

Wokingham Borough Council Infrastructure Funding Statement

Community Infrastructure Levy and Section 106



**WOKINGHAM
BOROUGH COUNCIL**

1st April 2021 to 31st March 2022

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Member Foreword

The Infrastructure Funding Statement (IFS) provides a transparent view of the receipt and expenditure of developer contributions in the previous financial year (2021-2022). This statement also offers an opportunity to highlight how the contributions that were received through continued development have greatly benefited the wider community in areas of education, housing, transportation, leisure, open spaces, and business across Wokingham Borough. It sets out existing infrastructure priorities through distributed spending, and details new schemes and ideas that will be considered in the years to come.

Various projects that were funded by developer contributions have been completed in 2021/22, offering essential and enriching improvements to communities. Some examples include the Winnersh Relief Road and the North Wokingham Distributor Road which will help to minimise the impact of increased traffic, along with a further £21.6 million of funding that was allocated to other projects to improve traffic and active travel across the Borough. The Carnival Pool Leisure Centre and Cantley Park Destination Play Area have also opened to the public this year, providing state-of-the-art facilities for all age groups to stay active.

Wokingham Borough Council is dedicated to consistently improving the services offered to our residents and ensuring a high-quality standard of living. We believe that developer contributions are essential to delivering this vision.



L Ferris

Councillor Lindsay Ferris,
Executive Member for Planning and Local Plan



Imogen Shepherd-Dubey

Councillor Imogen Shepherd-Dubey,
Executive Member for Finance

1. Introduction

Wokingham Borough Council is required to publish an annual Infrastructure Funding Statement (IFS) for the previous financial year from December 2020 onwards¹. This report provides information on the monetary and non-monetary contributions sought and received from developers for the provision of infrastructure to support development in Wokingham, and the subsequent use of those contributions by Wokingham Borough Council. This report covers the financial year of 1 April 2021 – 31 March 2022.

Section 106 (S106) agreements and Community Infrastructure Levy (CIL) (both known as planning obligations or developer contributions) are used to help fund the provision of infrastructure to support new development and maximise the benefits and opportunities from growth, such as affordable homes and infrastructure.

1.1. Community Infrastructure Levy Defined

The Community Infrastructure Levy was adopted by Full Council on 19th February 2015 and was brought into effect by the Council for new planning permissions granted from 6th April 2015. CIL is a planning charge, introduced by the Planning Act 2008 (As Amended) as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area.

CIL is a set charge based the location and type of development in the Borough. The charge is also based on the gross internal area floorspace of buildings and is applicable on most new development to help fund the infrastructure needed to address the cumulative impact of development across the area. Our CIL charging schedule, setting out our

¹ [Guidance of Community Infrastructure Levy](#). Paragraph: 173 Reference ID: 25-173-20190901.

CIL charging rates, is available on our website².

The charges are based on type and location of the development. Wokingham Borough Council charges the CIL on:

- Residential development
- Sheltered housing
- Residential institutions
- Extra-care housing
- Retail development

Once a development commences, it becomes bound to make the first payment of up to four instalments (depending on the total CIL charge). Once payment has been made, the funds become available to spend unless they have already been allocated to a project. Service areas can put bids forward via the Council's Capital Funding Programme where the bid will be sent for approval by the Resources Manager and the relevant Head of Service. Depending on the value of the bid, further approval may be required via the Council's Executive.

The amount of CIL payable depends on where the development is located within the borough and the type of development (ranging from £0 - £365 per square metre). The Wokingham Borough Council CIL Charging Schedule and maps are available to view and download on our website³. Dissimilar to Section 106 agreements, the rate of CIL charges is both mandatory and non-negotiable and Wokingham Borough Council's CIL charging schedule has gone through public examination by the Secretary of State.

² [Wokingham Borough Council - CIL Charging Schedule \(February 2015\)](#)

³ [Community Infrastructure Levy Explained \(wokingham.go.uk\)](#)

1.2. Section 106 Agreements Defined

S106 agreements are used to mitigate the impacts of development and ensure that Wokingham's planning policy requirements are fully met. From 6th April 2015, Section 106 agreements largely only cover contributions in relation to affordable housing and site-specific improvements needed for a new development. S106 obligations include:

- Provision of on-site affordable housing
- Non-financial obligations (employment skill & travel plans)
- Site-specific financial contributions
- School sites and land in Strategic Development Locations (SDLs)

Once a development reaches a trigger for payment an invoice is raised for the obligation amount plus indexation. If the obligation amount has already been allocated to a project, then the remaining indexation will also be allocated into the same project. If, however, there is no project already identified for the obligation amount, the process below will be followed to determine where the S106 funds should be allocated.

- **Ring-fenced S106:** this will be directly allocated to projects as determined by the legal wording in the S106 agreement.
- **Non-ring fenced S106:** this will be allocated based on the Capital Programme budget requirements considering the development and parish where funds have been received from.

If there is any S106 remaining after this, then discussions will be had with the budget manager for each service area for them to decide an appropriate project they would like to allocate the funds into.

2. CIL & S106 Headlines for 2021/22

In 2021/22, over **£92 million** of funding has been raised from a combination of CIL (Table 1) and S106 (Table 2-3) contributions to help deliver infrastructure schemes across the borough. This section summarises the key projects that CIL and S106 contributions were spent on in 2021/22, as well as planned expenditure for the next financial year (2022/23).

2.1. CIL Headlines

In the past financial year, over **£10.4 million** of CIL receipts were received. This is an increase from 2020/21 which saw £6.6 million of CIL receipts collected. Over **£8 million** of CIL receipts was spent on different projects in Wokingham, with the majority being spent on new road infrastructure projects around the borough.

Table 1: CIL Headlines in 2021/22

CIL invoiced (set out in Demand Notices ⁴) in 2021/22	£9,491,744
CIL receipts received in 2021/22 ⁵	£10,427,026
CIL receipts that CIL regulations 59E and 59F applied to in 2021/22	£0.00⁶
CIL expenditure in 2021/22	£8,081,529⁷
CIL retained at end of 2021/22	£0,00

⁴ Includes any late payment or other surcharges, and interest, included in Demand Notices.

⁵ Includes CIL Administration and Parish payments. We have received more than what we have invoiced due to how the instalment policy works – any amount over £250k will be paid in four instalments over a year and therefore there will be a slight discrepancy between received and invoiced each reported period.

⁶ Relating to repayment of local parish CIL if not spent by the parish within five years of receipt

⁷ Includes £5,565,074 which was used to repay Council borrowing.

2.2. S106 Headlines

Over **£81.9 million** was received in S106 contributions in 2021/22, this represents a large increase from the last financial year, which brought in £26 million in 2020/21. Over **£56.9 million** of S106 contributions were spent in 2021/22 on the projects listed further in this report.

Table 2: S106 Monetary Contributions Headlines in 2021/22

S106 money to be provided through planning obligations agreed in 2021/22	£5,053,637
S106 money received ⁸ through planning obligations in 2021/22	£81,989,411
S106 money, received through planning obligations, spent in 2021/22 ⁹	£56,941,226
S106 money, received through planning obligations, retained at the end of 2021/22 ¹⁰	£86,266,711
S106 money, received through planning obligations retained at the end of 2021/22 as “commuted sums” for longer term maintenance	£16,678,264

⁸ Including sums received for monitoring in relation to the delivery of S106 obligations. S106 receipts are higher than CIL receipts mainly due to the majority of larger SDL sites having received planning consent prior to WBC adoption of CIL in 2015, and the timing of their S106 payments related to development occupations.

⁹ Includes S106 expenditure used for repayment of S106 borrowing, which totalled £18,537,959 in 2021/22.

¹⁰ Includes S106 money retained from previous years.

Table 3: S106 Non-Monetary Contributions Headlines in 2021/22

Number of affordable housing units ¹¹ to be provided through planning obligations agreed in 2021/22		108 units
Number of affordable housing units which were provided through planning obligations in 2021/22		323 units
Number of school places for pupils to be provided through planning obligations agreed in 2021/22		0 places
	Primary Schools	0
	Secondary Schools	0
	Other	0
Number of school places for pupils which were provided through planning obligations (whenever agreed) in 2021/22		240 places¹²
	Primary Schools	210
	Secondary Schools	0
	Other	30 ¹³

¹¹ Comprising 70% social rented and 30% shared ownership (policy requirement)

¹² The 210-place Matthewsgreen Primary School (to be known as St Cecilia's C of E Primary School) was nearing completion on 31/03/2022 and is expected to be open in 2022/23.

¹³ All nursery and primary school places were provided at the Farley Hill Primary School.

3. Community Infrastructure Levy Report

The total amount from Liability Notices (liable floorspace after any relief that has been granted) within 2021/22 is **£9,465,854**. The total value from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations is **£13,752** and the total value of the late payment interest accrued is **£12,138**.

The amount of CIL collected prior to 2021/22 totals **£44,951,882**. This entire amount was collected in Cash (including payments in kind and infrastructure payments) and the following amounts remain unallocated:

Table 4: CIL Receipts collected in the previous financial years (2016/17 – 2020/21)

Type	Received	Unallocated
Cash	£44,951,882	£0.00
Land Payment	£0.00	£0.00
Total:	£44,951,882	£0.00

3.1. Wokingham Borough CIL Income in 2021/22

In 2021/22, the council collected **£10,427,026** of CIL, a 36% increase from 2020/21. The largest amount of CIL received in the borough came from the five developments listed below, collectively comprising 80% of CIL income in 2021/22 (Figure 4).

Major CIL Income Projects:

Land To the South of Cutbush Lane, Shinfield

£3,449,445

Hogwood Farm, Sheerlands Road, Finchampstead

£2,342,921

Land at Parklands, Basingstoke Road, Shinfield

£1,390,983

Ashridge Farm, Warren House Road, Wokingham

£696,498

West Forest Gate, Wellington Road/ Finchampstead

£451,017

Figure 1: Chart of CIL income generated in 2021/22, by site

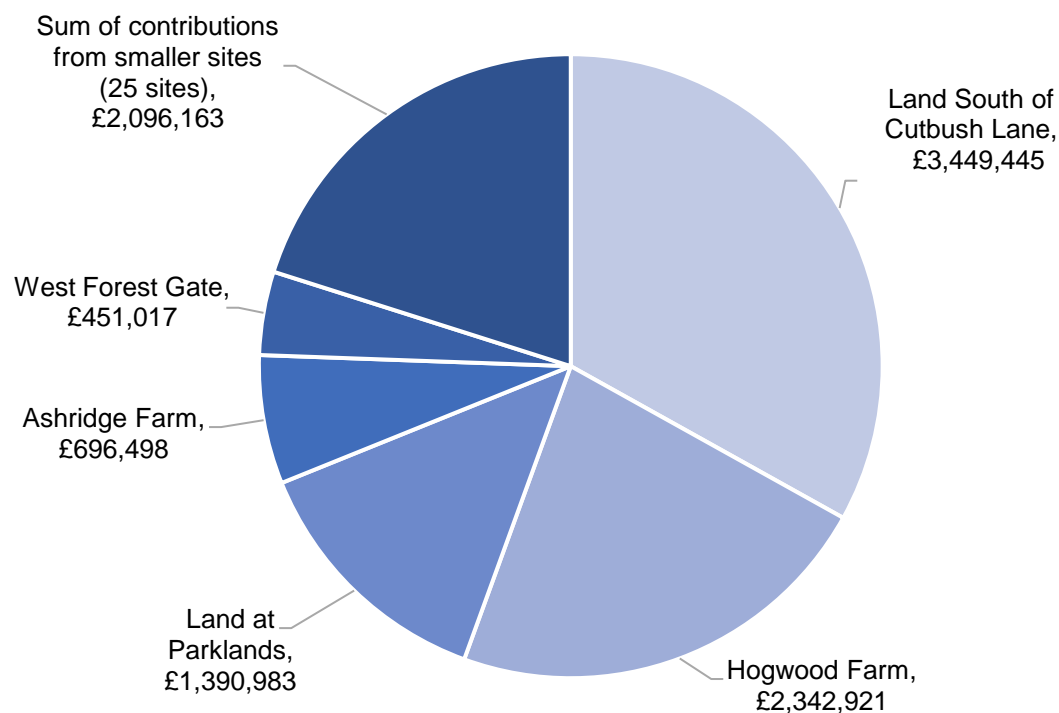
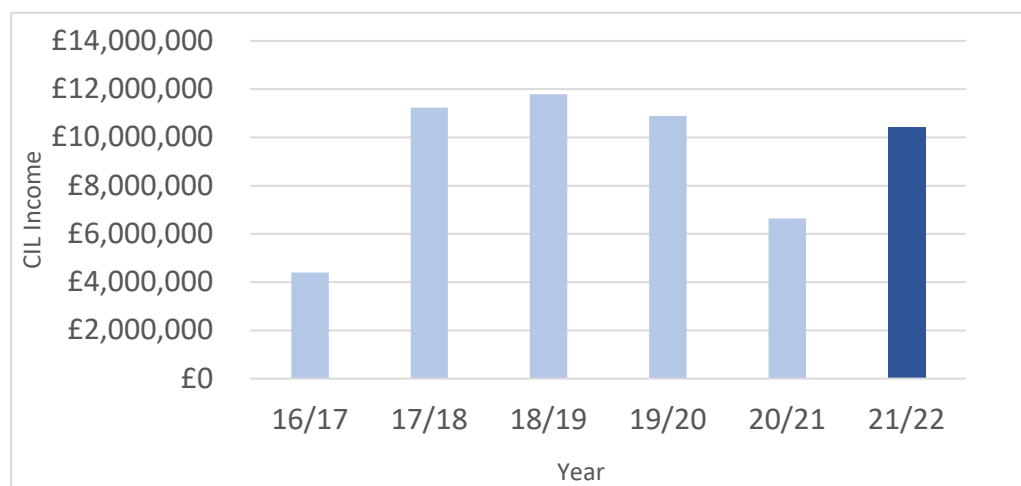


Table 5: Annual CIL income since 2016/17

Year	Annual CIL Income
2016/17 ¹⁴	£4,394,462
2017/18	£11,231,644
2018/19	£11,797,148
2019/20	£10,884,597
2020/21	£6,644,031
2021/22	£10,427,026
Total:	£55,378,908

Figure 2: Chart of Annual CIL income since 2016/17



¹⁴ Although Wokingham Borough Council adopted CIL in 2015, there was a time lag between planning permissions being granted, commencing and first CIL payments being made in 2016/17.

3.2. Wokingham Borough CIL Expenditure in 2021/22

In 2021/22 a total of **£8,081,529** was spent using CIL funding, showing a decrease in spend from the last financial year which saw £15.2 million spent on infrastructure projects. A total of **£5,565,074** was used to reimburse expenditure already incurred on infrastructure.

A summary of the major CIL spending on infrastructure during 2021/22 can be seen below, in addition to a pie chart showing the total CIL expenditure in 2021/22 within each service area (Figure 3), including reimbursement of expenditure on incurred infrastructure.

Major CIL Expenditure Projects:

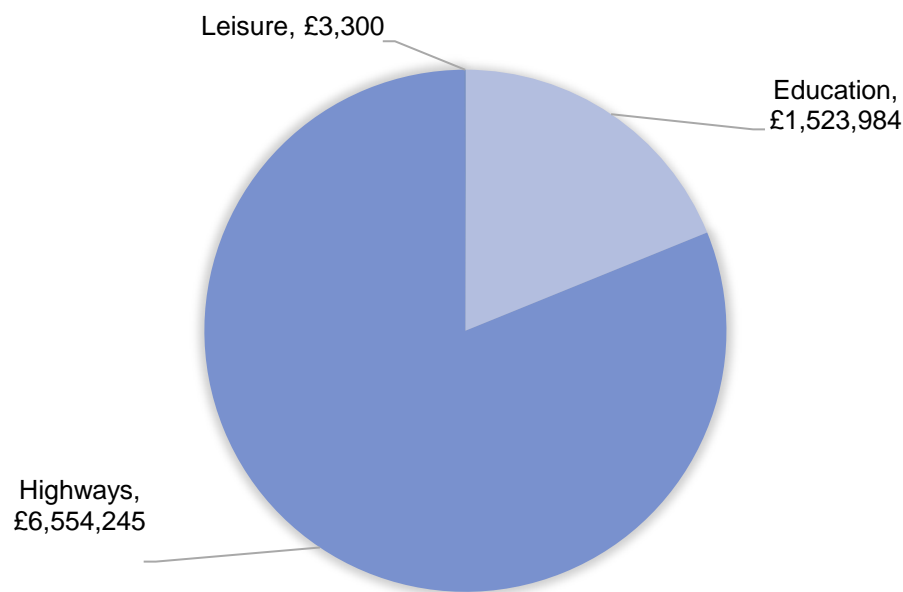
South Wokingham Bypass
£5,544,759

**Matthewsgreen School
& Community Centre**
£1,453,803

**Winnersh Relief Road
(Phase 2)**
£790,333

**North Wokingham
Distributor Road**
£194,512

Figure 3: Infrastructure funded by CIL in 2021/22 by service area



3.2.1. Education

Over £1.4 million of CIL funding was used for the Matthewsgreen School (St Cecilia's Church of England Primary School, Figure 11) and Local Community Centre on Howlett Grove (off Queen's Road) in North Wokingham. The Primary School and Local Centre opposite were created for the North Wokingham Strategic Development Location (SDL). The Local Community Centre was completed in 2021/22 and is open to the public while St Cecilia's School is nearing completion.

In the previous financial year, 2020/21, a large proportion of CIL spending was used on the expansion of Addington School, Woodley, amounting to £1.1 million. In 2021/22, a further £60k of CIL funding was spent on further works at the school (Figure 4).

The expansion, which opened in late 2020, allows 50 more local children with special educational needs and disabilities to be educated closer to home, with the school's capacity increased to a total of 250 students.



Figure 4: Image of the Addington School extension block.

3.2.2. Traffic and Transport

CIL funding has been used to fund the various road network improvements taking place around the Borough with the aim of reducing congestion and travel times for residents. In 2021/22 over £790k was spent on Phase 2 of the Winnersh Relief Road¹⁵, linking the new West of Old Forest Road link via another new roundabout on Reading Road which was opened for traffic in September 2021 (Figure 5).



Figure 5: Images of the completed Winnersh Relief Road

In 2021/22, over £194k of CIL funding has been spent on the North Wokingham Distributor Road which has been fully open to traffic since May 2022. This road provides access to the new developments in the North Wokingham SDL and helps to minimise the impact of increased traffic. It connects the A329 near the BP garage on Reading Road, with the A329 London Road near the Coppid Beech A329(M) roundabout junction. The new road also provides a link from Winnersh to the A329(M), avoiding Wokingham Town Centre.

¹⁵ More information on the Winnersh Relief Road (Phase 2) can be found on the WBC website [here](#).

3.3. Other Wokingham CIL Expenditure in 2021/22

The total amount of CIL allocated and not spent during the reported period is listed below, in Table 6. The table does not include allocations made within the reported year that have been fully spent.

Table 6: Total annual CIL allocated, spent, and remaining in 2021/22

Type	Allocated in 21/22	Spent in 21/22	Remaining in 21/22
Administration CIL	£288,274	£288,274	£0,00
Neighbourhood CIL	£2,433,040	£618,609	£1,814,431
CIL Land Payments	£0,00	£0,00	£0,00
Other CIL Cash	£7,705,712	£8,081,529	£0,00
Total:	£10,427,026	£9,789,373	£1,814,431

3.3.1. Neighbourhood CIL

Town and Parish Councils receive a proportion of the money raised (this is known as the neighbourhood proportion). This can be up to 25% of receipts in areas with an adopted Neighbourhood Plan and up to 15% (capped at £100 per existing Council Tax dwelling) in areas without a Neighbourhood Plan. The total amount of CIL income passed onto Parishes within Wokingham Borough in 2021/22 was **£2,433,040**.

Neighbourhood plans are formal planning documents that local communities can prepare to guide the future development of their areas¹⁶. Several communities have, and are, progressing neighbourhood plans (Table 7).

¹⁶ See here for further information; www.wokingham.gov.uk/planning-policy/planning-policy-information/neighbourhood-planning/

Table 7: CIL passed to Parish Councils for 2021/22 as Neighbourhood CIL

Parish	Designation Date ¹⁷	Neighbourhood Plan	Amount
Arborfield & Newland	July 2014	April 2020	£7,084
Barkham	July 2014	April 2020	£54,661
Charvil	September 2020		£29,624
Earley	N/A		£12,721
Finchampstead	March 2019	In Consultation ¹⁸	£42,083
Hurst	April 2018		£0,00
Remenham	July 2013		£0,00
Ruscombe	January 2018	Draft Submitted ¹⁹	£14,163
Shinfield	2012	February 2017	£2,079,520
Sonning	October 2019		£23,414
Swallowfield	N/A		£0,00
Twyford	August 2018		£29,446
Wargrave	N/A		£43,139
Winnersh	N/A		£10,790
Wokingham	N/A		£31,997
Wokingham Without	August 2018		£0,00
Woodley	N/A		£54,399
Total:			£2,433,040

¹⁷ The Neighbourhood Planning (General) Regulations (2012) require Parish Councils who intend to prepare a Neighbourhood Development Plan to apply for designation of a Neighbourhood Area. The date indicates when a Parish was successfully designated as a Neighbourhood Area.

¹⁸ Finchampstead Parish Council undertook consultations on their draft plan in November 2021.

¹⁹ Ruscombe Parish Council formally submitted their Neighbourhood Plan in October 2021. Consultation finished in March 2022 and is currently being examined.

The neighbourhood portion of the levy must be spent on the provision, improvement, replacement, operation, or maintenance of infrastructure; or anything else that is concerned with addressing the demands that development places on an area.

Town and Parish Councils in Wokingham determine how the CIL Neighbourhood Portion is spent. They are required to publish annual reports on their websites related to this spend. Neighbourhood CIL can be spent on:

- The provision, improvement, replacement, operation, or maintenance of infrastructure; or
- Anything else that is concerned with addressing the demands that development places on an area.

When the council introduced CIL in 2015, a terms of reference document was produced with Parishes to ensure that the council and Parishes work together to form a successful partnership when delivering infrastructure. The term of reference helps Parishes to identify and deliver projects at a local level, these projects could include:

- Sustainable transport (e.g. public byway improvements)
- Public realm improvements (e.g. town centre regeneration)
- Open spaces (e.g. cemeteries)

Since its introduction, Wokingham Borough Council has collected and passed on over £9 million of CIL funding to Town and Parish Councils for local neighbourhood projects. Within this 2021/22, the highest annual amount of CIL was passed to Neighbourhoods (Table 8).

Table 8: Neighbourhood CIL passed on annually since 2016/17

Year	Annual Neighbourhood CIL Income
2016/17	£600,530
2017/18	£1,690,865
2018/19	£1,866,488
2019/20	£1,258,661
2020/21	£1,404,567
2021/22	£2,433,040
Total:	£6,821,111

3.3.2. CIL Administration

Up to 5% of CIL receipts can be retained annually to cover administration costs (as per the CIL Regulation 61, as amended²⁰). In 2021/22, **£288,274** from Wokingham's CIL was ring-fenced to cover administrative cost. These funds were spent on management, staffing, administration, information technology and legal costs involved in the administration of CIL. This was 2.8% of the total CIL collected within the reported year.

²⁰ [Regulation 61: The Community Infrastructure Levy \(Amendment\) Regulations 2014](#)

4. Section 106 Report

4.1. Section 106 Update: 2021/22

Wokingham Borough Council's adopted 'Core Strategy'²¹ (2006 – 2026) currently works in conjunction with the 'Managing Development Delivery'²² plan (2014 – 2026) and sets Wokingham's priorities on planning obligations in the context of negotiations on planning applications, with the highest priority given to affordable housing and infrastructure improvements. Other priorities include maintaining the Thames Basin Heath Special Protected Area (TBH SPA) which is enforced through 'Policy NRM6'²³, the mitigation of flood risks, and continued provision of education and healthcare facilities.

Alongside the adopted Core Strategy, the Infrastructure Delivery and Contributions 'Supplementary Planning Documents' (SPDs) sets out the range and nature of planning obligations to be sought depending on the type of development in the borough. As the borough has four 'Strategic Development Locations (SDLs)²⁴ which will deliver a combined total of over 10,000 dwellings, four individual SPDs²⁵ were adopted to address the specific requirements of each major development.

Local plans should be reviewed to assess whether they need updating every five years and should then be updated as necessary. The council's current local plans - the Core Strategy and Managing Development Delivery plans - guide development to 2026. The council has started the process of reviewing these plans to look further ahead, to provide greater certainty as to where development and improvements to infrastructure will occur.

²¹ [WBC Core Strategy \(2006-2026\)](#)

²² [WBC Managing Development Delivery \(2014 – 2026\)](#)

²³ [Policy NRM6 \(Natural Resource Management 6\)](#)

²⁴ [Overview of Major Developments \(wokingham.gov.uk\)](#)

²⁵ [Adopted Supplementary Planning Documents \(wokingham.gov.uk\)](#)

4.2. Wokingham Borough S106 Income in 2021/22

In 2021/22, a total of **£81,989,411** was received in S106 contributions, representing a 206% increase from the last financial year. The S106 income for 2021/22 was secured through many sites across the borough. The sites which contributed the most S106 income are listed below, alongside a chart of the distribution of contributions (Figure 6).

Major S106 Income Projects:

Arborfield Garrison, Arborfield
£32,425,135

Land at Church Lane, Shinfield
£16,397,005

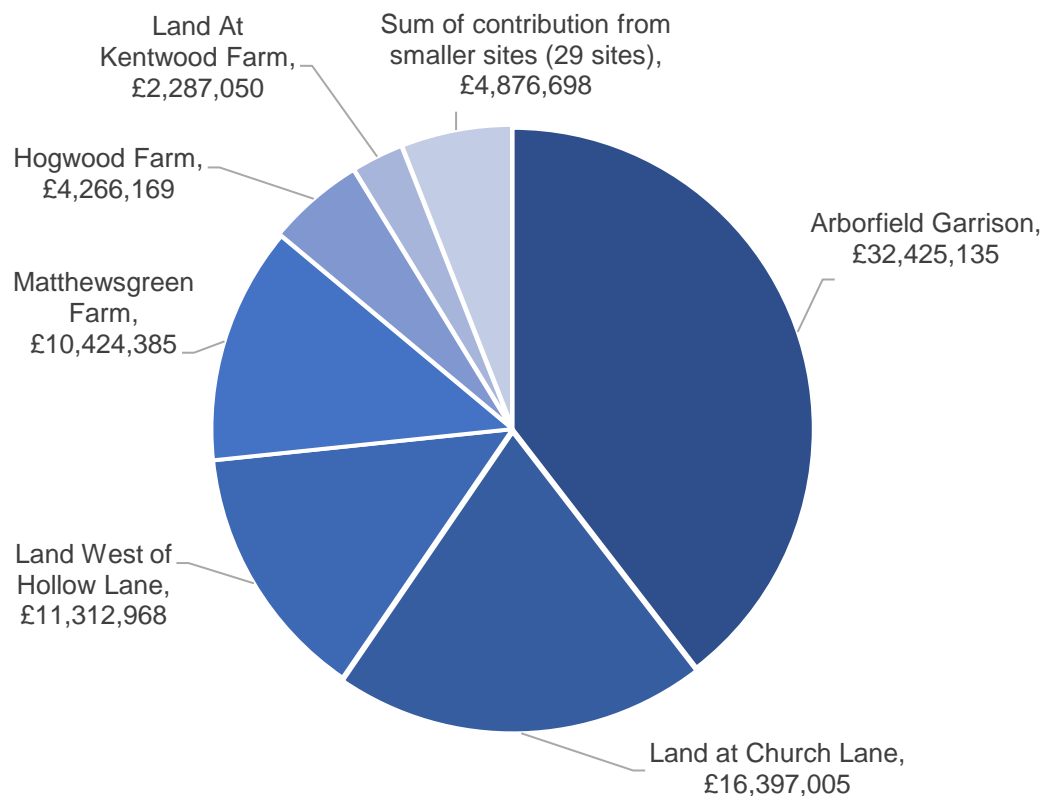
Land West of Hollow Lane, Shinfield
£11,312,968

Matthewsgreen Farm, Wokingham
£10,424,385

Hogwood Farm, Finchampstead
£4,266,169

Land At Kentwood Farm, Wokingham
£2,287,050

Figure 6: Chart of S106 income in 2021/22, by site

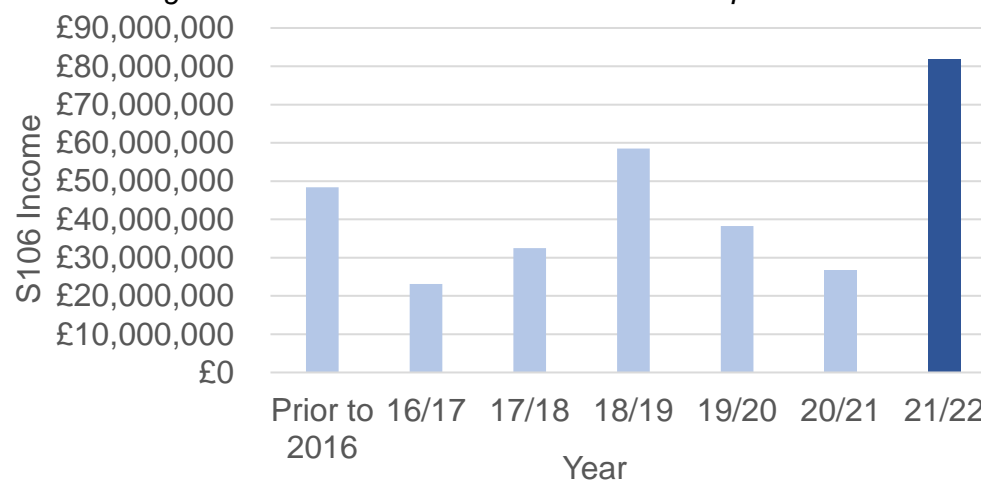


The total amount of money to be provided under any planning obligations which were entered into within 2021/22 is **£5,053,637**. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.

Table 9: Annual S106 income since 2016/17 and prior to 2016

Year	Annual S106 Income
Prior to 2016	£48,417,338
2016/17	£23,116,381
2017/18	£32,475,996
2018/19	£58,489,422
2019/20	£38,251,521
2020/21	£26,808,638
2021/22	£81,989,411
Total:	£227,559,296

Figure 7: Annual S106 income since 2016/17 prior to 2016



4.3. Forward Funded Projects

The council has forward funded several projects with £1.7 million in 2021/22, borrowed against future S106 receipts. These include the following:

- ❖ £891,261 towards the **North Wokingham Distributor Road**.
- ❖ £658,948 towards the **Primary School / Community Centre at Matthewsgreen, Wokingham**.
- ❖ £224,754 towards **Nine Mile Ride Extension**.
- ❖ £24,966 towards **California Country Park Destination Play Area**.

Within 2021/22, the council was also able to use a proportion of the annual S106 income to repay over £18.5 million of S106 borrowing from previous financial years.

4.4. Wokingham Borough S106 Expenditure in 2021/22

Expenditure of Section 106 funds in 2021/22 amounted to a total of **£56,941,226** which was either spent or transferred to committed projects. The main S106 expenditure projects focus on to delivering essential infrastructure; affordable homes, education, open space, public transport improvements and other projects to maximise the benefits from development.

Within 2021/22, **£18,537,959** of the total expenditure of S106 was used to repay previous borrowing of S106 monies, of which is included in the following service area chart.

Major S106 Expenditure Projects:

Nine Mile Ride Extension
£12,693,079

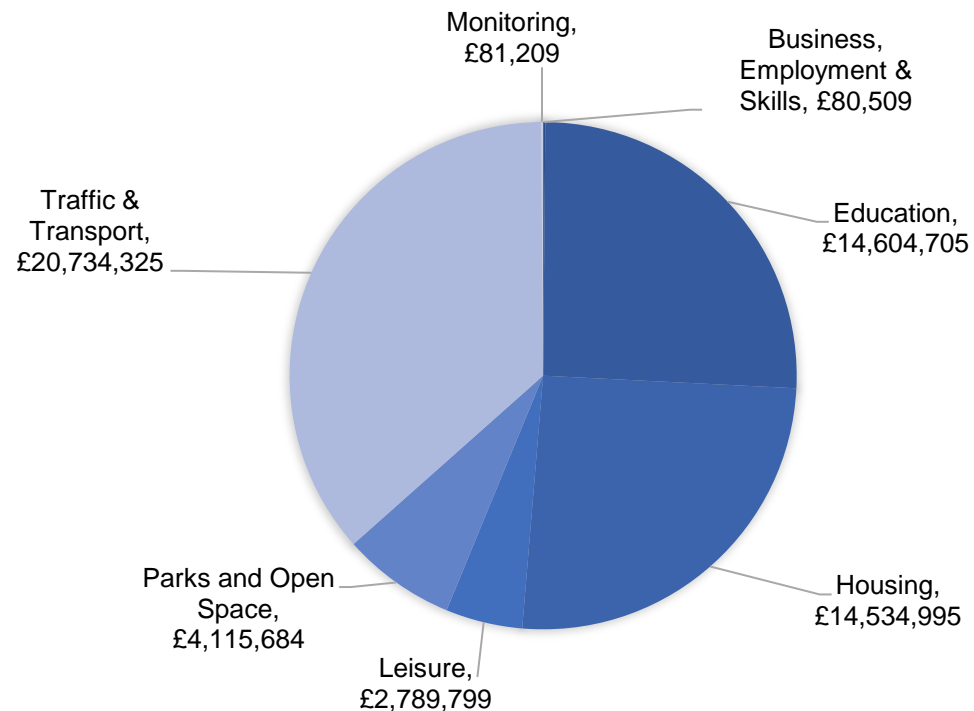
Gorse Ride (Phase 2)
£8,899,175

Gorse Ride (Phase 1)
£5,617,320

North Wokingham Distributor Road
£4,480,636

Town Centre Regeneration / Carnival Pool
£2,410,641

Figure 8: Infrastructure funded by S106 in 2021/22, by service area



*Table 10: Annual S106 expenditure in 2021/22, by service area**

Service Area	Expenditure
Business, Employment, and Skills	£80,509
Education	£14,604,705
Housing	£14,534,995
Leisure	£2,789,799
Parks and Open Spaces	£4,115,684
Traffic & Transport	£20,734,325
Monitoring	£81,209
Total:	£56,941,226

**Figures are inclusive of £18,537,959 in repayment of borrowed S106.*

4.4.1. Housing

Residential development of 5 or more dwellings (net) or covering a net site area of at least 0.16ha within Wokingham are required to provide affordable housing on-site. Through this policy, 323 affordable homes have been provided in 2021/22, and 108 affordable homes are to be provided through planning obligations that were agreed in 2021/22. If it is not viable for a development to provide on-site affordable housing, the council will accept off-site contributions through a S106 agreement. Affordable housing development is covered by capital spending.

Over **£14.5 million** was allocated in 2021/22 to affordable housing, specifically funding Phase 1 & 2 of the Gorse Ride Estate regeneration project in Finchampstead, which will provide over 240 high-quality, energy-efficient homes. There was continued progress in Phase 1 of the project in 2021/22, with the demolition and construction at Arnett Avenue being completed in Summer of 2021 and providing 46 new affordable homes (Figure 9). Within Phase 2, on-site clearance and demolition has commenced.



Figure 9: Images of the Gorse Ride regeneration project, (left) the completed Phase 1 regeneration project (source [Arnett Avenue - Loddon Homes Schemes](#)), (right) Cllr Conway at the ground-breaking of Phase 2 of Gorse Ride.

4.4.2. Education

During 2021/22, over **£14.6 million** of S106 funding was spent on the provision of new education facilities to meet the needs of the residents of the borough.

These projects include:

- **£11.3 million** on repayment of borrowed S106 for Bohunt Secondary School, which opened in September 2016 in Arborfield (Figure 10).
- **£1.6 million** on the relocation and expansion of the Arborfield Primary School in Farley Hill (Figure 11). Through S106 agreements made in previous years, an additional 240 places have been provided in 2021/22 at the Farley Hill Primary and Nursery School through the extension project.
- **£1 million** on the new Primary School in Matthewsgreen (St Cecilia's C of E Primary School) which is nearing completion (Figure 11).



Figure 10: Image of the opened Bohunt Secondary School.



Figure 11: Image of the new Farley Hill expansion, Arborfield (left) and St Cecilia's C of E Primary School, North Wokingham (right) (source: st-cecilias.wokingham.sch.uk).

4.4.3. Traffic & Transport

During 2021/22, over **£20.7 million** of S106 funding was spent on the provision of new highway infrastructure to meet the growing demand across the borough. The projects funded by these contributions include:

- **£11.2 million** was spent on the Nine Mile Ride Extension (NMRE), with an additional **£1.4 million** used to repay S106 borrowing on the project. The NMRE construction is in 2 sections. The Northern section is complete while the Southern section is on course to open in Summer/Autumn 2022.
- **£2.8 million** was spent on the North Wokingham Distributor Road (Figure 12), with an additional **£1.6 million** used to repay S106 borrowing on the project.
- **£1.6 million** was used to repay S106 borrowing on the Barkham Bridge project, which saw a new bridge constructed next to the original structure to accommodate continuous flow 2-way traffic. Major works are now complete, and the new bridge opened for traffic in March 2021 (Figure 13).



Figure 12: Image of the completed North Wokingham Distributor Road



*Figure 13: Image of the completed Barkham Bridge Extension
(Source: wokingham.co.uk/barkham-bridge-smoother-journeys)*

4.4.4. Business, Employment & Skills

Over **£80,000** of S106 funding was spent on facilities to enhance business and employment opportunities within the borough during 2021/22. The projects funded by these contributions include:

- **£43,000** was spent on decarbonisation works at Woodley Library. Hundreds of solar panels have been fitted on the roof of the library for generating power and lowering emissions and air source heat pumps were installed to keep the building warm.

4.4.5. Parks & Open Spaces

Over **£4.1 million** of S106 funding was spent on the provision of parks and open spaces within the borough. The projects funded by these contributions include:

- **£982,596** was spent on the Cantley Park Enhancements and Destination Play Area (Figure 14) which opened in March 2022.
- **£789,281** was used to repay S106 borrowing that was spent on California Country Park and its related car park infrastructure.
- **£608,628** was spent on Greenways (Figure 15), with **£415,000** being used to repay S106 borrowing on previously created Greenways which aim to create a network of traffic-free multi-use area for the public²⁶.



Figure 14: Image of Cantley Park's play area



Figure 15: Image of the opening of the greenway in Woosehill

²⁶ [Greenways Programme \(wokingham.gov.uk\)](https://www.wokingham.gov.uk/greenways-programme)

4.4.6. Leisure

During the 2021/22 financial year, over **£2.7 million** of S106 funding was spent on the provision of leisure facilities within the borough. The projects funded by these contributions include:

- Over **£2.4 million** was spent on the Wokingham Town Centre regeneration project. Most of the funds were used for the construction of Carnival Hub, a mixed-use leisure centre, including expansion of the existing leisure facilities and a new multi-storey car park at Carnival Pool. The leisure centre opened to the public in July 2022 (Figure 15).
- £322,860 was used on the Shinfield Community Centre.
- £52,880 was spent on the Grays Farm Sports Hub in Wokingham which will go towards the construction of a new full size Multi Sport Pitch with floodlights.



Figure 16: Images of the newly opened leisure centre at Carnival Hub in Wokingham.



Figure 17: Image of Cllr Ian Shenton, Cllr Caroline Smith and Cllr Clive Jones at the opening ceremony at the new leisure centre at Carnival Hub in Wokingham in the Summer of 2022.

5. Section 278 Report

A Section 278 agreement (or S278) is a section of the Highways Act 1980²⁷ that allows developers to enter into a legal agreement with the council to make permanent alterations or improvements to an existing public highway, as part of a planning approval.

The construction of new housing developments may involve works on existing highway, for example, accesses into new developments or works on public highway to mitigate the impact of the new development during or after construction. The S278 agreement will secure technical checks and site inspections, the provision of a bond, commuted sums for future maintenance and the requirement to undergo a maintenance period before adoption²⁸.

Examples of work covered by a S278 include:

- New or changed access into a development site
 - i.e., a bell mouth, roundabout, signalised junction, right turn lane or a simple priority junction
- New/alteration of signalised crossings or junctions close to the development site
- New roads, or widening of existing carriageways
- Pedestrian, cycle and public transport infrastructure.

²⁷ [Highways Act 1980 \(legislation.gov.uk\)](https://legislation.gov.uk)

²⁸ For more information, please see [Highways development advice \(wokingham.gov.uk\)](https://wokingham.gov.uk/highways-development-advice)

5.1. Completed S278 Works in 2021/22

S278 works are deemed to be completed at the point where a final certificate has been signed and issued after the last inspection prior to the end of the maintenance period. After this point, the works will be adopted by the council.

Table 11: S278 Works Completed in 2021-22

Planning Application	Approval Date	Site Address	Description of Works	Developer	Bond Value
O/2010/1432	22/10/2012	Hyde End Road / Basingstoke Road	Signalised Junction	University of Reading	£204,558
O/2014/2242	02/04/2015	Matthewsgreen Road (Phase 1A) Toutley Road / Bovis Road	Pedestrian Improvements, Zebra Crossing & Junction Improvements	Bovis	£108,974
O/2014/2242	02/04/2015	Matthewsgreen Road (Non-Phase 1) Cantley Park / Milton Road	Pedestrian Improvements, Zebra Crossing & Roundabout Improvements	Bovis	£490,385
O/2013/0346	22/07/2014	Church Lane, Three Mile Cross	New Roundabout Access	Taylor Wimpey	£265,000
O/2014/2280, 173734	02/04/2015, 11/04/2018	Arborfield Parcel K - Sheerlands Avenue / Baird Road	New Access and Footway Works	Westbuild Homes	£24,600
Total:					£1,093,517



Figure 18: Hyde End Road / Basingstoke Road – Signalised Junction



Figure 19: Matthewsgreen Road, Cantley Park / Milton Road – Zebra Crossing (left), Roundabout Improvements (right)



Figure 20: Matthewsgreen Road, Cantley Park / Milton Road –Cantley Cycleway Access (left) and Cycleway (right)



Figure 21: Church Lane, Three Mile Cross – New Roundabout Access



Figure 22: Arborfield Parcel K - Sheerlands Avenue / Baird Road – New Access and Footway Works

5.2. Signed S278 Agreements in 2021/22

The Section 278 agreement is signed by the developer and the council. All requirements listed in the Section 278 agreement have been met and approved by the council.

No S278 works on public highways may commence until the agreement is signed and the necessary Streetworks licence is applied for and approved.

Table 12: S278 Agreements Signed in 2021/22

Planning Application	Approval Date	Site Address	Description of Works	Developer	Bond Value
210084	08/04/2021	Hogwood Farm Phase 2	Temporary Construction Access	Legal & General Homes	£55,000
Total:					£55,000

6. Planned Expenditure

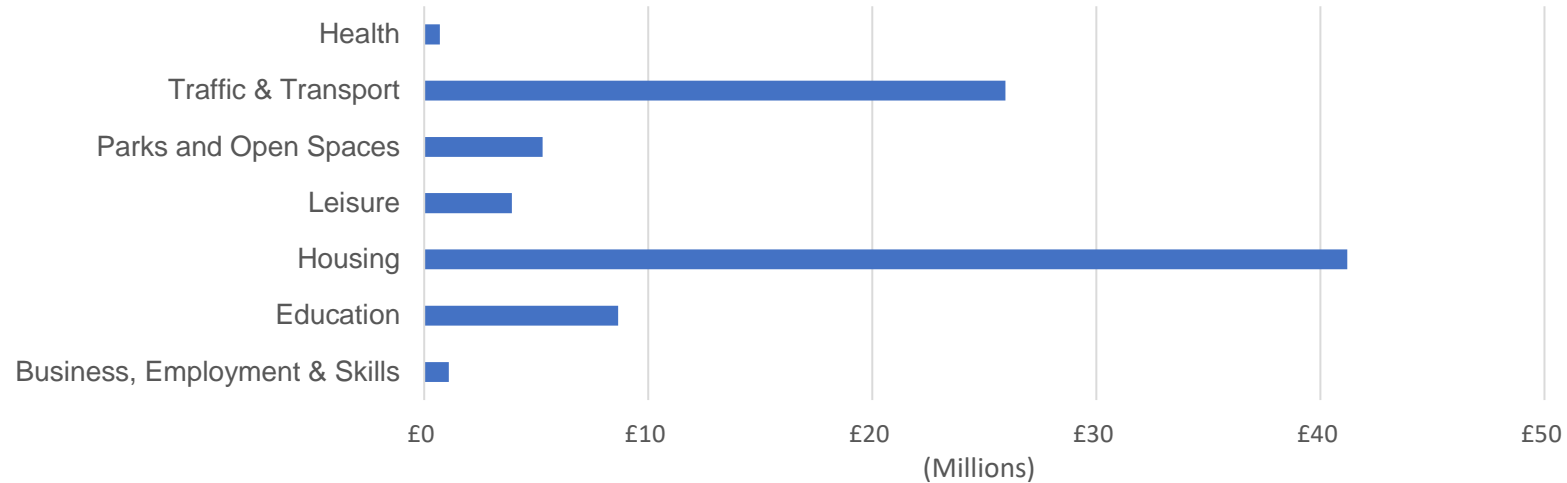
The current S106 balance, which includes S106 funds received and allocated but not yet spent equals **£86,783,490**. The chart below provides a breakdown of the current S106 balance across each service area, combining both planned expenditure and funds that remain available to be allocated to a specific project (Table 13, Figure 22).

Table 13: Planned S106 Expenditure and Commuted Sums

Service Area	Planned Expenditure	Remaining to be allocated
Business, Employment & Skills	£1,097,812	£0.00
Education	£8,651,086	£0.00
Housing	£41,196,003	£0.00
Leisure	£3,913,556	£0.00
Parks and Open Spaces	£5,288,440	£0.00
Traffic & Transport	£25,942,199	£2,061
Health	£694,394	£0.00
Total:	£86,783,490	£2,061

The level and timing of CIL funding will depend on the nature and scale of the development, the number of implemented planning permissions, build-out rates, and the phasing of development etc. Due to the uncertainty over forecasting, the amount of CIL funding will be based on the total receipts collected from the previous financial year and any unspent receipts from previous financial years.

Figure 22: Planned Expenditure for S106



S106 funding must be spent in accordance with the terms of the legal agreement (as part of the planning application process). This includes limitations on the period within which the S106 contribution must be spent. S106 funding is more closely tied to the phasing of development set out in the terms of the legal agreement. S106 income varies on a site-by-site basis depending on a range of factors, such as the viability of development and site-specific considerations. This makes it difficult to forecast future S106 income and expenditure.

Approximately £63 million of CIL funding is forecasted to be received through the current adopted Core Strategy developments, of which Hogwood (Arborfield SDL) and South Wokingham SDL comprise the majority. However, the timescale and amount of future CIL funding is highly dependent on various factors, including but not limited to the proactiveness of developers in securing planning approval and commencing onsite, the assumed 35% affordable housing levels on larger SDL's, self-build exemptions and windfall sites and the number of parishes with adopted neighbourhood plans.

6.1. Future Infrastructure Projects

We intend to fund the planned infrastructure listed below, either wholly or partly, from CIL and S106 over the next financial year and beyond²⁹.

Education:

- Sixth Form Expansion
- SEND provision
- Secondary Schools – Enhancements & Additional Places



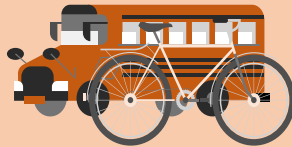
Business, Employment & Skills:

- Wokingham Library Relocation & Improvements
- Twyford Library Relocation



Highways & Transport:

- Nine Mile Ride Extension
- A327 Cycleway
- Winnersh Triangle Parkway
- Public Rights of Way Network
- Wokingham Borough Cycle Network
- Major Highway Infrastructure (Distributor & Strategic Roads)



Parks and Open Spaces:



- Greenways
- Borough-wide Non-SDL Play Area Enhancement Project
- Biodiversity Net Gain Enhancements
- Allotment Improvements
- Woodford Park Play Area

Housing:



- Gorse Ride Regeneration Project
- Affordable Specialist Accommodation for Vulnerable Residents

Leisure:



- Sports Provision to Serve North & South SDL's
- Leisure Enhancements to Forest School

²⁹ For more information on WBC's Capital Programme Schemes, please consult the [Medium Term Financial Plan 2022/2023](#).

7. Conclusion

Wokingham Borough Council is committed to working alongside its partners and stakeholder to ensure that CIL and S106 contributions are used fairly, transparently, and effectively to ensure maximization of the benefits and opportunities from developments. This includes the provision of new affordable homes, community infrastructure, more jobs, and environmental improvements to ensure the council is working towards its target of carbon neutrality by 2030.

An updated version of this document will be published on an annual basis and Wokingham will endeavour to continually improve this process surrounding CIL and S106 income and expenditure.

If you have any queries or comments relating to this statement, please contact us via email at:
developer.contributions@wokingham.gov.uk