

Rushmoor Borough Council

Annual Infrastructure Funding Statement 2021

Reporting Period:

From 01 April 2020 to 31 March 2021

December 2021

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1. Introduction

- 1.1 The Infrastructure Funding Statement (IFS) sets out how developer contributions from Section 106 Agreements (S106) have been allocated and spent on the infrastructure priorities of Rushmoor Borough Council for the previous financial year (April 2020 - 2021).
- 1.2 In accordance with the Community Infrastructure Levy Regulations, any authority that receives a contribution from development through section 106 planning obligations is required to prepare an Infrastructure Funding Statement¹.
- 1.3 This is the second Infrastructure Funding Statement produced by Rushmoor Borough Council, following the introduction of the IFS with the amended [CIL regulations](#) in 2019². As Rushmoor has not implemented the Community Infrastructure Levy (CIL), this document provides details on planning obligations secured in the Borough, including:
- The total amount of money to be provided under planning obligations which were entered into during the reported year
 - The total amount of money under any planning obligations which was received during the reported year
 - The total amount of money under any planning obligations which was received before 1st April 2019 which has not been allocated by the authority
 - Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year
 - The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend).

¹ <https://www.gov.uk/guidance/community-infrastructure-levy#monitoring-and-reporting-on-cil-and-planning-obligations>

² ² <https://www.legislation.gov.uk/ukxi/2019/1103/schedule/2/made>

Table 1 – Reporting Requirements Summary	
Reporting Criteria	Amount
The total amount of money to be provided under any planning obligations which were entered into during the reported year	£144,638.88
the total amount of money under any planning obligations which was received during the reported year	£659,695.81
the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure	£6,733,546.59
the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority	£1,744,723.47
The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend)	£714,894.30
Summary details of any funding or provision of infrastructure which is to be provided through a highway agreement under section 278 of the Highways Act 1980 which was entered into during the reported year	Not Applicable – responsibility of Hampshire County Council

2.Planning Obligations in Rushmoor

What are Planning Obligations?

- 2.1 The statutory framework for planning obligations is set out in Section 106 of the Town and Country Planning Act 1990, as amended by Section 12 of the Planning and Compensation Act 1991. This is why planning obligations are commonly called Section 106 agreements.
- 2.2 Planning obligations are legally binding. They enable the local authority to secure the provision of infrastructure or services, or contributions towards them, in order to support the new development.
- 2.3 Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. In addition, [National Policy](#)³ states that planning obligations must only be sought where they meet all the following Tests:
 - necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.

What can planning obligations deliver?

- 2.4 The [Rushmoor Local Plan](#)⁴ contains a specific policy relating to Infrastructure provision (Policy IN1 -Infrastructure and Community Facilities) in addition to a number of other policies that provide specific and detailed justification for measures to address the consequences of development, some of which can be secured by way of planning obligations. These are summarised below:
 - Policy NE1 – Thames Basin Heaths Special Protection Area

The mechanism for delivering Local Plan Policy NE1 is set out in the Council's [Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy \(2021\) as amended](#)
 - Policy LN2 - Affordable Housing

³ Paragraph 57; National Planning Policy Framework (July 2021):

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

⁴ <https://www.rushmoor.gov.uk/rushmoorlocalplan>

The Council's [Affordable Housing SPD](#) provides more detail on how the policy will be implemented including on-site provision or off-site provision in the form of financial payments.

- Policy DE6 – Open Space, Sport and Recreation.
- Policy IN2 – Transport
- Policy NE2 – Green Infrastructure
- Policy NE4 – Biodiversity

- 2.5 The Council will assess each planning application individually to determine whether an obligation is needed, and what matters it should address, and will justify the reasons for seeking an obligation.
- 2.6 The Council has clear internal procedures and check lists for assessing and determining planning obligations generated by planning applications. It is essential that preparatory work on S106 obligations take place at an early stage. Where agreement cannot be reached on the S106 the planning application may be recommended for refusal.
- 2.7 It is important to note that all planning obligations secured are collected for specific types of infrastructure as set out in S106 agreements.

What is the role of Hampshire County Council?

- 2.8 Hampshire County Council (HCC) is the education authority and highway authority for Rushmoor administrative area (and the majority of Hampshire). Therefore, the County Council may seek financial contributions from developers in Rushmoor to fund education infrastructure or highways improvements.
- 2.9 Hampshire County Council as the local highways authority can use Section 278 agreements (s278) under the Highways Act 1980 which are legally binding agreements between them and the developer to ensure delivery of necessary highway works as a result of new development.
- 2.10 The County Council has prepared its own [Infrastructure Funding Statement](#)⁵ for the reporting year that includes information on the infrastructure delivered by Hampshire County Council to support developments in Rushmoor.

⁵ <https://www.hants.gov.uk/landplanningandenvironment/developer-contributions>

Infrastructure Need / Plan

- 2.11 National guidance suggests that Councils should consider reporting on estimated future income where possible.
- 2.12 Infrastructure, the set of services and facilities necessary for a development to function and is defined in the local plan as including transport, education, health social Infrastructure, Green Infrastructure, Suitable Alternative Natural Greenspace (SANG), public and utility services and flood defences.
- 2.13 The Council has prepared an [Infrastructure Plan](#) (2018) that identifies the infrastructure required to support the delivery of the Local Plan. The Infrastructure Plan is currently being updated and a revised version will be published in 2022.

Monitoring Fees

- 2.14 Rushmoor Borough Council introduced an administration and monitoring fee comprising 5% of the total financial contributions offered to Rushmoor Borough Council in any S106 agreement or undertaking up to a maximum of £25,000 for full or hybrid applications and £12,500 for outline applications. This fee applies to any application that was received on or after 1st April 2020 and is payable on implementation of the development.
- 2.15 Hampshire County Council has introduced a Section 106 monitoring fee at £500 per obligation, within a signed section 106 agreement, subject to a maximum fee of £10,000 per agreement, with effect from all agreements that Hampshire County Council enter in to after 1st October 2020. The fee is to be payable on signing the S106 agreement and paid directly to Hampshire County Council.

3. Value of legal agreements entered into during the reported year

- 3.1 Table 2 below details the total amount of money to be provided by planning obligations which were entered into during the reported year (2020/21). This means that whilst agreements have been made, the Council may not have received the funds in the monitoring year.
- 3.2 In total **£144,638.88** worth of legal agreements have been entered into during the monitoring year to secure the following types of infrastructure:

Suitable Alternative Natural Green Space (SANG) £82,841

Strategic Access Management and Monitoring (SAMM) £13,182.13

Public open space improvements £11,000

Playground provision / improvements £36,600

Administration and s106 monitoring Fees £1,015.75

Table 2 - The total amount of money to be provided under any planning obligations which were entered into during the reported year			
Application reference Number	Obligation Type	Amount (£)	Purpose
19/00682/FULPP	Special Protection Area Mitigation	4,810	SANG – Rowhill Nature Reserve
19/00682/FULPP	Special Protection Area Mitigation	526	SAMM – Rowhill Nature Reserve
20/00177/FULPP	Special Protection Area Mitigation	1,690	SANG – Southwood Woodlands II
20/00177/FULPP	Special Protection Area Mitigation	184.63	SAMM – Southwood Woodlands II
20/00653/FULPP	Special Protection Area Mitigation	711	SAMM – Bramshot Farm
20/00248/FULPP	Special Protection Area Mitigation	6,500	SANG – Southwood Woodlands II
	Special Protection Area Mitigation	711	SAMM – Southwood Woodlands II

Table 2 - The total amount of money to be provided under any planning obligations which were entered into during the reported year			
Application reference Number	Obligation Type	Amount (£)	Purpose
	Administration and s106 monitoring fees	360.55	Towards the costs associated with monitoring the s106 legal agreement
19/00873/FULPP	Special Protection Area Mitigation	59,701	SANG – Hawley Meadows
	Special Protection Area Mitigation	5361.50	SAMM – Hawley Meadows
	Playground Area	36,600	Play Area Aldershot for Renewal Redan Hill Gardens or Manor Park Playground improvements
21/00050/FULPP	Special Protection Area Mitigation	2,104	SAMM – Bramshot Farm
21/00050/FULPP	Public Open Space	8,800	Improvements to Queens Road Recreation Ground or Osborne Road Recreation Ground
21/00050/FULPP	Administration and s106 monitoring fees	545.20	Towards the costs associated with monitoring the s106 legal agreement
20/00200/FULPP	Special Protection Area Mitigation	3640	SANG – Rowhill Nature Reserve
20/00200/FULPP	Special Protection Area Mitigation	399	SAMM – Rowhill Nature Reserve
20/00096/FULPP	Special Protection Area Mitigation	6,500	SANG – Rowhill Nature Reserve
20/00096/FULPP	Special Protection Area Mitigation	711	SAMM – Rowhill Nature Reserve
20/00661/FULPP	Special Protection Area Mitigation	1,052	SAMM – Bramshot Farm
20/00653/FULPP	Special Protection Area Mitigation	711	SAMM – Bramshot Farm
20/00794/FULP	Special Protection Area Mitigation	711	SAMM – Bramshot Farm

Table 2 - The total amount of money to be provided under any planning obligations which were entered into during the reported year			
Application reference Number	Obligation Type	Amount (£)	Purpose
	Public Open Space	2,200	Habitat improvements at Brickfields Country Park, Aldershot
	Administration and s106 monitoring fees	110	Towards the costs associated with monitoring the s106 Legal agreements

Non-monetary legal agreements entered into during the 2020/21 monitoring

3.3 Table 3 below identifies the non-monetary contributions to be provided under planning obligations entered into during the reported year. This consists of six affordable residential dwellings.

Table 3 - non-monetary contributions to be provided under planning obligations which were entered into during the reported year			
Affordable Housing			
Application reference Number	Site Name	Number of Affordable Units	
		Affordable rent	Shared Ownership
19/00873/FULPP	2-4 Mount Pleasant Road, Aldershot	6	0

4. Money received during the reported year

- 4.1 Table 4 below summarises the infrastructure to be funded by the funds received in the monitoring year and confirms that **£659,695.81** worth of Section 106 monies have been received by the authority year during the monitoring year.
- 4.2 Table 5 overleaf provides more detail on the developments that made payments during the monitoring year and the type of obligation.

Table 4 – Summary of monies received during the reported year	
	Amount (£)
Total Contributions received apportioned as set out below:	659,695.81
Monies received for Public Open Space specific projects	251,286.36
<u>Suitable Alternative Natural Greenspace (SANG)</u>	
Southwood Woodlands II	15,358.49
Hawley Meadows	47,140
Rowhill Nature Reserve	6,500
<u>Strategic Access Management and Monitoring (SAMM)</u>	
Southwood Woodlands II	1,683.53
Wellesley Woodland	194,927.43
Bramshot Farm (Hart)	54,604
Hawley Meadows	5,169
Rowhill Nature Reserve	711
Wellesley Implementation Officer	41,781
Affordable Housing off-site provision	0
Administration and s106 monitoring fees	0
Farnborough Airport Community Environment Fund ⁶	40,535

⁶ Further information on the Community Environment Fund can be found on our website: <https://www.rushmoor.gov.uk/airportfund>

Table 5 - Detailed summary transactions relating to financial contributions received by way of S106 planning obligations				
Planning Reference	Development Site	Obligation Type	Amount (£)	Purpose/project
12/00958/OUT	Aldershot Urban Extension -Wellesley	Planning Resource Support	41,781.00	Wellesley Implementation Officer
12/00958/OUT	Aldershot Urban Extension - Wellesley	Special Protection Area Mitigation	194,927.43	SAMM – Wellesley
20/00096/FULPP	204 Farnborough Road	Special Protection Area Mitigation	711	Rowhill SAMM
20/00096/FULPP	204 Farnborough Road	Special Protection Area Mitigation	6,500	Rowhill SANG
20/00182/COU	61-65 Victoria Road. Farnborough	Special Protection Area Mitigation	1683.53	Southwood Woodlands II SAMM
20/00182/COU	61-65 Victoria Road. Farnborough	Special Protection Area Mitigation	15,358.49	Southwood Woodlands II SANG
18/00305/FULPP 18/00506/FULPP	3A Wellington Street, Aldershot 1-5 Firgrove Parade, Farnborough	Special Protection Area Mitigation	5,169	Hawley Meadows SAMM
18/00305/FULPP 18/00506/FULPP	3A Wellington Street, Aldershot 1-5 Firgrove Parade, Farnborough	Special Protection Area Mitigation	47,140	Hawley Meadows SANG
18/00506/FULPP 18/00466/FULPP	Multiple developments	Special Protection Area Mitigation	54,604	Bramshot Farm SAMM

20/00632/FULPP				
18/00506/FULPP	1-5 Firgrove Parade Farnborough	Public Open Space	17,278.20	Farnborough Civic Quarter
18/00506/FULPP	1-5 Firgrove Parade Farnborough	Sports Pitches	2,945.90	Cove Green Recreation Ground
18/00506/FULPP	1-5 Firgrove Parade Farnborough	Play Area	12,874.90	Farnborough Civic Quarter
18/00466/FULPP	117 Pinehurst House Farnborough	Public Open space	100,524.14	Play Area Farnborough
18/00466/FULPP	117 Pinehurst House Farnborough	Play Area	100,524.14	Play Area Farnborough
18/00466/FULPP	117 Pinehurst House Farnborough	Sports Pitches	17,139.08	Play Area Farnborough
09/00313/REVPP	Farnborough Airport	Community Funding	40,535	Community Environment Fund
Total			659,695.81	

5. Funds received before the reported year which have been allocated by the authority

- 5.1 There are funds that have been received by the planning authority in the years prior to the reporting year that have been allocated to specific projects but not yet spent. In total **6,733,546.59** worth of section 106 monies received prior to the 2020/21 reporting year have been allocated to a specific project.
- 5.2 For the purposes of this document 'allocated' means a decision has been made by the Council to commit funds to a particular item of infrastructure or project and/or the funds have been passed to a team within the authority spend. The regulations require you to provide summary details of the items of infrastructure on which the money has been allocated, and the amount allocated to each item. It is recommended that you explain the exact status of sums that have been allocated but not spent in your infrastructure funding statement.
- 5.3 It is important to note that developer contributions for Suitable Alternative Natural Green Spaces (SANG) are to fund the maintenance and management of these mitigation sites in perpetuity. Management Plans for each SANG site provide further detail on the management and maintenance requirements to be funded.
- 5.4 Table 6 below identifies the section 106 funds that were received by the authority prior to the start of the 2020/21 monitoring year that have been allocated to specific projects.

Table 6 - the total amount of money under any planning obligations which was received before the reported year and allocated to a specific project		
Allocation	Obligation Type	Amount (£)
Southwood Country Park SANG	Special Protection Area Mitigation	69,550.05
Rowhill SANG	Special Protection Area Mitigation	1,089,760.42
Guillemont Fields	Public Open Space	12,580
Southwood Woodlands II SANG	Special Protection Area Mitigation	2,927,969.86
Hawley Meadows SANG	Special Protection Area Mitigation	3,837.99

Table 6 - the total amount of money under any planning obligations which was <u>received before the reported year</u> and allocated to a specific project		
Allocation	Obligation Type	Amount (£)
Guillemont Fields Maintenance	Public Open Space Maintenance	65,508.39
Play Area Farnborough	Play Area	251,537.20
Play Area Aldershot	Play Area	40,779.08
Maintenance Amenity Areas	Public Open Space	345,139.39
Sports Pitch Improvements	Sports Pitch Improvements	868,777.63
Public Open Space Farnborough	Public Open Space	1,013,658.30
Maintenance Marrow Brook	Public Open Space	1,956
Arrow Road	Infrastructure Maintenance	16,950
Queensgate	Play Area Maintenance	25,542.28
TOTAL		6,733,546.59

6. Funds received before the reported year which have not been allocated by the authority

- 6.1 There are some funds that have been received by the planning authorities in the years prior to the 2020/21 reporting year that have not been allocated to a specific project. In total **£1,744,723.47** worth of section 106 monies received prior to the 2020/21 monitoring year have not yet been allocated to a specific project.
- 6.2 It is important to note that the contributions have been considered necessary to mitigate the impacts of development and have been sought for a particular use, such as affordable housing delivery. The Council is proactively identifying schemes to enable additional affordable housing delivery to spend the moneys secured for the delivery of off-site affordable housing.
- 6.3 Table 7 below identifies the section 106 funds that were received by the authority prior to the start of the current monitoring year (pre-April 2020) that have not been allocated to a particular item of infrastructure or project.

Table 7 - the total amount of money received before the reported year which has not been allocated by the authority		
Development(s)	Obligation Type	Amount (£)
Sun Park	Education Contribution	242,048
12/00611/FULL 16/00815/FULPP 18/00623/FULPP 19/00103/FUL	Affordable Housing Provision (off-site)	1,367,592.64
Farnborough Airport	Community Environment Fund	95,022.11
Boots Site, North Lane, Aldershot	Waste Infrastructure	5,000
Connaught School	Public Art	1,085.89
128 Victoria Road	Highways Contribution Aldershot Town Centre Study	3,200
Concept House	Parking Infrastructure	4,219.83
Various developments	Farnborough Parking Infrastructure - car park improvements	11,275.67
Willems Park, Aldershot	Aldershot Transport Infrastructure	15,279.33
TOTAL		1,744,723.47

7.Funds spent during the reported year

7.1 Table 8 shows that during the monitoring year **£714,894.30** has been spent by the Council.

Table 8 - amount of money spent during the monitoring year			
Planning Reference number(s)	Contribution Type	Amount Spent (£)	Scheme Title/ specific projects
12/00958/OUT	Planning Resource Support	41,781	Wellesley Implementation Officer
12/00958/OUT	Special Protection Area Mitigation	196,363.29	Wellesley (Corunna) SAMM - transferred to Hampshire County Council
18/00623/FULPP 18/00235/FULPP 18/00709/FULPP 19/00337/FULPP 19/00103/FUL 18/00506/FULPP 18/00466/FULPP 20/00632/FULPP	Special Protection Area Mitigation	54,604	Bramshot Farm SAMM - transferred to Hampshire County Council
(19/00873/FULPP)	Special Protection Area Mitigation	20,864.54	Southwood Country Park Special Protection Area Mitigation work to establish and maintain including surveys
18/00481/FULPP 18/00400/FULPP 17/00232/FULPP 12/00273/FUL 15/00752/REVPP 16/00878/FULPP 17/00568/FULPP 18/00824/FULPP 18/00765/FULPP 18/00799/FULPP 19/00595/COU 20/00096/FULPP	Special Protection Area Mitigation	13,060.75	Rowhill SAMM - transferred to Hampshire County Council
16/00878/FULPP 15/00752/REVPP 12/00273/FUL 17/00232/FULPP 18/00400/FULPP 18/00481/FULPP	Special Protection Area Mitigation	12,349.75	Rowhill Nature Reserve SANG Protection Area Mitigation work to maintain and improve

17/00568/FULPP 18/00824/FULPP 18/00765/FULPP 18/00799/FULPP 19/00595/COU 20/00096/FULPP			
06/784/FUL 16/00633/FUL 03/00074/COU 07/00548/FUL 05/00762/FUL 08/00005/FUL 08/271/COU 7/00859/FUL 08/336/FUL 07/00808/FULPP 06/633/FUL 09/00254/FUL 07/00545/OUTPP 08/832/FULPP 07/00480/FUL 20/00182/COU 19/00870/COU	Special Protection Area Mitigation	3,201.53	Southwood Woodlands II – SAMM transferred to Hampshire County Council
16/00837/FULPP 17/00456/FULPP 17/00480/FULPP 17/00625/FUL 17/00656/FULPP 17/00820/FULPP 17/00824/FULPP 17/00870/FULPP 17/00789/FULPP 18/00470/FULPP 18/00524/FULPP 19/00007/FULPP 19/00538/FULPP 19/00679/COU 19/00596/COU 19/00870/COU 20/00177/FULPP 20/00182/COU	Special Protection Area Mitigation	2,293.82 4,500 2,000	Southwood Woodlands II drawdown and additional expenditure Southwood Woodlands II Management fee SANG Administration Fee
18/00506/FULPP 19/00024/FULPP 19/00057/FUL	Special Protection Area Mitigation	53,640	Hawley Meadows SANG transferred to Hampshire County Council

18/00506/FULPP 19/00024/FULPP 19/00057/FUL	Special Protection Area Mitigation	5,880	Hawley Meadows SAMM transferred to Hampshire County Council
02/00067/OUT 04//00010/REV + accrued interest	Public Open Space	4,176.19	Guillemont Fields draw down for maintenance of woodland and open space.
13/00783/FULPP 11/00651/FUL :12/00700/COUPP	Amenity Areas	17,274.23	Maintenance Amenity Areas
14/00861/FULPP	Play Areas Aldershot	108	Manor Park play area improvements
11/00184/FULPP 12/00124/FUL 12/00161/FULPP 14/00561/FULPP 14/00434/FUL 13/00522/FULPP 13/00530/FULPP 14/00040/FULPP 14/00172/FULPP	Play Areas Farnborough	13,189.83	Moor Road improvements to outdoor fitness
11/00184/FULPP 12/00161/FUL 06/00633/FUL 07/00610/FUL 16/00837/FULPP	Sports Pitches Farnborough	134,345.09	Moor Road Pitch improvements, new youth facilities
15/00920/FULPP	Sports Pitches Farnborough	3,325	Oak Farm improvements to football pitches
14/00241/FULPP	Public Open Space Farnborough	7,234	King George V outdoor fitness improvements
18/00251/FULPP 20/00171/FULPP	Sports Pitches Aldershot	4,285.58	Aldershot Park Improvement to rugby pitches
17/00447/FULPP	Sports Pitches Aldershot	2,944.96	Manor Park install tennis court vehicle access
09/00431/FULPP	Public Open Space Aldershot	2,800.06	Aldershot Park. Upgraded barrier gate, lake Improvements, car park lighting & security shutter
13/00772/FULPP 13/00963/FULPP	Public Open Space Aldershot	21,469.88	Manor Park landscaping, footpaths, furniture & historic feature renovation
18/00481/FULPP	Public Open Space Aldershot	1,035.00	Princes Gardens install memorial benches

13/00345/FUL 05/00292/FUL 05/00484/FUL	Public Open Space Aldershot	9,444.54	Brickfields Country Park. Infrastructure improvements, new park sign boards and install height barrier
18/00251/FULPP	Public Open Space Aldershot	1,035.00	A40 Municipal Gardens memorial benches
17/00447/FULPP	Public Open Space Farnborough	6,784.00	St Michael's Gardens benches for seating enhancement
13/00839/FULPP 13/00445/COUPP	Public Open Space Farnborough	5,776.45 14,105.70	Queens Road general improvements
09/00313/REVPP	Farnborough Airport Community Environment Fund	55,022.11	7 Environmental projects in Farnborough including 3 schools 5 outdoor clubs and projects
Total		714,894.30	

8. Monitoring and Review

- 8.1 The information included in the report will be updated annually and published on the Council's website. This will ensure the most up to date information on developer contributions received from new developments in addition to information on where these monies have been spent is readily available to members of the public and other interested parties.
- 8.2 In addition to this statement, the expenditure of any contributions received from developers, including Section 106 obligations, is monitored by the Council in a transparent and accountable way. This includes:
- Reports to the Development Management Committee on planning applications will clearly identify the 'Heads of Terms' of any Section 106 agreement in the recommendation;
 - A copy of each Section 106 agreement will be placed on the public planning register together with the planning decision notice;
 - Ensuring the sums due in accordance with the Section 106 agreement are paid on time and are earmarked for the specific project identified in the Section 106 agreement.