

Wokingham Borough Council Infrastructure Funding Statement

Community Infrastructure Levy and Section 106



**WOKINGHAM
BOROUGH COUNCIL**

1st April 2022 to 31st March 2023

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Member Foreword:

The 2022/2023 fiscal year saw numerous projects funded by developer contributions which assisted the borough towards its climate change, mobility, and sustainability goals. These essential and enriching investments have ranged from meaningful allotment improvements and play area enhancements to essential active transport improvements.

This report, the Infrastructure Funding Statement (IFS), documents the receipt and expenditure of developer contributions in the 2022-2023 financial year. The IFS highlights how these contributions have benefited the wider community in the sectors of education, housing, transportation, green infrastructure, leisure, open spaces, and business. It provides a transparent view of how developer Section 106 and Community Infrastructure Levy (CIL) money is spent.

Larger transportation improvements in the borough include the Winnersh Triangle Park and Ride, which will minimise the impact of increased traffic and encourage more sustainable modes of transport for a wide range of users when it opens in November. Allotments have been funded across the borough to provide residents with opportunities for local food growing and ensure that those allotments are energy self-sufficient, providing a regional example of best practices for local food production. The Carnival Pool Leisure Centre and Cantley Park Destination Play Area, which have received a combined total of £4,020,206 of developer funding, provide 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, ensuring high-quality places and a high standard of living. We believe that securing developer contributions to ensure infrastructure is delivered at the right time is essential to delivering this vision and addressing the impacts of new developments.



Photo of Lindsay Ferris

L Ferris

Councillor Lindsay Ferris,
Executive Member for Planning and Local
Plan



Photo of Imogen Shepherd-Dubey

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 2022– 31 March 2023.

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 Guidance of Community Infrastructure Levy. Paragraph: 173 Reference ID: 25-173-20190901.

1.1. Community Infrastructure Levy Defined

The Community Infrastructure Levy (CIL) planning charge 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. The Planning Act 2008 (As Amended) introduced CIL as a tool for local authorities in England and Wales to help fund the infrastructure needed to ameliorate the cumulative impact of development in their boroughs.

CIL is a set charge applicable on most new development. It is based the type of development, location in the Borough and building's gross internal area floorspace. Charges range from £0 - £365 per square metre at the point CIL was adopted in 2015 and are subject to indexation thereafter. The current Charging Schedule and maps have gone through public examination by the Secretary of State and can be viewed on our website². The rate of CIL is both mandatory and non-negotiable unlike to Section 106 agreements. Wokingham Borough Council charges the CIL on:

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

The liable party is bound to make the payment once development commences. This can be done as one of four instalments or a one-off charge dependent on the total CIL charge. The funds then become available to spend unless they have already been allocated. Service areas can put bids forward via the Council's Capital Funding Programme for funding. Depending on the bid's value further approval may be required via the Council's Executive.

² Wokingham Borough Council - CIL Charging Schedule (February 2015)

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
- Site-specific financial contributions
- Non-financial obligations (employment skill & travel plans)
- 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 2022/23

In 2022/23, over **£34.8 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 2022/23, as well as planned expenditure for the next financial year (2023/24).

2.1. CIL Headlines

In the last financial year, over **£9.9 million** of CIL receipts were received. This is a decrease from 2021/22 which saw £10.4 million of CIL receipts collected. Over **£8 million** of CIL receipts was spent on North Wokingham Distributor Road.

Table 1: CIL Headlines in 2022/23

CIL invoiced (set out in Demand Notices ³) in 2022/23	£15,026,077
CIL receipts received in 2022/23 ⁴	£9,960,713
CIL receipts that CIL regulations 59E and 59F applied to in 2022/23	£0.00 ⁵
CIL expenditure in 2022/23	£8,019,387 ⁶
CIL retained at end of 2022/23	£0,00

³ Includes any late payment or other surcharges, and interest, included in Demand Notices.

⁴ 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 £250,000 will be paid in four instalments over a year and therefore there will be a slight discrepancy between received and invoiced each reported period.

⁵ Relating to repayment of local parish CIL if not spent by the parish within five years of receipt.

⁶ Includes £8,019,387 which was used to reimburse expenditure already incurred on infrastructure.

2.2. S106 Headlines

Table 2: S106 Monetary Contributions Headlines in 2022/22

S106 money to be provided through planning obligations agreed in 2022/23	£3,193,704
S106 money received⁷ through planning obligations in 2022/23	£24,928,915
S106 money, received through planning obligations, spent in 2022/23⁸	£22,994,765
S106 money, received through planning obligations, retained at the end of 2022/23⁹	£104,303,860
S106 money, received through planning obligations retained at the end of 2022/23 as “commuted sums” for longer term maintenance	£17,517,697

⁷ 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.

⁸ Includes S106 expenditure used for repayment of S106 borrowing, which totalled £9,173,648 in 2022/23.

⁹ Includes S106 money retained from previous years.

Table 3: S106 Non-Monetary Contributions Headlines in 2022/23

Number of affordable housing units ¹⁰ to be provided through planning obligations agreed in 2022/23		74 units
Number of affordable housing units which were provided through planning obligations in 2022/23		133 units
Number of school places for pupils to be provided through planning obligations agreed in 2022/23		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 2022/23		83 places ¹¹
	Primary Schools	83
	Secondary Schools	0
	Other	0

¹⁰ Comprising 70% social rented and 30% shared ownership (policy requirement)

¹¹ Provided at St. Cecilia's and Farley Hill School.

3. Community Infrastructure Levy Report

The total amount from Liability Notices (liable floorspace after any relief that has been granted) within 2022/23 is **£14,980,916**.

The total value from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations is **£42,982** and the total value of the late payment interest accrued is **£2,179**.

The amount of CIL collected prior to 2022/23 totals **£55,756,256**. 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 – 2021/22)

Type	Received	Unallocated
Cash	£55,756,256	£0.00
Land Payment	£0.00	£0.00
Total:	£55,756,256	£0.00

3.1. Wokingham Borough CIL Income in 2022/23

In 2022/23, the council collected **£9,960,713** of CIL, a 4.5% decrease from 2021/22. The largest amount of CIL received in the borough came from the five developments listed below, collectively comprising 83% of CIL income in 2022/23 (Figure 1).

Major CIL Income Projects

Hogwood Farm, Sheerlands Road, Finchampstead
£5,569,322

Reading FC Training Ground, Park Lane, Finchampstead
£1,325,551

Ashridge Farm, Warren House Road, Wokingham
£696,498

Ilex, Unit 15, Mulberry Business Park, Fishponds Road, Wokingham
£474,165

Sonning Golf Club, Sonning
£283,629

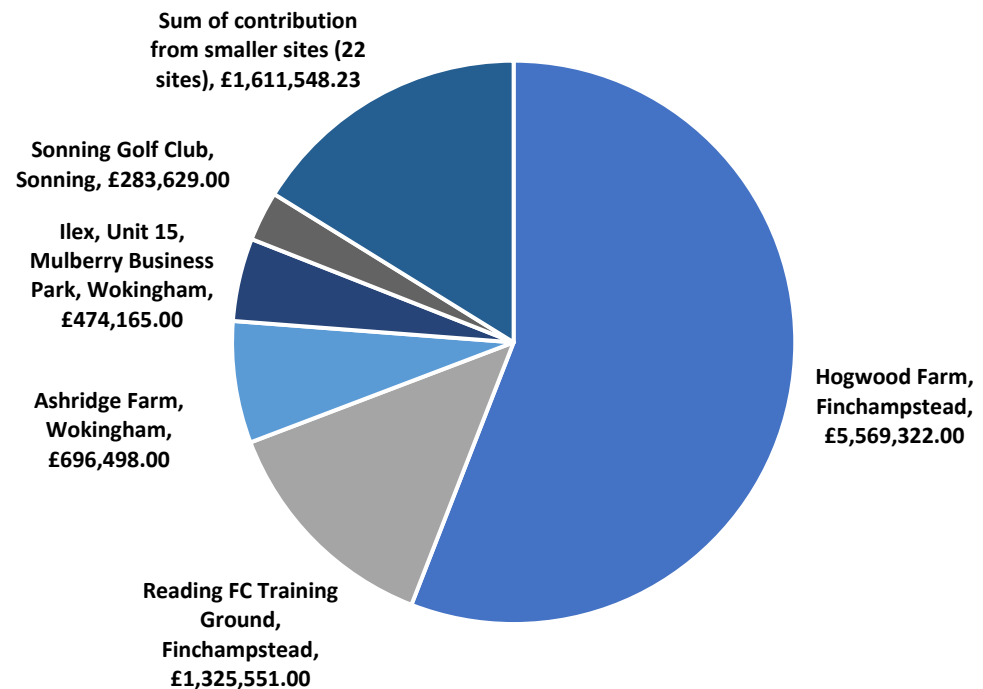


Figure 1: Chart of CIL income in 2022/23, by site

Table 5: Annual CIL income since 2016/17

Year	Annual CIL Income
2016/17 ¹²	£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
2022/23	£9,960,713
Total:	£65,339,621

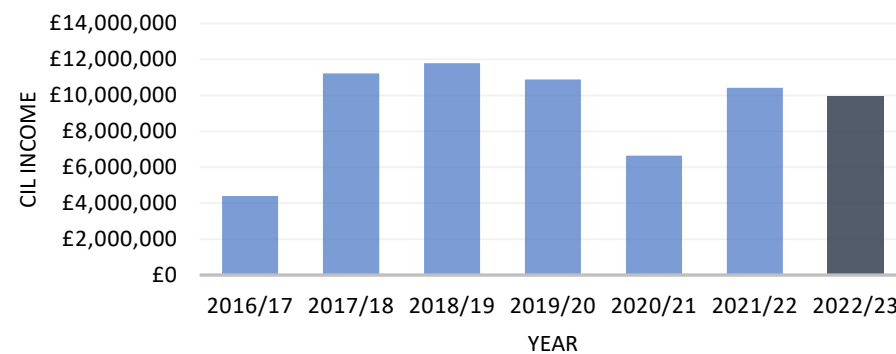


Figure 2: Chart of Annual CIL income since 2016/17

¹² 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.

3.1.1 Wokingham Total CIL Expenditure in 2022/23

The total amount of CIL allocated, spent, and remaining 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 2022/23

Type	Allocated in 22/23	Spent in 22/23	Remaining in 22/23
Administration CIL	£329,720	£329,720	£0,00
Neighbourhood CIL	£1,822,809	£313,522	£1,509,287
CIL Land Payments	£0,00	£0,00	£0,00
Strategic CIL Spend	£8,019,387	£8,019,387	£0,00
Total:	£10,171,916	£8,662,629	£1,509,287

3.2. Wokingham Borough Strategic CIL Expenditure in 2022/23

In 2022/23, **£8,019,387** of strategic CIL funding was used to reimburse expenditure for the **North Wokingham Distributor Road**.

North Wokingham Distributor Road¹³

The North Wokingham Distributor Road has been constructed and runs between A329 near Coppid Beech and A329 at Winnersh. The Council delivered sections include west of Old Forest Road, Toutley Road and Ashridge Farm. The sections total approximately 2.5km of new carriageway accompanied by new and improved bridges and foot/cycleways. Flood alleviation work also formed a significant element of each project, improving both the Emm Brook and Ashridge stream, assisting the reduction and ongoing risk of flooding to residents, and removing a number of properties from direct flood risk. The scheme also incorporated ecology works including the relocation of a number of newt species, the provision of otter ledges in some bridges and the landscaping of water courses to help improve water quality and other ecological benefits. To the west of Old Forest Road, new countryside and green space areas were provided which included a 1.7km circular footpath in the vicinity of the Emm Brook. The project was contracted with Balfour Beatty.



Figure 3: North Wokingham Distributor Road

¹³ <https://www.wokingham.co.uk/old-forest-road-wokingham-north-wokingham-distributor-road-section-opens>

3.3 Neighbourhood CIL

Town and Parish Councils receive a proportion of the CIL money received (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 2022/23 was **£1,822,809**. The total CIL expenditure by Town and Parish Councils in 2022/23 was **£1,212,802**.

Neighbourhood plans are formal planning documents that local communities can prepare to guide the future development of their areas¹⁴. Several communities have, and are, progressing neighbourhood plans (Table 7).

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.

¹⁴ See here for further information; www.wokingham.gov.uk/planning-policy/planning-policy-information/neighbourhood-planning/

Table 7: CIL passed to Parish Councils for 2022/23 as Neighbourhood CIL

Parish	Designation Date ¹⁵	Key milestones – 31 st March 2023	Amount
Arborfield & Newland	July 2014	Made (April 2020)	£0,00
Barkham ¹⁶	July 2014	Made (April 2020)	£416,402
Charvil	September 2020		£0,00
Earley	N/A	N/A	£1,355
Finchampstead	March 2019	Independent examination in progress ¹⁷	£775,190
Hurst	April 2018		£0,00
Remenham	July 2013		£0,00
Ruscombe	January 2018	Plan Submitted ¹⁸	£0,00
Shinfield	November 2012	Made (February 2017)	£115,915
Sonning	October 2019		£0,00
Swallowfield	February 2023		£67,446
Twyford	August 2018	Independent examination concluded ¹⁹	£0,00
Wargrave	N/A	N/A	£0,00
Winnersh	N/A	N/A	£26,862
Wokingham	N/A	N/A	£393,992
Wokingham Without	August 2018		£0,00
Woodley	N/A		£25,649
Total:			£1,822,809

¹⁵ 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.

¹⁶ Arborfield & Newland and Barkham Parish Councils prepared a joint Neighbourhood Plan covering both parishes.

¹⁷ The examination process concluded in May 2023 and the plan was made (adopted) Sept 2023

¹⁸ Submission consultation occurred in May/June 2023 and subsequent Examination process concluded in August 2023. A referendum is programmed for 7 December 2023.

¹⁹ Twyford Neighbourhood Plan was made (adopted) 20 July 2023

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 terms of reference helps to identify and deliver co-funded 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 £9.9 million of CIL funding to Town and Parish Councils for local neighbourhood projects. (Table 8).

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

Year	Annual Neighbourhood CIL Income
2016/17	£134,260
2017/18	£1,404,604
2018/19	£1,992,091
2019/20	£1,464,629
2020/21	£658,949
2021/22	£2,433,040
2022/23	£1,822,809
Total:	£9,910,382

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 2022/23, **£329,720** 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: 2022/23

Wokingham Borough Council's adopted 'Core Strategy'²¹ (2010-2026) 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 Document (SPD) 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 (2010 - 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 2022/23

In 2022/23, a total of **£24,928,915** was received in S106 contributions, representing a 70% decrease from the last financial year £81,989,411. The S106 income for 2022/23 was secured from sites across the borough. The sites which contributed the most S106 income are listed below, alongside a chart of the distribution of contributions (Figure 4).

Maior S106 Income Projects:

Matthewsgreen Farm, Wokingham
£5,910,026

Land At Kentwood Farm, Wokingham
£5,037,164

Buckhurst Farm, Wokingham
£5,031,944

Arborfield Garrison, Arborfield
£4,882,885

Land West of Park Lane, Charvil
£1,772,029

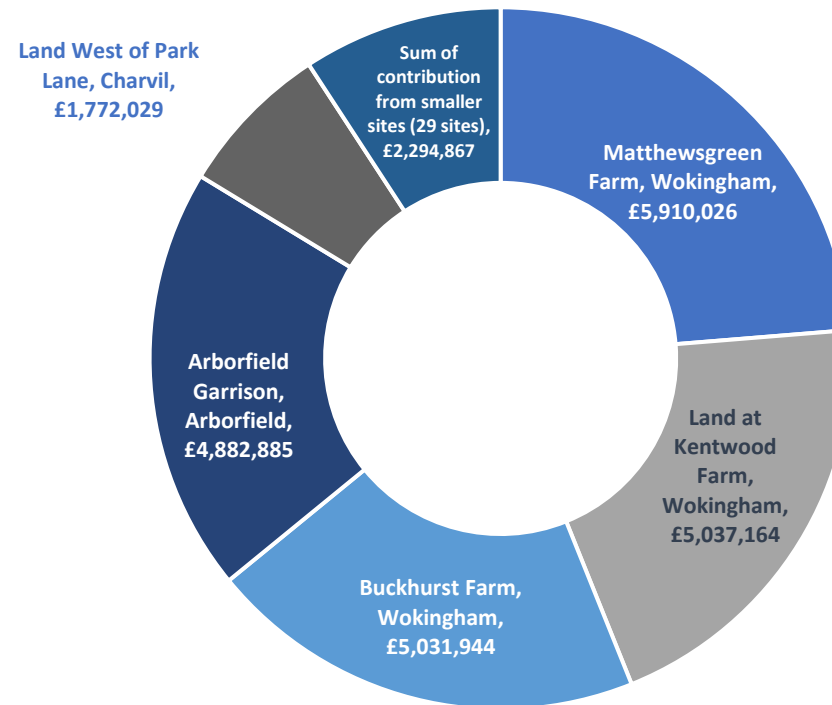


Figure 4: Chart of S106 income in 2022/2023, by site

The total amount of money to be provided under any planning obligations which were entered into within 2022/23 is **£3,193,704**. 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
2022/23	£24,928,915
Total:	£334,477,622

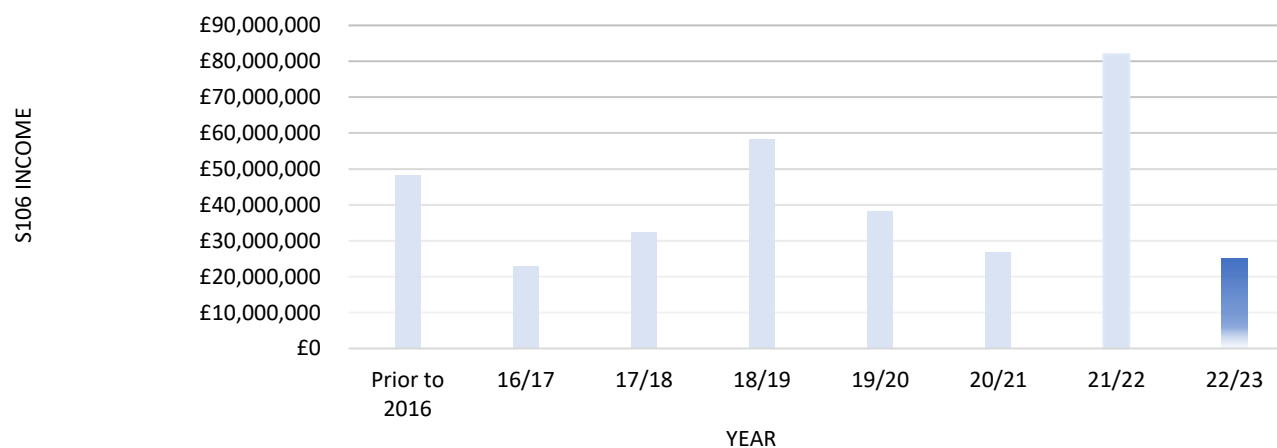


Figure 4: Annual S106 income since 2016/17 prior to 2016

4.3. Unspent Allocated Monies

Total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure.

Table 10: Monies allocated but not spent during 22/23

Service Area	Amount
Affordable Housing	£8,848,159
Commuted Sum (Long Term Maintenance)	£3,702,903
Leisure	£976,329
Highways & Transport	£541,851
Health	£308,172
Green Infrastructure	£162,633
Community Facilities	£152,222
Education	£78,308
Employment Skills	£64,011
Grand Total	£14,834,589

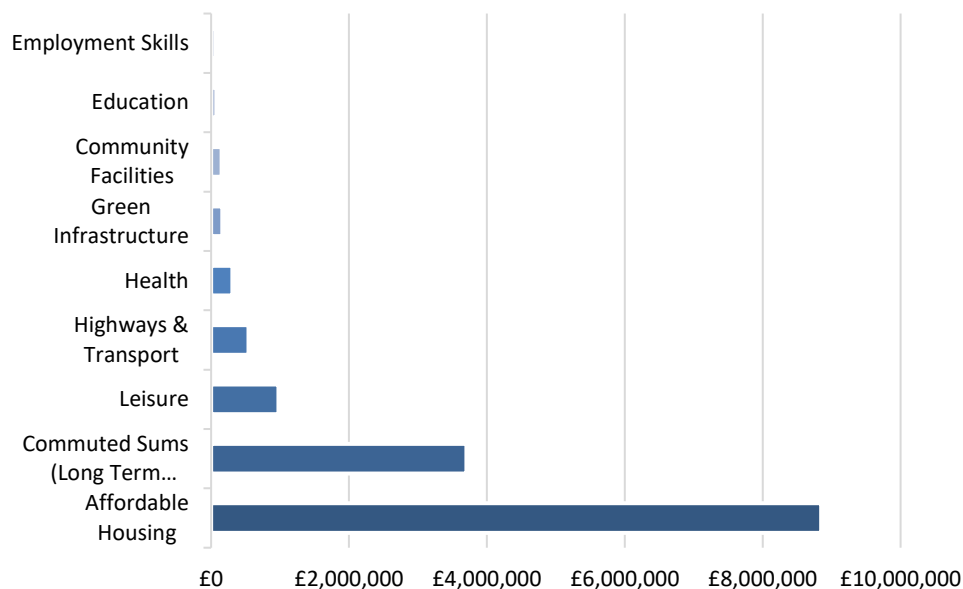


Figure 6: Monies allocated but not spent during 22/23

During the 2022/2023 financial year £8,848,159 was allocated to affordable housing schemes being developed by the Council for future spend. Monies collected are spent in sequential order so that monies received earliest are spent first, to ensure they do not expire.

4.4 Repayment of Borrowing

In 2022/23, the council used a proportion of S106 income to repay over £9 million of S106 borrowing from previous financial years.

Table 11: Repayment of Borrowing

Project	Amount
New Secondary School in South West - Bohunt	£2,304,351
North Wokingham Distributor Road	£1,845,850
South Wokingham Bypass	£1,808,625
Matthews Green School/Community Centre (St. Cecilia CofE Primary School)	£1,314,109
Learning Disability Demand Management/Accommodation Transformation	£771,918
Station Link Road Wokingham	£318,258
New Arborfield Primary	£277,974
Ryeish Green Sports Hub	£208,256
Twyford Library Enhancement project	£85,348
Charvil Piggott Primary School (East Park Farm)	£63,056
Bulmershe Leisure Centre	£58,285
California Country Park, Car park & Infrastructure	£51,653
Coppid Beech Park & Ride	£33,305
California Country Park Destination Play Area Project	£24,583
Windmill Primary School	£7,790
Wokingham Town Centre Regeneration - Elms Field	£288
Total	£9,173,648

4.5. Wokingham Borough S106 Expenditure in 2022/23

Expenditure of Section 106 funds in 2022/23 amounted to a total of **£22,994,765** which was either spent or transferred to committed projects. The main S106 expenditure projects focus on delivering essential infrastructure; affordable homes, education, green infrastructure, public transport improvements and other projects to maximise the benefits from development.

Within 2022/23, **£9,173,648** 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:

Gorse Ride (Phase 2)
£6,291,014

Nine Mile Ride Extension
£1,229,371

Greenways
£758,246

Winnersh Triangle Parkway
£629,492

Carnival Pool Leisure
£619,994

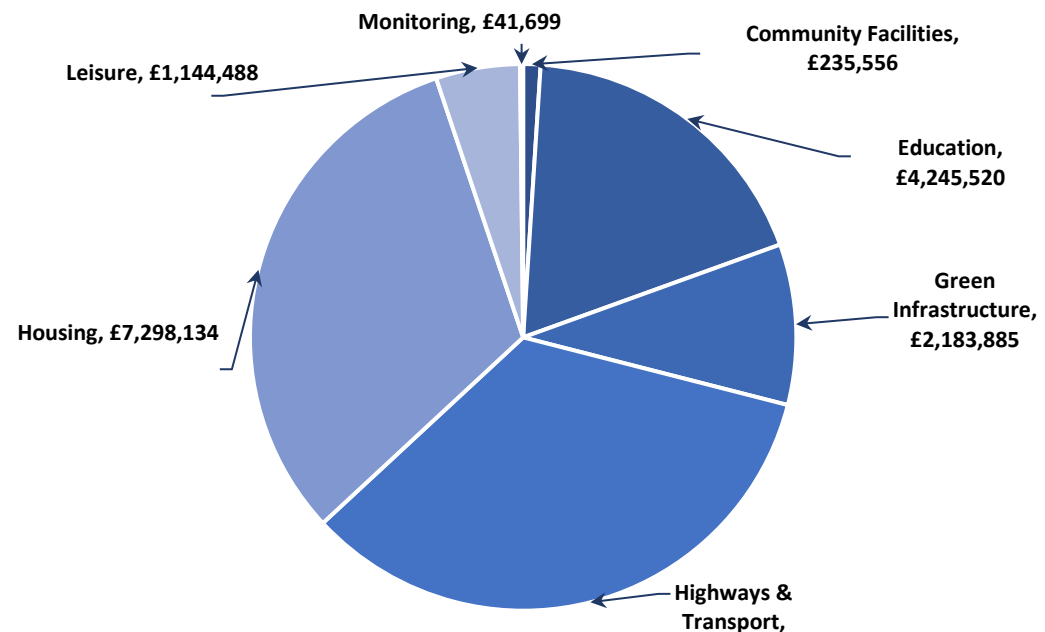


Figure 5: Infrastructure funded by S106 in 2022/23, by service area.

Table 12: Annual S106 expenditure in 2022/23, by service area*

Service Area	Expenditure
Community Facilities	£235,556
Education	£4,245,520
Green Infrastructure	£2,183,885
Highways & Transport	£7,845,484
Housing	£7,298,134
Leisure	£1,144,488
Monitoring	£41,699
Total	£22,994,765

*Figures are inclusive of £9,173,648 in repayment of borrowed S106.

4.5.1. Housing

The Gorse Ride community regeneration project in Finchampstead has commenced phase 2, providing 249 high-quality energy efficient homes. Close work with local residents on their rehousing plans and involvement of the local community in the design and development of the scheme is integral to the project.



Figure 6: Bricks for new homes laid by the then Borough Mayor Cllr Caroline Smith and executive member for housing Cllr Stephen Conway.

Wokingham Borough Council and construction contractor Wates are working in partnership to bring the local community together. For example, local schools entered a competition to name the new roads in the development and art sessions were organised for children in the local area. The resulting artwork including self-portraits and a community tree of handprints are mounted on hoarding around the construction site and will be in-situ for the duration of Phase 2a of the regeneration.



Figure 7: Then Borough Mayor Cllr Caroline Smith and executive member for housing Cllr Stephen Conway with future residents of Gorse Ride next community handprint tree.

4.5.2. Education

During 2022/23, over **£4.2 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:

- **£2.3 million** on repayment of borrowed S106 for Bohunt Secondary School, which opened in September 2016 in Arborfield (Figure 10).
- **£1.3 million** on repayment of borrowing for the new Primary School in Matthewsgreen (St Cecilia's C of E Primary School) which accepted its first pupils in September of 2022 (Figure 12).
- **£247,241** on other schools at Keehatch Primary, Arborfield Primary and Shinfield West.



Figure 8: Bohunt Secondary School



Figure 10: Farley Hill Expansion



Figure 9: St Cecilia's C of E Primary School

4.5.3. Highways & Transport

During 2022/23, over **£7.8 million** of S106 funding was spent on the provision of new highway infrastructure to meet the growing demand across the borough. These projects were designed to meet the new needs for highways, active travel and green infrastructure stemming from the increased housing supplied by the SDL sites. The projects funded by these contributions include:

4.5.3.1 Highways

- **£1.2 million** was spent on the Nine Mile Ride Extension in (NMRE), connecting the existing A327 Eversley Road in the north with the Nine Mile Ride/ Park Lane junction in the south.



Figure 11: Completed Nine Mile Ride Extension

- **£144,815** was spent on the California Cross project. The California Cross project is east of the Arborfield Strategic Development Location (SDL) and towards the South of South Wokingham SDL. The California Cross Road Project is designed to improve the highway and enhance the public realm, creating a more appealing environment for our local community. A contractor was appointed at the beginning of July 2023, marking the beginning of the planning phase. Construction works are anticipated to start in 2024.²⁶



Figure 12: Testing a leaf pattern

²⁶ Website: <https://www.wokingham.gov.uk/roadworks-and-outdoor-maintenance/roadworks-and-road-maintenance/california-cross>

- **£209,960** was spent finishing construction on the North Wokingham Distributor Road (Figure 3). An additional **£1.8 million** was used to repay S106 borrowing on the project.
- The Winnersh Triangle Park and Ride facility used **£639,492** of S106 funding for a significant redesign to ensure a variety of sustainable and public transport uses were available and accessible for all types of users. Major enhancements included urban realm improvements, a decked car park facility, and new access to Winnersh Triangle Railway Station via a revised station forecourt to encourage public transport use and decrease individual car journeys. Sustainability was a guiding design principle of the scheme. The Scheme increased the number of parking spaces by 104 and provides a variety of transport choices for the public, including pedestrian and cycle links to the surrounding residential areas. Eight new active electric vehicle charging bays were built with capacity to increase to 18 if needed. Service between Winnersh Triangle and central Reading will begin in November 2023 and will be operated by Reading Buses.



Figure 13: Winnersh Triangle Park and Ride

4.5.3.2 Public Transport

In addition to large highway and travel projects infrastructure, S106 funding was used to support public transportation initiatives in the borough.

- **£287K** was spent on Service 600 and Leopard 3 service. Service 600 routes from central Reading, southwards along the A33 corridor to the MereOak Park & Ride. The service extends on an hourly frequency through the new development in Spencers Wood and Shinfield. Leopard 3 operates evening and Sunday journeys between The Leopard Route 3 operates between Reading town centre, the hospital, university, Shinfield Road, Shinfield and Arborfield, with some of the services extending to Wokingham.
- **£147K** was spent on Route 19 which operates between Reading centre and Woodley and Earley, this is split between route 19a, b and c, which are known as the little oranges.
- **£5K** of S106 funding was used towards the 154 Bus Service to enable its operation once per week between Reading town centre and southwards to Three Mile Cross, Grazeley and Beech Hill. It functions as a weekly service on Thursdays providing accessibility to these rural areas in the Borough.



Figure 14: Leopard 3



Figure 15: Little Orange Bus Service

4.5.4. Community Facilities

Over **£235,000** of S106 funding was spent on community facilities to enhance social engagement, advance non-school based education and employment opportunities. Two Wokingham Borough libraries received funding for enhancements:

- **£162,952** was spent on relocating Twyford Library from its existing site in a portacabin to a new site in the Grade II-listed Old Polehampton Boys School building. WBC signed a 99-year low rent lease to reuse the old building. Work is being undertaken to make the new site fit for purpose including the creation of an extension. The new library is expected to open spring 2024.



Figure 16: Twyford Library New Location

- **£16,668** was used to support the new library in Wokingham which relocated in autumn 2022. Public display areas for artwork have been created, technology facilities have been improved, and improvements have been made to library meeting rooms.

4.5.5. Green Infrastructure

Over **£2.2 million** of S106 funding was spent on the provision of green infrastructure within the borough. The projects funded by these contributions include new parks, park maintenance, new play areas, greenways, cycle ways and other projects. Over £100K was spent on allotment improvements throughout the borough, which have enabled residents access to locally grown food and off-grid electricity, significantly reducing the carbon footprint of local food production.



Figure 17: California Greenway

Allotments

WBC continued its commitment to producing locally produced food in 2022/2023. We greatly enhanced allotments by providing solar panels to enable them to function off grid, over 50 sheds so that gardeners can easily use their allotments and engaged in flood mitigation and soil enhancement. Over **£102k** was spent on allotments within Wokingham Borough, the bulk of which went to allotment improvements at Orchard Rise, Montague Park, Kentwood Farm West and Mulberry Grove.

➤ Wokingham Town Council Allotment Improvements: Mulberry Grove



Figure 18: Solar Panels at Mulberry Grove

S106 was used to purchase an off-grid solar system. Energy from the solar panels is stored in high-density batteries which in turn supply power to the four electrical points and two USB sockets, the rechargeable lawnmower and communal kettle. In the spirit of self-containment, the toilets are fully compostable and discharge waste into the ground without a water connection to safely decompose the waste.

➤ Orchard Rise Allotment Improvements

£38K was spent on solar panels, 36 sheds, new communal garden furniture, hedges along with 40 tons of manure to improve the soil quality.



Figure 19: Sheds at Orchard

4.5.6. Leisure

During the 2022/23 financial year, over **£1.1 million** of S106 funding was spent on the provision of leisure facilities within the borough. The projects funded by these contributions include:

- **£208,445** was used on the Forest School Winnersh. This spend went towards gym enhancements (£133k), specifically equipment and redecoration. It also funded swimming pool enhancements (£74k) which included an air handling system, pool flooring and water filter improvements and sporting equipment for sporting pitches (£1k)
- **£52,880** was spent on the future Gray's Farm Sports Hub in Wokingham which will go towards the construction of a new full sports hub.
- Over **£619,994** 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 23).



Figure 20: Forest School Pool



Figure 21: Image of opening ceremony at the new leisure centre at Carnival Hub, Summer of 2022

4.6. Section 106 Non-Monetary Contributions

This section provides summary details of non-monetary contributions to be provided under planning obligations which were entered into during the reported year. Non-monetary contributions are obligations that a developer must discharge or provide. The contributions can be physical infrastructure, such as affordable housing, highways and play areas which are adopted by the council or they can be social infrastructure such as the provision of training programs, sustainable travel plans and employment opportunities.

Table 13: Non-Monetary Contributions

Service Area	Total
Allotments	1
Biodiversity	4
Ecology	3
Economic Sustainability	11
Highways and Transport	6
My Journey	1
Open Space	3
Play Areas	1
Grand Total	30

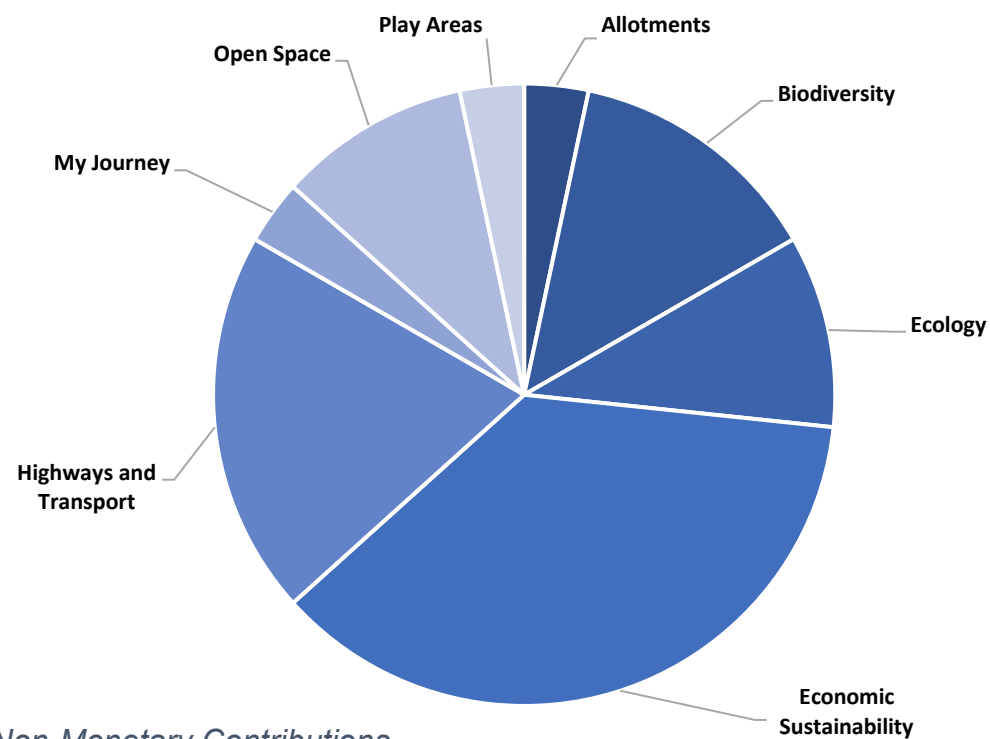


Figure 22: Non-Monetary Contributions

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)

²⁸ For more information, please see Highways development advice (wokingham.gov.uk)

5.1. Completed S278 Works in 2022/23

£541,000 of S278 works were completed in 2022/2023. 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 14: S278 Works Adopted in 2022-23

Planning Application	Planning Approval Date	Site Address	Description of Works	Developer	Bond Value ²⁹
O/2010/1432 VAR/2014/0624	22/10/2012 23/10/2014	Hyde End Rd (Shinfield West Development Access - opposite no. 71)	New Development Access	SHINFIELD WEST CONSORTIUM	£187,000.00
O/2010/1432	08/11/2012	Hollow Lane roundabout, Shinfield	New Roundabout	UNIVERSITY OF READING	£311,000.00
161839	28/10/2016	Twyford Road	Footway/Cycleway Widening	BERKELEY HOMES	£43,000.00
Total:					£541,000.00

²⁹ Bond value is the value of the works at point of S278 Agreement being signed



Figure 23: Hyde End Road

➤ **Hyde End Road Access**

A new site entrance and footway onto the junction with Hyde End Road carried out by University of Reading under S278 agreement. The works comprised of a new site entrance and footway onto the junction with Hyde End Road in the vicinity of the property at 71 Hyde End Road.

➤ **Hollow Lane Roundabout**

The works comprised enlarging the existing Hollow Lane roundabout to provide a new access road into the Shinfield West development. New improvements included upgraded footways, drainage, and street lighting. The works were carried out by Bovis Homes, Linden Homes & Bloor Homes Ltd under S278 agreement.



Figure 24: Hollow Lane Roundabout

➤ **Twyford Road: Footway/Cycleway Widening**

The works comprised widening the existing A321 Twyford Road footway to provide a combined pedestrian and cycle way linking new housing on Bell Foundry Lane to Cantley Park. Works included signage, tree protection, enhanced drainage and crossing facilities.



Figure 25: Twyford Road: Footway/Cycleway Widening

5.2. Signed S278 Agreements in 2022/23

The Section 278 agreement is signed by the developer and 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. One S278 agreement was signed in 2022/23 for **Hogwood Farm Phase 1, Sheerlands Road Access**. The works consisted of a junction realignment and are now under construction.

6. Planned Expenditure

The S106 balance, which includes S106 funds received and allocated but not yet spent equals **£104,303,860**. 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 15).

Table 15: Planned S106 Expenditure and Commuted Sums

Service Area	Planned Expenditure	Remaining to be allocated
Community Facilities	£2,025,962	£0.00
Education	£8,416,714	£0.00
Housing	£45,058,526	£0.00
Leisure	£2,959,377	£0.00
Green Infrastructure	£2,720,111	£0.00
Highways & Transport	£23,778,466	£2,061
Health	£1,002,566	£0.00
Employment Skills	£389,516	£0.00
Commuted Sums	£17,952,622	£0.00
Total:	£104,303,860	£2,061

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.

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.

Approximately **£81.8 million** of future CIL funding is forecasted to be received through applications with planning consent and 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 SDLs, self-build exemptions and windfall sites and the number of parishes with adopted neighbourhood plans.

6.1. Future Infrastructure Projects

We plan to fund these projects either wholly or partly, from CIL and S106 over the next financial year and beyond³⁰.

Housing:

- Gorse Ride Regeneration Project
- Care Leaver Supported Accommodation
- Afghan/Ukraine Refugee Re-settlement
- Single Homelessness Accommodation Programme

Education:

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



Highways & Transport:

- California Crossroads
- Wokingham Borough Cycle Network
- Basingstoke Road Traffic Calming Measures
- Major Highway Infrastructure (Distributor & Strategic Roads)
- Local Bus Services

Green Infrastructure:



- Greenways
- Borough-wide Non-SDL Play Area Enhancements
- Biodiversity Net Gain Enhancements
- Allotment Improvements
- Hazebrouck SANG Footpath
- California Lakeside Upgrade

Community Facilities:



- Wokingham Library Relocation & Improvements
- Twyford Library Relocation

Leisure:

- Sports Provision to serve North and South SDLs

³⁰ <https://www.wokingham.gov.uk/sites/wokingham/files/2023-08/Medium%20Term%20Financial%20Plan%202023-24.pdf>

7. Conclusion

Wokingham Borough Council is committed to working alongside its partners and stakeholders 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 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