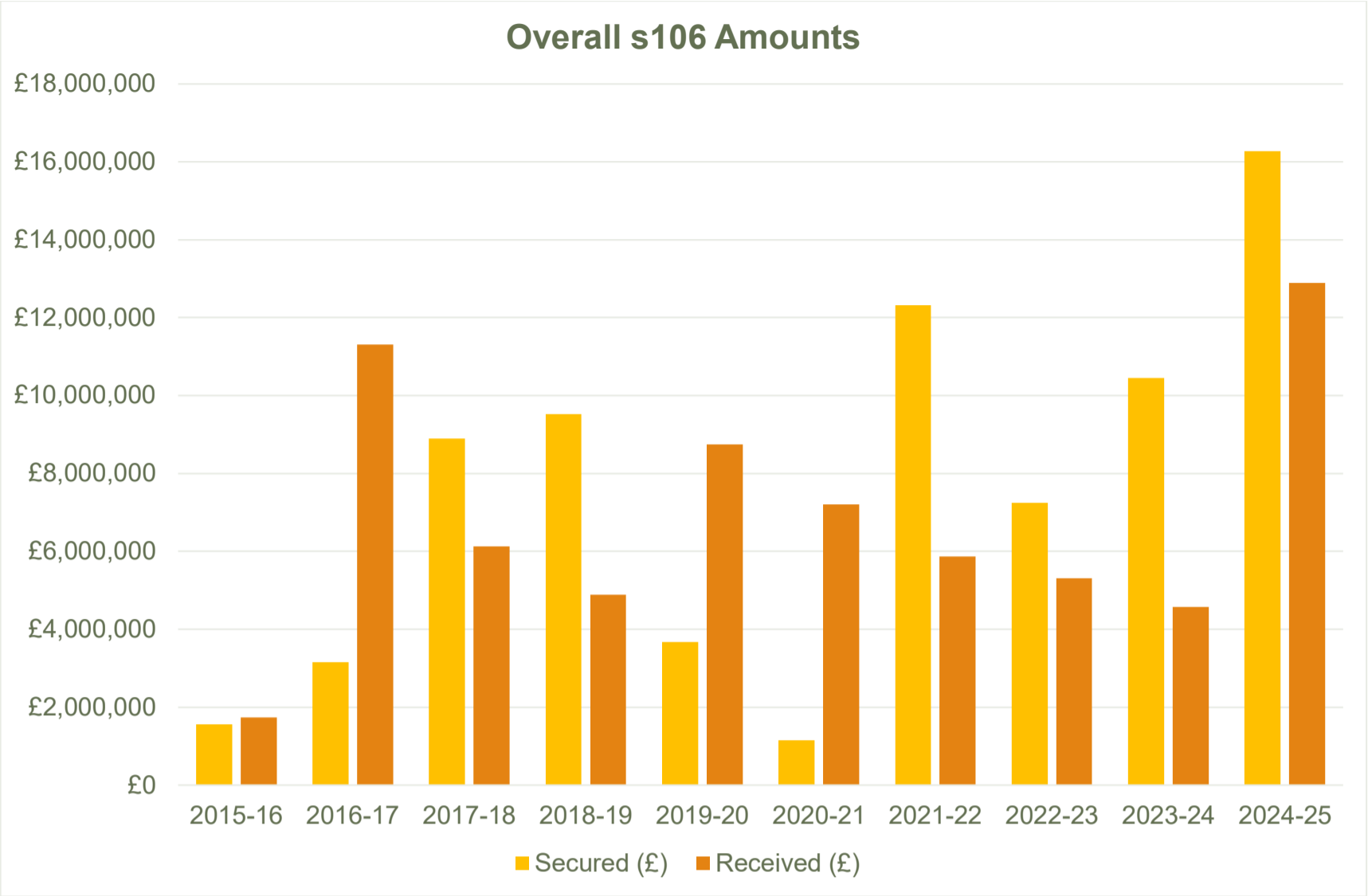
- Statutory requirement (verbatim as written in the CIL Regulations 2019) with added notes for explanation of the regulations where appropriate.
- Value figures (£).
- Comments and relating text.

Regulation Requirement		Amount	Comments
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;	£16,280.361.93	Total secured in 23 S106's signed in 2024/25
B	the total amount of money under any planning obligations which was received during the reported year;	£12,921,531.80	Total received from S106's signed in the previous and current year
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;	£13,846,922.47	Total received from S106's signed in the previous and current year, which has not been allocated by Bracknell Forest Council
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;	43 Dwellings	Of various mix and tenures
(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;	£21,430,845.87	See G below for breakdown 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);	£4,480,191.67	See H (i) below for breakdown by topic
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;	£13,237,318.38	Suitable Alternative Natural Greenspace (SANGs)
		£0.00	Strategic Access Management & Monitoring Measures (SAMM)
		£1,732,395.61	Open Space of Public Value (OSPV)
		£1,309.40	Biodiversity Net Gain
		£2,798,266.25	Affordable Housing
		£206,511.20	Highways And Transport Works
		£0.00	Public Transport
		£0.00	Travel Planning
		£0.00	Sustainable Drainage Systems (SuDS)
		£0.00	Built Sports Facilities
		£3,561,545.58	Education Facilities
		£0.00	Library Facilities
		£2,667,710.92	Community Facilities
		£24,054.78	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)		£1,003,312.94	Suitable Alternative Natural Greenspace (SANGs)

Regulation Requirement		Amount	Comments
	the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;	£517,122.00	Strategic Access Management & Monitoring Measures (SAMM)
		£77,954.70	Open Space of Public Value (OSPV)
		£47,690.60	Biodiversity Net Gain
		£1,500,000.00	Affordable Housing
		£12,997.54	Highways And Transport Works
		£160,558.88	Public Transport
		£0.00	Travel Planning
		£20,000.00	Sustainable Drainage Systems (SuDS)
		£41,061.25	Built Sports Facilities
		£804,587.38	Education Facilities
		£0.00	Library Facilities
		£294,906.38	Community Facilities
		£0.00	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	No money from S106 receipts has been spent toward repaying borrowed money in 2024/25
(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;	£38,662.00	The Council does not secure its monitoring income from s106 Obligations. It secures it separately in a s106 Agreement (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. <i>Note. These figures are also included in as part of allocated figures supplied in G</i>	£8,663,509.36	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).
		£2,159,963.08	received in towards the maintenance of Open Space of Public Value transferred to Council management
		£209,436.00	Total amount for the monitoring and maintenance of new Sustainable Drainage Systems (SuDS).
		£11,032,908.44	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,	N/A	Local resource issues preclude this information in the 2024/25 IFS.
B	summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year.	N/A	
5.	For the purposes of paragraph 3		
A	where the amount of money to be provided under any planning obligations is not known, an authority must provide an estimate;	Paragraph 5 provides definition information for interpreting Paragraph 3 above and requires no data	
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.”		

S106 Obligations Report Graphs

5.2 The following provides the information in the tables in graphic form for easy analysis and interpretation.



6. S106 AGREEMENT INFORMATION RELATING TO THE THAMES BASIN HEATHS SPECIAL PROTECTION AREA (SPA)

6.1 The Thames Basin Heaths SPA is a network of heathland sites that provides a habitat for important ground-nesting bird species. The aim is to conserve and protect these species for future generations. The Thames Basin Heaths SPA was designated in March 2005. In order to protect the Thames Basin Heaths SPA the council seeks contributions in relation to provision and improvement of Suitable Alternative Natural Greenspace's (SANG), which are a network of open spaces designed to encourage users away from the Thames Basin Heaths SPA, the council also seeks contributions for the Strategic Access Management and Monitoring (SAMM) of the Thames Basin Heaths SPA itself.

6.2 Please not all tables in the following sections 6 to 17, use the following colour key for each of the parishes within Bracknell Forest

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

6.3 The table below details all the SPA contributions that were secured in S106 agreements in 2024/25.

Application Reference	Site	S106 Date	SANG Amount	SAMM Amount	Comments
21/00856/FUL	Land South of A329M and East of Vigar Way, Bracknell	26/03/2025	£467,088.00	£73,931.00	
23/00756/FUL	Land to the Rear Of 29 Warfield Road & 7 Sherring Close, Bracknell	21/03/2025	£4,859.00	£972.00	
22/00150/OUT	Land at Priory Fields, Newell Green, Warfield	26/02/2025	£723,560.00	£66,800.00	Estimated amount – formula-based approach in s106. Amount not known until reserved matters.
23/00804/FUL	Whynscar House, Grenville Place, Bracknell	13/02/2025	£4,403.00	£505.00	
22/00504/FUL	Fines Bayliwick House Hotel, London Road, Binfield	05/02/2025	£57,123.00	£7,315.00	
23/00531/FUL	46 Lily Hill Road, Bracknell	03/02/2025	£6,480.00	£899.00	
23/00488/FUL	Land at Junction of Wood Lane and Forest Road, Binfield	30/01/2025	N/A	£8,963.00	
23/00767/FUL	Beaufort Park, Bracknell	19/12/2024	£376,656.13	£189,122.00	
SU/23/0326/PCM	Pinehurst Care Home, 141 Park Road, Camberley	05/12/2024	£45,680.00	N/A	Out of Borough (Surrey Heath)
23/00047/FUL	Land adj Pine Acres, Birch Lane, Ascot	20/11/2024	£7,175.00	£1,021.00	
19/00009/OUT	White Gates, Mushroom Castle, Winkfield Row	08/11/2024	£182,281.00	£24,159.00	Estimated amount – formula-based approach in s106. Amount not known until reserved matters.
24/00297/FUL	Westwood House, Swinley Road, Ascot	07/11/2024	£17,594.00	N/A	
22/00749/FUL	32 Coppice Green, Bracknell	29/08/2024	£5,193.00	£665.00	
23/00278/FUL	Highveld, Coronation Road, Ascot	08/08/2024	£26,948.00	£3,595.00	
23/00021/FUL	1 Kenton Close, Bracknell	N/A	£4,403.00	£505.00	Payment in lieu of S106 agreement.
24/00204/FUL	18 Heath Hill Road North, Crowthorne	N/A	£175.00	£75.00	Payment in lieu of S106 agreement.

Application Reference	Site	S106 Date	SANG Amount	SAMM Amount	Comments
24/00383/LDC	248 Yorktown Road, College Town, Sandhurst	N/A	£6,408.00	£997.00	Payment in lieu of S106 agreement.
20/00986/FUL	1 Windmill Road, Bracknell	06/06/2024	£5,193.00	£526.00	
18/00964/FUL	Bus Depot, Coldborough House, Market Street, Bracknell	14/05/2024	£52,217.00	N/A	
23/00134/FUL	Talbot Bungalow, Waterloo Road, Crowthorne	02/05/2024	£6,338.00	£1,021.00	
24/00101/NMA	Berkeley's, Harvest Ride, Warfield	N/A	N/A	£254.00	Payment in lieu of S106 agreement.
Total			£1,999,774.13	£381,325.00	

6.3 The table below details all the SPA contributions that were received in 2024/25.

Application Reference	Site	S106 Date	SANG Amount	SAMM Amount	Comments
SU/23/0326/PCM	Pinehurst Care Home, 141 Park Road, Camberley	05/12/2024	£45,680.00	N/A	
24/00297/FUL	Westwood House, Swinley Road, Ascot	07/11/2024	£17,594.00	N/A	
23/00278/FUL	Highveld, Coronation Road, Ascot	08/08/2024	£26,948.00	£3,595.00	
23/00021/FUL	1 Kenton Close, Bracknell	N/A	£4,403.00	£505.00	
24/00204/FUL	18 Heath Hill Road North, Crowthorne	N/A	£175.00	£75.00	
24/00383/LDC	248 Yorktown Road, College Town, Sandhurst	N/A	£6,408.00	£977.00	
20/00986/FUL	1 Windmill Road, Bracknell	06/06/2024	£5,193.00	£526.00	
24/00101/NMA	Land North of Harvest Ride and South of Forest Road and East of West End Lane, Warfield	N/A	N/A	£254.00	
22/00116/FUL	Westwood House, Swinley Road, Ascot	03/10/2023	£110,769.00	20,349.00	
22/00805/FUL	Meadow End, 273 High Street, Crowthorne	29/06/2023	£6,274.00	£923.00	
21/00707/OUT	Former Bus Depot, Market Street, Bracknell	15/06/2023	£657,867.00	£108,106.00	
21/00701/FUL	Bracknell Beeches, Old Bracknell Lane West, Bracknell	07/03/2023	N/A	£212,723.00	
20/01046/FUL	6 Shaftsbury Close, Bracknell	30/06/2022	£5,918.00	£599.00	
19/00908/FUL	Land To South and West Of 2 Fairclough Farm Cottages, Watersplash Lane, Warfield	24/12/2021	£49,304.00	£5,471.00	
19/00847/OUT	Palm Hills Estate, London Road, Bracknell	17/06/2021	£348,832.00	£36,099.00	

Application Reference	Site	S106 Date	SANG Amount	SAMM Amount	Comments
19/00536/FUL	Land North of The Hermitage Caravan Park, Herschel Grange, Warfield	18/05/2021	£54,739.00	£6,368.00	
20/00057/FUL	The Barn, Watersplash Lane, Warfield	13/10/2020	£8,978.00	£1,060.00	
18/00639/FUL	Conyngwood, Mushroom Castle, Winkfield Row	22/04/2020	£1,450.00	£177.00	
18/00453/FUL	Wellers Lane 2 (Frost Folly 2)	13/03/2019	£650,956.00	N/A	
13/00575/OUT	Transport Research Laboratory (TRL), Crowthorne	30/01/2015	N/A	£119,315.00	
Total			£2,001,488.00	£517,122.00	

6.4 The table below details all the SPA contributions currently not spent or allocated.

Project	Amount Unspent	Comments
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	
Towards the SAMM	£0.00	
Total	£0.00	

6.5 The table below details all the SPA contributions have been allocated to projects.

Project	Amount Allocated	Comments
In-Perpetuity Maintenance in accordance with Individual SANG Management Plans and the Thames Basin Heaths Special Protection Area Supplementary Planning Document (SPASPD) 2018.	£9,019,384.22	
Towards general administrative operations and to educate people on the recreational pressures on the SPA (for example visiting schools)	£119,438.85	
Facilitation proportion which will be used for pump priming SANG open space enhancement projects and supporting services.	£4,098,495.31	
Towards the SAMM	£0.00	Contributions are paid in four instalments every year (end of each quarter).
Total	£13,237,318.38	

6.6 The table below details all the SPA contributions spent in 2024/25.

Project	Amount Spent	Comments
In-Perpetuity Maintenance in line with SANG Management Plans and the Thames Basin Heaths Special Protection Area Supplementary Planning Document (SPASPD) 2018.	£176,030.81	The total includes a refund of £83,827.66 for an upfront payment made in respect of a planning permission that was not implemented.
Towards general administrative operations and to educate people on the recreational pressures on the SPA (for example visiting schools)	£73,553.34	The total includes a refund of £6,079.32 for an upfront payment made in respect of a planning permission that was not implemented.
Facilitation proportion which will be used for pump priming SANG open space enhancement projects and supporting services.	£753,728.79	The total includes a refund of £250,981.02 for an upfront payment made in respect of a planning permission that was not implemented.
Towards the SAMM	£517,122.00	
Total	£1,520,434.94	

7. S106 AGREEMENT INFORMATION RELATING TO OPEN SPACE OF PUBLIC VALUE (OSPV)

7.1 Open space of public value refers to areas of land that are publicly accessible and provide numerous benefits to the local community, such as enhancing quality of life through access to green space and providing recreational opportunities, which in turn promotes health and well-being. This includes active open space such as parks and playgrounds, and passive open space such as community gardens and other undeveloped or minimally development areas of amenity land. Open space of public value can be provided either on-site by the developer or off-site on other land.

7.2 The table below details the amount of on-site OSPV that were secured in S106 agreements in 2024/25.

Application Reference	Site	S106 Date	OSPV Amount	Comments
21/00856/FUL	Land South of A329M and East of Vigar Way, Bracknell	26/03/2025	1.2ha	
23/00204/FUL	The Yard, Chavey Down Road, Winkfield Row	14/03/2025	0.9ha	
22/00150/OUT	Land At Priory Fields, Newell Green, Warfield	26/02/2025	0.5ha	
22/00504/FUL	Fines Bayliwick House Hotel, London Road, Binfield	05/02/2025	0.1ha	
23/00488/FUL	Land At Junction of Wood Lane and Forest Road, Binfield	30/01/2025	0.6ha	
23/00767/FUL	Beaufort Park, Bracknell	19/12/2024	23.8ha	
22/00276/FUL	Bay House, Bay Road, Bracknell	06/12/2024	0.1ha	
19/00009/OUT	White Gates, Mushroom Castle, Winkfield Row	08/11/2024	0.7ha	
23/00095/FUL	Former Bracknell Ice Rink and Ski Centre, John Nike Way, Binfield	14/10/2024	0.3ha	
23/00560/FUL	Former St Margaret Clitherow Church, Ringmead, Bracknell	23/04/2024	0.1ha	
Total			28.34ha	

7.3 The table below details all the off-site OSPV contributions that were secured in S106 agreements in 2024/25.

Application Reference	Site	S106 Date	OSPV Amount	Comments
21/00856/FUL	Land South of A329M and East of Vigar Way, Bracknell	26/03/2025	£119,000.00	
22/00150/OUT	Land At Priory Fields, Newell Green, Warfield	26/02/2025	£810,000.00	Estimated amount – formula-based approach in s106. Amount not known until reserved matters.
22/00504/FUL	Fines Bayliwick House Hotel, London Road, Binfield	05/02/2025	£16,500.00	
23/00488/FUL	Land At Junction of Wood Lane and Forest Road, Binfield	30/01/2025	£38,000.00	
23/00767/FUL	Beaufort Park, Bracknell	19/12/2024	£113,000.00	

Application Reference	Site	S106 Date	OSPV Amount	Comments
19/00009/OUT	White Gates, Mushroom Castle, Winkfield Row	08/11/2024	£126,000.00	Estimated amount – formula-based approach in s106. Amount not known until reserved matters.
23/00560/FUL	Former St Margaret Clitherow Church, Ringmead, Bracknell	23/04/2024	£15,000.00	
Total			£1,293,357.00	

7.4 The table below details the amount of on-site OSPV that were delivered in 2024/25.

Application Reference	Site	S106 Date	OSPV Amount	Comments
23/00204/FUL	The Yard, Chavey Down Road, Winkfield Row	14/03/2025	0.9ha	
13/00575/OUT	Transport Research Laboratory, Crowthorne	30/01/2015	1.3ha	
Total			2.2ha	

The table below details all the offsite OSPV contributions that were received in S106 agreements in 2024/25.

Application Reference	Site	S106 Date	OSPV Amount	Comments
23/00560/FUL	Former St Margaret Clitherow Church, Ringmead, Bracknell	23/04/2024	£15,191.00	
20/00272/FUL	Land North of Harvest Ride and South of Forest Road and East of West End Lane, Warfield	10/10/2022	£183,867.00	
21/00233/FUL	Coopers Hill Youth And Community Centre, Crowthorne Road North, Bracknell	22/12/2021	£91,163.00	
20/00214/OUT	Land East of Old Priory Lane and West of Maize Lane, Warfield	28/10/2021	£105,436.00	
20/00057/FUL	The Barn, Watersplash Lane, Warfield	13/10/2020	£12,793.00	
Total			£408,450.00	

7.5 The table below details all the OSPV contributions currently not spent or allocated.

Project	Amount Unspent	Comments
Unspent/Unallocated	£2,505,723.76	
Total	£2,505,723.76	

7.6 The table below details all the OSPV contributions have been allocated to projects.

Project	Amount Allocated	Comments
Warfield Hub or Prior Field or Warfield Memorial Ground	£1,120,234.61	
Jennetts Hill Hedgerows South	£14,000.00	
South Hill Park Biodiversity Improvements Phase 3	£67,900.00	
Westmorland Park Path	£9,063.00	
Churchill Park Wildlife Improvements	£6,250.00	
Ennerdale Playground & Access Upgrades	£93,581.00	
Ennerdale Biodiversity Improvements	£39,378.00	
Commemorative Garden	£11,085.00	
Re-seeding Cabbage Hill	£14,974.00	
Farleywood	£355,930.00	
Total	£1,732,395.61	

7.7 The table below details all the OSPV contributions spent in 2024/25.

Project	Amount Spent	Comments
South Hill Park Biodiversity Improvements Phase 2	£19,222.70	
The Parks Biodiversity Improvements	£5,450.00	
Small Sites Biodiversity Improvements	£1,860.00	
Nine Mile Ride Woodland Improvements Phase 2	£51,422.00	
Total	£77,954.70	

8. S106 AGREEMENT INFORMATION RELATING TO BIODIVERSITY NET GAIN (BNG)

8.1 Biodiversity Net Gain was made mandatory in 2024 (although the Council has been operating a non-mandatory BNG process before the mandatory deadline) and seeks to ensure that development results in a net increase of 10% in biodiversity compared to the pre-development state of the site. This is achieved through avoidance of high quality or scarce habitats and both on-site and off-site mitigation to provide a greater amount of biodiversity to offset any losses on the development site. Developments also need to be monitored for 30 years and accordingly Bracknell Forest Council secure monitoring fees to cover the administrative costs of this monitoring.

8.2 The table below details all the BNG contributions and monitoring fees that were secured in S106 agreements in 2024/25.

Application Reference	Site	S106 Date	BNG Amount	BNG Monitoring	Comments
21/00856/FUL	Land South of A329M and East of Vigar Way, Bracknell	26/03/2025	£172,250.00	£4,200.00	Estimated amount – formula-based approach in s106.
22/00150/OUT	Land At Priory Fields, Newell Green, Warfield	26/02/2025	£1,025,000.00	£3,600.00	Estimated amount – formula-based approach in s106. Amount not known until reserved matters.
24/00560/3	Downshire Golf Course, West Road, Wokingham	N/A	N/A	£8,200.00	Payment in lieu of S106 agreement.
24/00621/3	Edgbarrow School, Grant Road, Crowthorne	N/A	£13,000.00	£3,600.00	Payment in lieu of S106 agreement.
23/00767/FUL	Beaufort Park, Bracknell	19/12/2024	N/A	£87,217.80	Estimated amount – formula-based approach in s106.
22/00276/FUL	Bay House, Bay Road, Bracknell	06/12/2024	N/A	£3,600.00	
23/00488/FUL	Land At Junction of Wood Lane and Forest Road, Binfield	30/01/2025	£56,500.00	£3,600.00	
19/00009/OUT	White Gates, Mushroom Castle, Winkfield Row	08/11/2024	£28,750.00	£3,600.00	
23/00095/FUL	Former Bracknell Ice Rink and Ski Centre, John Nike Way, Binfield	14/10/2024	N/A	£3,600.00	
23/00711/FUL	Berkshire Golf Club, Swinley Road, Ascot	03/07/2024	N/A	£7,200.00	
23/00560/FUL	Former St Margaret Clitherow Church, Ringmead, Bracknell	23/04/2024	£17,500.00	£3,600.00	
Total			£1,313,000.00	£132,017.80	

8.3 The table below details all the BNG contributions and monitoring fees that were received in 2024/25.

Application Reference	Site	S106 Date	BNG Amount	BNG Monitoring	Comments
24/00560/3	Downshire Golf Course, West Road, Wokingham	N/A	£0.00	£8,200.00	
24/00621/3	Edgbarrow School, Grant Road, Crowthorne	N/A	£13,000.00	£3,600.00	
23/00560/FUL	Former St Margaret Clitherow Church, Ringmead, Bracknell	23/04/2024	£17,723.00	£3,646.00	
23/00711/FUL	Berkshire Golf Club, Swinley Road, Ascot	03/07/2024	N/A	£7,200.00	

Application Reference	Site	S106 Date	BNG Amount	BNG Monitoring	Comments
22/00317/FUL	13-36 Barn Close, Bracknell	20/12/2023	N/A	£3,681.00	
22/00116/FUL	Westwood House, Swinley Road, Ascot	03/10/2023	N/A	£3,669.00	
22/00908/FUL	Former John Guest Site, Downmill Road, Bracknell	20/07/2023	N/A	£3,685.00	
21/00707/OUT	Former Bus Depot, Market Street, Bracknell	15/06/2023	N/A	£3,684.00	
22/00551/FUL	Easthampstead Park, Old Wokingham Road, Wokingham	29/03/2023	N/A	£4,111.00	
21/00701/FUL	Bracknell Beeches, Old Bracknell Lane West, Bracknell	07/03/2023	N/A	£3,768.00	
20/00214/OUT	Land East of Old Priory Lane and West of Maize Lane, Warfield	28/10/2021	N/A	£2,136.00	
Total			£30,723.00	£47,380.00	

8.4 The table below details all BNG contributions currently spent, not spent or allocated.

Project	Amount Unspent	Comments
Unspent/Unallocated	£129,665.48	
Total	£129,665.48	

8.5 The table below details all the BNG contributions have been allocated to projects.

Project	Amount Allocated	Comments
Nine Mile Ride Woodland Improvements Phase 2	£1,309.40	
Total	£1,309.40	

8.6 The following table details BNG project spend in 2024/25:

Project	Amount Spent	Comments
Nine Mile Ride Woodland Improvements Phase 2	£47,690.60	
Total	£47,690.60	

9. S106 AGREEMENT INFORMATION RELATING TO BUILT SPORTS FACILITIES

- 9.1 Built sport facilities encompass specifically designed facilities to accommodate specific sports or recreational activities, these range from large facilities such as Sports Centres, Swimming Pools and Golf Courses to smaller facilities such as Tennis Courts and Skate Parks.
- 9.2 The table below details all the Built Sports Facilities contributions that were secured in S106 agreements in 2024/25.

Application Reference	Site	S106 Date	Built Sports Amount	Comments
23/00095/FUL	Former Bracknell Ice Rink and Ski Centre, John Nike Way, Binfield	14/10/2024	£324,000.00	
Total			£324,000.00	

- 9.3 The table below details all the Built Sports Facilities contributions that were received in 2023-24.

Application Reference	Site	S106 Date	Built Sports Amount	Comments
No Built Sports Facilities contributions were received in 2023-24				

- 9.4 The table below details all the Built Sports Facilities contributions currently not spent or allocated.

Project	Amount Unspent	Comments
Unspent/Unallocated	£367,880.53	
Total	£367,880.53	

- 9.5 The table below details all the Built Sports Facilities contributions that have been allocated to projects.

Project	Amount Allocated	Comments
N/A	N/A	
Total	£0.00	

- 9.6 The table below details all the Built Sports Facilities contributions spent in 2024/25.

Project	Amount Spent	Comments
Coral Reef Splash Pad	£3,228.00	
Bracknell Leisure Centre Refurbishment	£37,883.25	
Total	£41,061.25	

10. S106 AGREEMENT INFORMATION RELATING TO AFFORDABLE HOUSING

10.1 Affordable housing are homes for sale or rent and are specifically for people whose needs are not met by the private housing market. The majority of affordable housing is owned and managed by registered providers and includes homes for social or intermediate rent and shared ownership. Affordable housing may also be targeted to address a specific need, such as specialist housing for vulnerable, older or disabled people.

10.2 The table below details the number of dwellings and all the contributions relating to Affordable Housing that were secured in S106 agreements in 2024/25.

Application Reference	Site	S106 Date	No. of Dwellings	Contribution Secured	Comments
24/00297/FUL	Westwood House, Swinley Road, Ascot	07/11/2024	N/A	£1,317,906.00	
18/00964/FUL	Bus Depot, Coldborough House, Market Street, Bracknell	14/05/2024	N/A	£6,397,993.00	
21/00856/FUL	Land South of A329M and East of Vigar Way, Bracknell	26/03/2025	42	N/A	
22/00150/OUT	Land At Priory Fields, Newell Green, Warfield	26/02/2025	53	N/A	Estimated amount – formula-based approach in s106. Amount not known until reserved matters.
23/00488/FUL	Land At Junction of Wood Lane and Forest Road, Binfield	30/01/2025	13	N/A	
23/00767/FUL	Beaufort Park, Bracknell	19/12/2024	79	N/A	
22/00276/FUL	Bay House, Bay Road, Bracknell	06/12/2024	32	N/A	
19/00009/OUT	White Gates, Mushroom Castle, Winkfield Row	08/11/2024	15	N/A	
Total			234	£7,715,899.00	

10.3 The table below details the number of dwellings and all the contributions relating to Affordable Housing that were received in 2024/25.

Application Reference	Site	S106 Date	No. of Dwellings	Contribution Secured	Comments
18/00964/FUL	Bus Depot, Coldborough House, Market Street, Bracknell	14/05/2024	N/A	£6,547,331.00	
20/00057/FUL	The Barn, Watersplash Lane, Warfield	13/10/2020	N/A	£17,634.00	
21/00233/FUL	Coopers Hill Youth and Community Centre, Crowthorne Road North, Bracknell	22/12/2021	13	N/A	
20/00214/OUT	Land East of Old Priory Lane and West of Maize Lane, Warfield	28/10/2021	12	N/A	
13/00575/OUT	Transport Research Laboratory, Crowthorne	30/01/2015	18	N/A	
Total			43	£6,564,965.00	

10.4 The table below details all the Affordable Housing contributions currently not spent or allocated.

Project	Amount Unspent	Comments
Unspent/Unallocated	£5,740,218.12	
Total	£5,740,218.12	

10.5 The table below details all the Affordable Housing contributions that have been allocated to projects.

Project	Amount Allocated	Comments
Redevelopment of Bay House, Barn Close	£500,000.00	
Upgrade of Portman Close Dwellings	£200,000.00	
Temporary Accommodation Dwellings	£96,000.00	
Tenderden Lodge Wheelchair Accessible Temporary Housing Unit	£2,298.25	
Council Depot Affordable Housing Scheme	£1,999,968.00	
Total	£2,798,266.25	

10.6 The table below details all the Affordable Housing Facilities contributions spent in 2024/25.

Project	Amount Spent	Comments
Coopers Hill & Market Street Affordable Housing	£1,500,000.00	
Total	£1,500,000.00	

11. S106 AGREEMENT INFORMATION RELATING TO HIGHWAYS IMPROVEMENT WORKS

11.1 Local authorities bear the responsibility of strategically planning, maintaining, and enhancing the local highway network to accommodate the needs of new developments. This encompasses expanding capacity, improving efficiency, and prioritising safety measures to mitigate the impact of new construction. Bracknell Forest Council actively secures funding for enhancements across the local road network, footpaths, cycleways, traffic signals, signage, and street lighting.

11.2 The table below details all the Highways contributions that were secured in S106 agreements in 2024/25.

Application Reference	Site	S106 Date	Highways Amount	Comments
22/00150/OUT	Land At Priory Fields, Newell Green, Warfield	26/02/2025	£28,500.00	
			£4,000.00	
23/00488/FUL	Land At Junction of Wood Lane and Forest Road, Binfield	30/01/2025	£47,500.00	
23/00560/FUL	Former St Margaret Clitherow Church, Ringmead, Bracknell	23/04/2024	£5,279.00	
Total			£85,279.00	

11.3 The table below details all the Highways contributions that were received in 2024/25.

Application Reference	Site	S106 Date	Highways Amount	Comments
23/00560/FUL	Former St Margaret Clitherow Church, Ringmead, Bracknell	23/04/2024	£5,346.00	
22/00116/FUL	Westwood House, Swinley Road, Ascot	03/10/2023	£134,516.00	
21/00701/FUL	Bracknell Beeches, Old Bracknell Lane West, Bracknell	07/03/2023	£4,118.00	
20/00272/FUL	Land North of Harvest Ride and South of Forest Road and East of West End Lane, Warfield	10/10/2022	£2,194.00	
20/00057/FUL	The Barn, Watersplash Lane, Warfield	13/10/2020	£249.00	
18/00453/FUL	Lane At Wellers Lane	13/03/2019	£32,662.00	
Total			£179,085.00	

11.4 The table below details all the Highways contributions currently not spent or allocated.

Project	Amount Unspent	Comments
Unspent/Unallocated	£1,087,582.10	
Total	£1,087,582.10	

11.5 The table below details all the Highways contributions have been allocated to projects.

Project	Amount Allocated	Comments
Broad Lane Development Improvements	£12,563.32	
South Road Footway/Cycleway Link	£103,947.88	
Westmorland Drive junction Harvest Ride Crossing	£90,000.00	
Total	£206,511.20	

11.6 The table below details all the Highways contributions spent in 2024/25.

Project	Amount Spent	Comments
Mobility Schemes	£12,997.54	
Total	£12,997.54	

12. S106 AGREEMENT INFORMATION RELATING TO PUBLIC TRANSPORT

12.1 Public transport aims to provide efficient, affordable, and environmentally friendly options for commuting, reducing reliance on private vehicles and alleviating traffic congestion. Bracknell Forest Council seeks contributions to subsidise bus routes in and around the borough.

12.2 The table below details all the Public Transport contributions that were secured in S106 agreements in 2024/25.

Application Reference	Site	S106 Date	Public Transport Amount	Comments
No Public Transport contributions were secured in 2023-24				

12.3 The table below details all the Public Transport contributions that were received in 2024/25.

Application Reference	Site	S106 Date	Public Transport Amount	Comments
No Public Transport contributions were received in 2023-24				

12.4 The table below details all the Public Transport contributions currently not spent or allocated.

Project	Amount Unspent	Comments
Unspent/Unallocated	£858,912.29	
Total	£858,912.29	

12.5 The table below details all the Public Transport contributions have been allocated to projects.

Project	Amount Allocated	Comments
N/A	N/A	
Total	£0.00	

12.6 The table below details all the Public Transport contributions spent in 2024/25.

Project	Amount Spent	Comments
Bus Contracts	£160,558.88	
Total	£160,558.88	

13. S106 AGREEMENT INFORMATION RELATING TO TRAVEL PLANNING

13.1 Travel plans represent a strategic, long-term approach for development sites aimed at promoting sustainable transportation. These measures encourage healthier behaviors by emphasising sustainable travel modes and reducing dependence on single-occupancy vehicles. Strategies include offering taster tickets or incentives for public transport, promoting car clubs, and encouraging car sharing.

13.2 The table below details all the Travel Planning contributions that were secured in S106 agreements in 2024/25.

Application Reference	Site	S106 Date	Travel Planning Amount	Comments
21/00856/FUL	Land South of A329M and East of Vigar Way, Bracknell	26/03/2025	£61,600.00	
22/00150/OUT	Land At Priory Fields, Newell Green, Warfield	26/02/2025	£60,000.00	
23/00767/FUL	Beaufort Park, Bracknell	19/12/2024	£104,000.00	
23/00095/FUL	Former Bracknell Ice Rink and Ski Centre, John Nike Way, Binfield	14/10/2024	£14,000.00	
23/00560/FUL	Former St Margaret Clitherow Church, Ringmead, Bracknell	23/04/2024	£8,000.00	
Total			£247,600.00	

13.3 The table below details all the Travel Planning contributions that were received in 2024/25.

Application Reference	Site	S106 Date	Travel Planning Amount	Comments
20/00214/OUT	Land East of Old Priory Lane and West of Maize Lane, Warfield	28/10/2021	£13,824.00	
			£13,623.00	
Total			£27,447.00	

13.4 The table below details all the Travel Planning contributions & deposits currently not spent or allocated.

Project	Amount Unspent	Comments
Unspent/Unallocated	£287,836.47	
Total	£287,836.47	

13.5 The table below details all the Travel Planning contributions & deposits have been allocated to projects.

Project	Amount Allocated	Comments
N/A	£0.00	
Total	£0.00	

13.6 The table below details all the Travel Planning contributions & deposits spent in 2024/25.

Project	Amount Spent	Comments
N/A	£0.00	
Total	£0.00	

14. S106 AGREEMENT INFORMATION RELATING TO SUSTAINABLE DRAINAGE SYSTEMS (SUDS)

14.1 Sustainable Drainage Systems (SuDS) are purposefully designed to manage surface water runoff in both urban and rural areas. SuDS replicate natural processes by facilitating rainwater infiltration, storage, and controlled release. Their objectives include mitigating flood risks, enhancing water quality, and improving urban environments, all the while reducing dependence on conventional drainage systems.

14.2 The table below details all the Sustainable Drainage contributions and monitoring fees that were secured in S106 agreements in 2024/25.

Application Reference	Site	S106 Date	SUDS Amount	SuDS Monitoring	Comments
21/00856/FUL	Land South of A329M and East of Vigar Way, Bracknell	26/03/2025	N/A	£8,000.00	
22/00150/OUT	Land At Priory Fields, Newell Green, Warfield	26/02/2025	£20,000.00	£8,000.00	
23/00488/FUL	Land At Junction of Wood Lane and Forest Road, Binfield	30/01/2025	N/A	£8,000.00	
23/00767/FUL	Beaufort Park, Bracknell	19/12/2024	N/A	£8,000.00	
22/00276/FUL	Bay House, Bay Road, Bracknell	06/12/2024	N/A	£8,000.00	
19/00009/OUT	White Gates, Mushroom Castle, Winkfield Row	08/11/2024	N/A	£8,000.00	
23/00095/FUL	Former Bracknell Ice Rink and Ski Centre, John Nike Way, Binfield	14/10/2024	N/A	£8,000.00	
Total			£0.00	£56,000.00	

14.3 The table below details all the Sustainable Drainage contributions and monitoring fees that were received in 2023-24.

Application Reference	Site	S106 Date	SUDS Amount	SuDS Monitoring	Comments
20/00607/FUL	Larkfield, Chavey Down Road, Winkfield Row	13/05/2022	N/A	£9,253.00	
21/00233/FUL	Coopers Hill Youth and Community Centre, Crowthorne Road North, Bracknell	22/12/2021	N/A	£9,873.00	
20/00155/FUL	Wyevale Garden Centre, Forest Road, Binfield	21/08/2020	N/A	£10,684.00	
18/00758/FUL	Land North of Tilehurst Lane, Binfield - Appeal B	16/09/2019	N/A	£10,386.00	
Total			£0.00	£40,196.00	

14.4 The table below details all the Sustainable Drainage contributions currently not spent or allocated.

Project	Amount Unspent	Comments
Unspent/Unallocated	£184,883.00	
Total	£184,883.00	

14.5 The table below details all the Sustainable Drainage contributions have been allocated to projects.

Project	Amount Allocated	Comments
N/A	£0.00	
Total	£0.00	

14.6 The table below details all the Sustainable Drainage contributions spent in 2024/25.

Project	Amount Spent	Comments
3 Legged Cross Drainage Works	£20,000.00	
Total	£20,000.00	

15. S106 AGREEMENT INFORMATION RELATING TO EDUCATION FACILITIES

15.1 Education facilities cover a broad spectrum of physical spaces catering to individuals of varying ages. These spaces include preschools, childcare centers, primary schools, and secondary schools.

15.2 The table below details all the Education contributions that were secured in S106 agreements in 2024/25.

Application Reference	Site	S106 Date	Primary	Secondary	Special Education Needs	Comments
No Education Facilities contributions were secured in 2023-24						

15.3 The table below details all the Education contributions that were received in 2024/25.

Application Reference	Site	S106 Date	Primary	Secondary	Special Education Needs	Comments
20/00272/FUL	Land North of Harvest Ride and South of Forest Road and East of West End Lane, Warfield	10/10/2022	£9,617.00	N/A	N/A	
20/00214/OUT	Land East of Old Priory Lane and West of Maize Lane, Warfield	28/10/2021	£2,330,686.53	N/A	N/A	
20/00057/FUL	The Barn, Watersplash Lane, Warfield	13/10/2020	£406.00	N/A	N/A	
13/00575/OUT	Transport Research Laboratory, Crowthorne	30/01/2015	N/A	£433,232.00	N/A	
Total			£2,340,709.53	£433,232.00	£0.00	

15.4 The table below details all the Education contributions currently not spent or allocated.

Project	Amount Unspent	Comments
Unspent/Unallocated	£2,402,256.75	

15.5 The table below details all the Education contributions that have been allocated to projects.

Project	Amount Allocated	Comments
Amen Corner North ICT	£11,119.00	
Harmans Water School Cycle Store	£2,000.00	
Fox Hill School Facilities and Toilets	£33,000.00	
Warfield Primary School and/or SEMH School	£152,853.93	
New SEMH School	£3,328,015.75	

Kennel Lane Refurbishment	£8,648.00	
Priestwood Nursery	£12,808.17	
New Scotland Hill Improvements	£966.94	
Ascot Heath Improvements	£46,486.70	
Total	£3,561,545.58	

15.6 The table below details all the Education contributions spent in 2024/25.

Project	Amount Spent	Comments
SEMH Special School at All Saints	£770,162.47	
Ascot Heath Primary School	£34,424.91	
Total	£804,587.38	

16. S106 AGREEMENT INFORMATION RELATING TO COMMUNITY FACILITIES

16.1 Community facilities comprise a diverse array of physical spaces available for community use, including venues such as halls for hire, libraries, and youth clubs. These amenities serve community members by providing spaces for social interaction, fostering inclusivity, nurturing community identity, and promoting overall community well-being.

16.2 The tables below detail all the Community Facilities contributions that were secured in S106 agreements in 2024/25.

Application Reference	Site	S106 Date	Community Facilities	Library Facilities	Youth Facilities	Comments
21/00856/FUL	Land South of A329M and East of Vigar Way, Bracknell	26/03/2025	£143,000.00	N/A	N/A	
22/00150/OUT	Land At Priory Fields, Newell Green, Warfield	26/02/2025	£600,000.00	N/A	N/A	Estimated amount – formula-based approach in s106. Amount not known until reserved matters.
22/00504/FUL	Fines Bayliwick House Hotel, London Road, Binfield	05/02/2025	£16,500.00	N/A	N/A	
23/00488/FUL	Land At Junction of Wood Lane and Forest Road, Binfield	30/01/2025	£38,000.00	N/A	N/A	
23/00767/FUL	Beaufort Park, Bracknell	19/12/2024	£226,000.00	N/A	N/A	
19/00009/OUT	White Gates, Mushroom Castle, Winkfield Row	08/11/2024	£42,000.00	N/A	N/A	Estimated amount – formula-based approach in s106. Amount not known until reserved matters.
Total			£1,065,500.00	£0.00	£0.00	

16.3 The table below details all the Community Facilities contributions that were received in 2024/25.

Application Reference	Site	S106 Date	Community Facilities	Library Facilities	Youth Facilities	Comments
20/00272/FUL	Land North of Harvest Ride and South of Forest Road and East of West End Lane, Warfield	10/10/2022	£119,240.00	N/A	N/A	
21/00233/FUL	Coopers Hill Youth and Community Centre, Crowthorne Road North, Bracknell	22/12/2021	£59,256.00	N/A	N/A	
20/00214/OUT	Land East of Old Priory Lane and West of Maize Lane, Warfield	28/10/2021	£153,409.00	N/A	N/A	
20/00057/FUL	The Barn, Watersplash Lane, Warfield	13/10/2020	£3,821.00	N/A	N/A	
Total			£335,726.00	£0.00	£0.00	

16.4 The table below details all the Community Facilities contributions currently not spent or allocated.

Project	Amount Unspent	Comments
Unspent/Unallocated	£0.78	

16.5 The table below details all the Community Facilities contributions that have been allocated to projects.

Project	Amount Allocated	Comments
Town Centre	£66,945.00	
Warfield Community Hub	£2,191,298.67	
Bullbrook Community Centre	£2,143.41	
North Ascot Community Centre	£11,007.00	
Farley Wood Community Centre	£364,450.24	
Bucklers Park Community Hub	£31,866.60	
Total	£2,667,710.92	

16.6 The table below details all the Community Facilities contributions spent in 2023-24.

Project	Amount Spent	Comments
Bucklers Park Community Hub	£3,803.76	
Warfield Community Hub	£271,065.38	
Returned to Developer	£20,037.24	
Total	£294,906.38	

17. S106 AGREEMENT INFORMATION RELATING TO OTHER INFRASTRUCTURE

17.1 The tables below detail all the other contributions that were secured in S106 agreements in 2024/25.

Application Reference	Site	S106 Date	Waste & Recycling	Public Art	Other	Comments
19/00009/OUT	White Gates, Mushroom Castle, Winkfield Row	08/11/2024	N/A	N/A	£26,047.00	Reptile Mitigation Contribution
Total			£0.00	£0.00	£26,047.00	

17.2 The table below details all the other contributions that were received in 2024/25.

Application Reference	Site	S106 Date	Waste & Recycling	Public Art	Other	Comments
No Waste, Public Art or Other contributions were received in 2023-24						

17.3 The table below details all the other contributions currently not spent or allocated.

Project	Amount Unspent	Comments
Unspent/Unallocated	£281,963.19	
Total	£281,963.19	

17.4 The table below details all the other contributions that have been allocated to projects.

Project	Amount Allocated	Comments
Bracken Walk Youth Hub	£24,054.78	
Total	£24,054.78	

17.5 The table below details all the other contributions spent in 2024/25.

Project	Amount Spent	Comments
N/A	N/A	
Total	£0.00	

18. S278 AGREEMENTS

18.1 Section 278 (s278) of the Highways Act 1980 allows developers to enter into legal agreements with the Local Highways Authority to make modifications or upgrades to the public highway, as part of a planning permission. This may involve works such as:

- New accesses or junctions for the new development.
- New junctions close to the development site.
- Widening of existing roads.
- New Pedestrian, cycle and public transport infrastructure.

18.2 Please contact Highways.Transport@bracknell-forest.gov.uk for more details on s278 agreements.