Wokingham Borough Council

Infrastructure Funding Statement

1st April 2024 to 31st March 2025

Member Foreword:

This report, the Infrastructure Funding Statement (IFS), highlights how the council spent monetary and non-monetary developer contributions. In the 2024-2025 fiscal year, as in previous years, funding was directed towards numerous projects. These projects have benefited the wider community in terms of education, housing, transportation, green infrastructure, community and business.

Wokingham Borough Council has and continues to significantly invest in enhancing and maintaining green spaces, biodiversity, and recreational areas across the borough. These projects have helped the council to continue work towards climate change, mobility, and sustainability goals.

Education is the foundation of opportunity—every investment in our schools is an investment in the future of children, empowering them to learn, grow, and lead with confidence. The enhancement and expansion at St Crispins and The Piggot School will support increasing capacity in future years.

Upgrades to libraries are enabling their evolution into vibrant community hubs—where flexible spaces, inclusive design, and imaginative children's areas are transforming how residents learn, connect, and thrive.

Transportation improvements include California Crossroads, which has been transformed into a vibrant, pedestrian-friendly village centre—where safer streets, creative design, and community-led enhancements have reimagined the heart of Finchampstead. Active travel, bus service enhancements and pedestrian safety improvements were also a focus for the council as it continues to encourage car-free travel.

Affordable and accessible housing has remained a priority. The council has continued to invest heavily in redeveloping Gorse Ride, enabling the construction of sustainable, accessible and affordable homes for all. The first units are now occupied, and the residents enjoy the benefits of beautiful energy efficient new homes.

Wokingham Borough Council is dedicated to consistently improving the services offered to our residents, ensuring high-quality homes and community 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.

Stephen Conway

Councillor Stephen Conway
Leader of the Council and Executive Member for Housing, Partnerships and the Local Plan

Imogen Shepherd-DuBey

Councillor Imogen Shepherd-Dubey
Executive Member for Finance and Government

Introduction

Wokingham Borough Council (the Council) is required to publish an annual Infrastructure Funding Statement (IFS) [1].
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 Borough, and the subsequent use of those contributions by the Council in the financial year 1 April 2024– 31 March 2025.

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 necessary 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 CIL planning charge was adopted by the Council on 19th February 2015 and brought into effect 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.

CIL is a set charge applicable on most new development. It is based on the type of development, its location and a building's gross internal area floorspace. Charges range from £0 - £365 per square metre at the point CIL was adopted in 2015 and have been subject to indexation thereafter. The current Charging Schedule and maps showing the charging zones can be viewed on our website[2]. The rate of CIL is both mandatory and non-negotiable unlike Section 106 agreements.

The Council charges the CIL on:

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

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

1.2. Section 106 Agreements Defined

In addition to CIL, the Council uses S106 agreements to secure necessary improvements to infrastructure. S106 agreements are also used to secure the use of buildings and other non-monetary requirements of policy, including:

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

The S106 will define how any financial contributions can be spent. It will also set trigger points for when payment is to be made or when infrastructure is to be in place.

CIL & S106 Headlines for 2024-2025

In 2024-2025, over **£10.4 million** of funding has been raised from a combination of CIL and S106 contributions to help deliver infrastructure improvements across the borough. This section summarises the key projects that CIL and S106 contributions were spent on in 2024-2025.

2.1. CIL Headlines

In the last financial year, over **£5.8 million** of CIL receipts were received. This is a decrease from recent years and is a result of fewer large developments starting within the period.

CIL headlines in 2024-2025

CIL invoiced (set out in Demand Notices[3]) in 2024-2025	£23,383,074
CIL receipts received in 2024-2025[4]	£5,835,038
CIL receipts that CIL regulations 59E and 59F applied to in 2024-2025	£0.00[5]
CIL expenditure in 2024-2025	£1,985,885[6]
CIL retained at end of 2024-2025	£2,731,793[7]

[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 £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.
[5] Relating to repayment of local parish CIL if not spent by the parish within five years of receipt.
[6] Includes £1,405,738 which was used to reimburse expenditure already incurred on infrastructure.
[7] Does not include Parish CIL retained.

2.2. Section 106 Headlines

Over **£4.5 million** was received in S106 contributions in 2024-2025. Similar to the position with CIL receipts, this represents a decrease from recent years, again reflecting that fewer large developments started or reached trigger points within the period. Over **£10.1 million** of S106 contributions were spent in 2024-2025 on the projects listed further in this report.

S106 monetary contributions headlines in 2024-2025

S106 money to be provided through planning obligations agreed in 2024-2025	£44,173,233
S106 money received[8] through planning obligations in 2024-2025	£4,573,664
S106 money, received through planning obligations, spent in 2024-2025[9]	£10,181,188
S106 money, received through planning obligations, retained at the end of 2024-2025[10]	£78,042,559
S106 money, received through planning obligations retained at the end of 2024-2025 as "commuted sums" for longer term maintenance	£16,403,266

[8] Including sums received for monitoring in relation to the delivery of S106 obligations.
[9] Includes S106 expenditure used for repayment of S106 borrowing, which totalled £540,733 in 2024-2025.
[10] Includes S106 money retained from previous years.

S106 non-monetary contributions headlines in 2024-2025

Number of affordable housing units to be provided through planning obligations agreed in 2024-2025		**857**
Number of affordable housing units which were provided through planning obligations in 2024-2025		**181**
Number of school places for pupils to be provided through planning obligations agreed in 2024-2025		**450**
	Primary Schools	450
	Secondary Schools	0
	Other	0
Number of school places for pupils which were provided through planning obligations (whenever agreed) in 2024-2025		**0**
	Primary Schools	0
	Secondary Schools	0
	Other	0

Community Infrastructure Levy Report

The total amount from CIL Demand Notices issued within 2024-2025 is **£23,383,074**.

The total value from surcharges imposed due to breaches of the CIL Regulations is **£42,928.**

The total value of the late payment interest accrued is **£28,053**.

The amount of CIL collected prior to 2024-2025 totals **£81,422,199**. This entire amount was collected in cash (including payments in kind and infrastructure payments), and the following amounts remain unallocated:

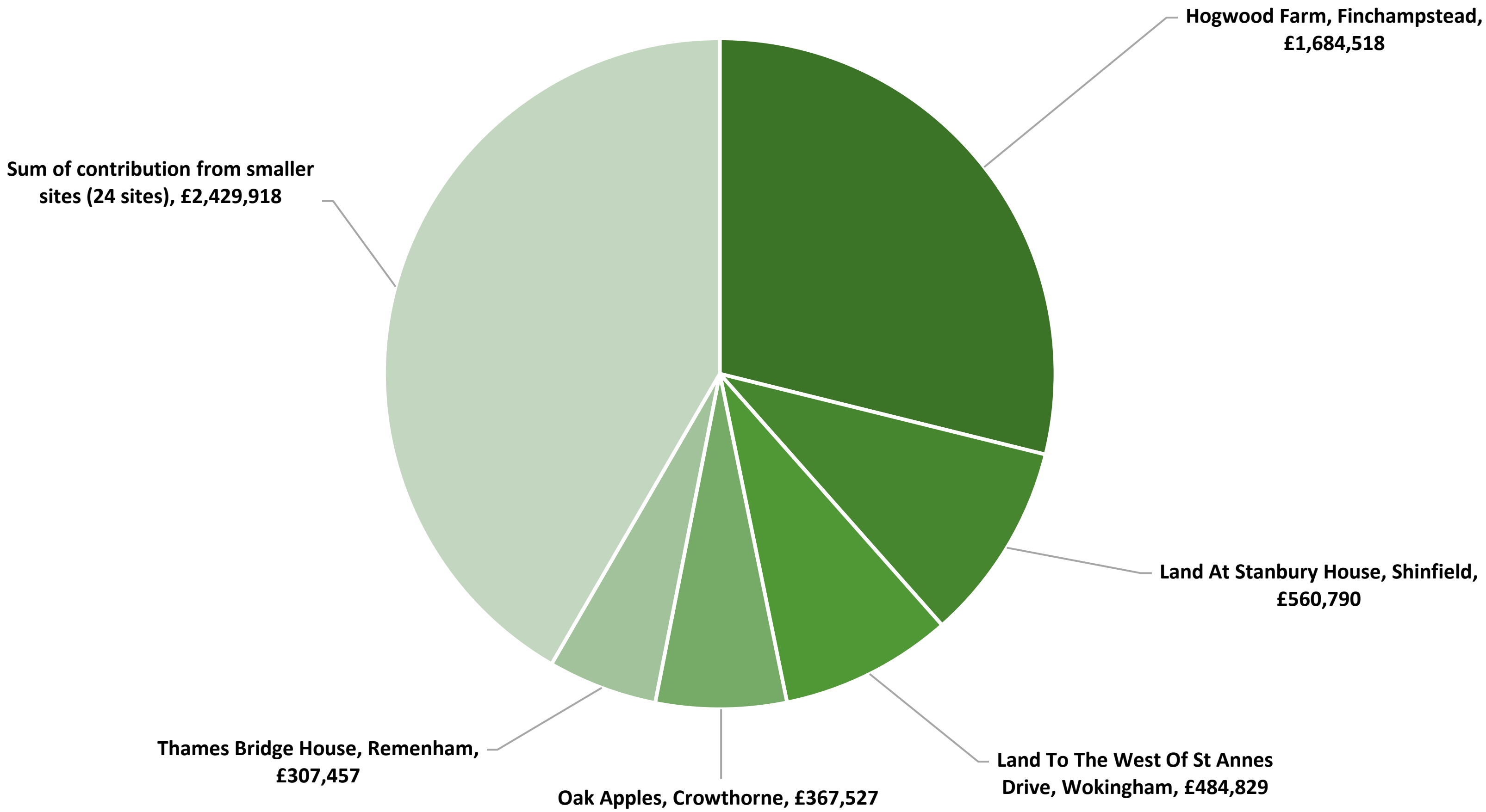
Total CIL receipts prior to 2024-2025

Type	Received	Unallocated
Cash	£81,422,199	£0.00
Land Payment	£0.00	£0.00
Total:	**£81,422,199**	**£0.00**

3.1. CIL Income in 2024-2025

In 2024-2025, the Council collected **£5,835,038** of CIL receipts. The largest amounts of CIL received came from the five developments listed in the chart below, collectively comprising 58% of CIL income.

CIL receipts by development in 2024-2025



Annual CIL income since 2016-2017

Year	Annual CIL Income
2016/17[11]	£4,673,960
2017/18	£11,315,017
2018/19	£11,811,625
2019/20	£10,884,597
2020/21	£6,644,031
2021/22	£10,427,026
2022/23	£9,960,713
2023/24	£15,705,750
2024/25	£5,835,038
Total:	**£87,257,757**

[11] Although Wokingham Borough Council adopted CIL in 2015, there was a delay between planning permissions being granted, commencing and first CIL payments being received.

3.2. Total CIL Expenditure in 2024-2025

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

CIL allocated, spent and remaining in 2024-2025

Type	Allocated	Spent	Remaining
Administration CIL	£291,751	£291,751	£0,00
Neighbourhood CIL	£1,669,524	£0,00	£1,669,524
CIL Land Payments	£0,00	£0,00	£0,00
Strategic CIL	£4,717,678	£1,985,885	£2,731,793
Total:	**£6,678,953**	**£2,277,636**	**£4,401,317**

3.3. Strategic CIL Expenditure in 2024-2025

In 2024-2025, the majority of strategic CIL money was used to reimburse expenditure for the **North Wokingham Distributor Road**. The year's strategic CIL spend is outlined below.

CIL expenditure in 2024-2025

Project	CIL Spent
North Wokingham Distributor Road	£1,402,637
St Crispin's (Secondary) School – Expansion	£317,491
Suitable Alternative Natural Greenspace (SANG)	£190,206
Piggot Secondary School - Expansion	£56,471
Winnersh Relief Road	£19,080
Total	**£1,985,885**

St Crispin's (Secondary) School – Temporary Accommodation

£397,491 of CIL receipt was spent continuing the enhancement and expansion of St Crispin's secondary school to provide temporary accommodation including classrooms, changing rooms and a dining hall. These were provided in advance of a programme of permanent accommodation changes to enable St Crispins School (a Circle Trust secondary school) to admit an additional 505 children through Year 7.

Piggot Secondary School

£56,471 CIL receipt in 2024-2025 contributed to ongoing works including temporary teaching accommodation, additional science laboratories and new multi-purpose hall to enable the Piggott School (an Agape Trust school) to admit an additional 46 Year 7 pupils a year.

Rooks Nest Wood SANG

£190,206 CIL receipt was added in 2024-2025 to the earmarked reserve, which is used for the ongoing management and maintenance of Rooks Nest Wood Suitable Alternative Natural Greenspace (SANG).

Rook's Nest Wood covers approximately 18.3 hectares and has a long history of agricultural grazing which has continued to this day on part of the site. The site was developed as SANG in 2011 to mitigate the recreational pressures from new development on the Thames Basin Heaths Special Protection Area. The site provides an informal recreation area for residents.

Rich in wildlife and habitat, the site consists of woodland, grassland and fen and predominantly comprises of oak, ash, silver birch and hazel as well as aspen and willow. The fen area has been designated as a Local Wildlife Site (LWS) and is home to a number of species of plant including spear and marsh thistle, lesser spearwort and ragged robin.

The site consists of a network of surfaced footpaths totalling over 2.2km and a further 1km of unsurfaced footpath and provides for a variety of walks in length.

3.4. Neighbourhood CIL

Under the CIL regulations, Town and Parish Councils receive a proportion of the CIL receipt (this is known as the Neighbourhood Proportion). This can be up to 25% of receipts in areas with an adopted Neighbourhood Development Plan, with other areas receiving up to 15% (capped at £100 per dwelling).

Neighbourhood Development Plans are formal planning documents that local communities can prepare to help guide future planning decisions, working alongside the Council's policies set out in Local Plans[12]. Several communities have, and are, progressing Neighbourhood Development Plans.

Neighbourhood Development Plan status on 31 March 2025

Parish	Neighbourhood Area designation date[13]	Neighbourhood Plan adoption date	CIL passed to Town and Parishes in 2024-2025
Arborfield & Newland	July 2014	April 2020	£0,00
Barkham[14]	July 2014	April 2020	£336,937
Charvil	September 2020	-	£0,00
Earley	N/A	-	£8,415
Finchampstead	March 2019	Sept 2023	£406,608
Hurst	April 2018	-	£97,468
Remenham	July 2013	-	£23,059
Ruscombe	January 2018	January 2024	£0,00
Shinfield	November 2012	February 2017	£420,593
Sonning	October 2019	-	£28,079
Swallowfield	February 2023	-	£107,788
Twyford	August 2018	July 2023	£51
Wargrave	N/A	-	£41,587
Winnersh	N/A	-	£708
Wokingham	N/A	-	£77,927
Wokingham Without	August 2018	-	£119,285
Woodley	N/A	-	£1,020
		Total:	£1,669,524

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

[13] 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.

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

Town and Parish Councils determine how their Neighbourhood CIL is spent. They are required to publish annual monitoring 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.

The total amount of CIL receipt passed onto Town and Parish Councils in 2024-2025 was **£1,669,524**.

Since its introduction, the Council has collected and passed on over **£14.2 million** of CIL receipts to Town and Parish Councils for local projects.

Annual Neighbourhood CIL Income

Year	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
2023/24	£2,632,692
2024/25	£1,669,524
Total:	**£14,212,598**

The reported total CIL expenditure by Town and Parish Councils in 2024-2025 was **£674,596.** Some of these projects are highlighted below.

Winnersh Parish Council

£14,000 of Winnersh Parish Councils CIL receipts in 2024-2025 were used to replace the wooden teenage shelter which was rotting and becoming a safety issue. The replacement steel shelter provides a meeting point for teenagers and family groups visiting the Bearwood Recreation Ground. The design was the most favoured following a consultation held at the summer fete.

Twyford Parish Council

In 2024-2025 Twyford Parish Council contributed **£15,000** of their CIL receipt towards furniture at Twyford Library, this was a joint funded project with the Council. The new furniture can be moved around to offer flexibility and accommodate activities and events. A bespoke children's library area included nook seating and storage.

Wokingham Town Council

£30,435 of Wokingham Town Council CIL receipt in 2024-2025 were used on play area upgrades and improvements. Wokingham Town Council manages 8 park spaces, 5 of which include a children's play area. This project was to deliver overall improvements to safety and user experience in parks and play areas managed and owned by the town council. Improvements to parks included new entrance barrier and memorial bench at Redlands Farm Park, bespoke bollards to protect access, lighting improvements at Howard Palmer Gardens, new information point and new goalposts. Improvements to the play areas included new safety gates at Langborough Recreation Ground and Joel Play Area, replacements to damaged / worn equipment and improvements to drainage for the trampoline in Elms Field play area.

3.5. CIL Administration

Up to 5% of CIL receipts can be retained annually to cover administration costs (as per the CIL Regulation 61, as amended[15]).

In 2024-2025, **£291,752** from CIL receipts was ring-fenced to cover administrative costs. These funds were spent on management, staffing, administration, information technology and legal costs involved in the administration of CIL.

This was 5% of the total CIL receipt collected within the reported year.

[15] Regulation 61: The Community Infrastructure Levy (Amendment) Regulations 2014

Section 106 Report

4.1. Section 106 Update: 2024-2025

The Council's adopted local plans – the 'Core Strategy'[16] (2010 – 2026) and the 'Managing Development Delivery' (MDD)[17] plan (2014 – 2026) work to define infrastructure requirements.

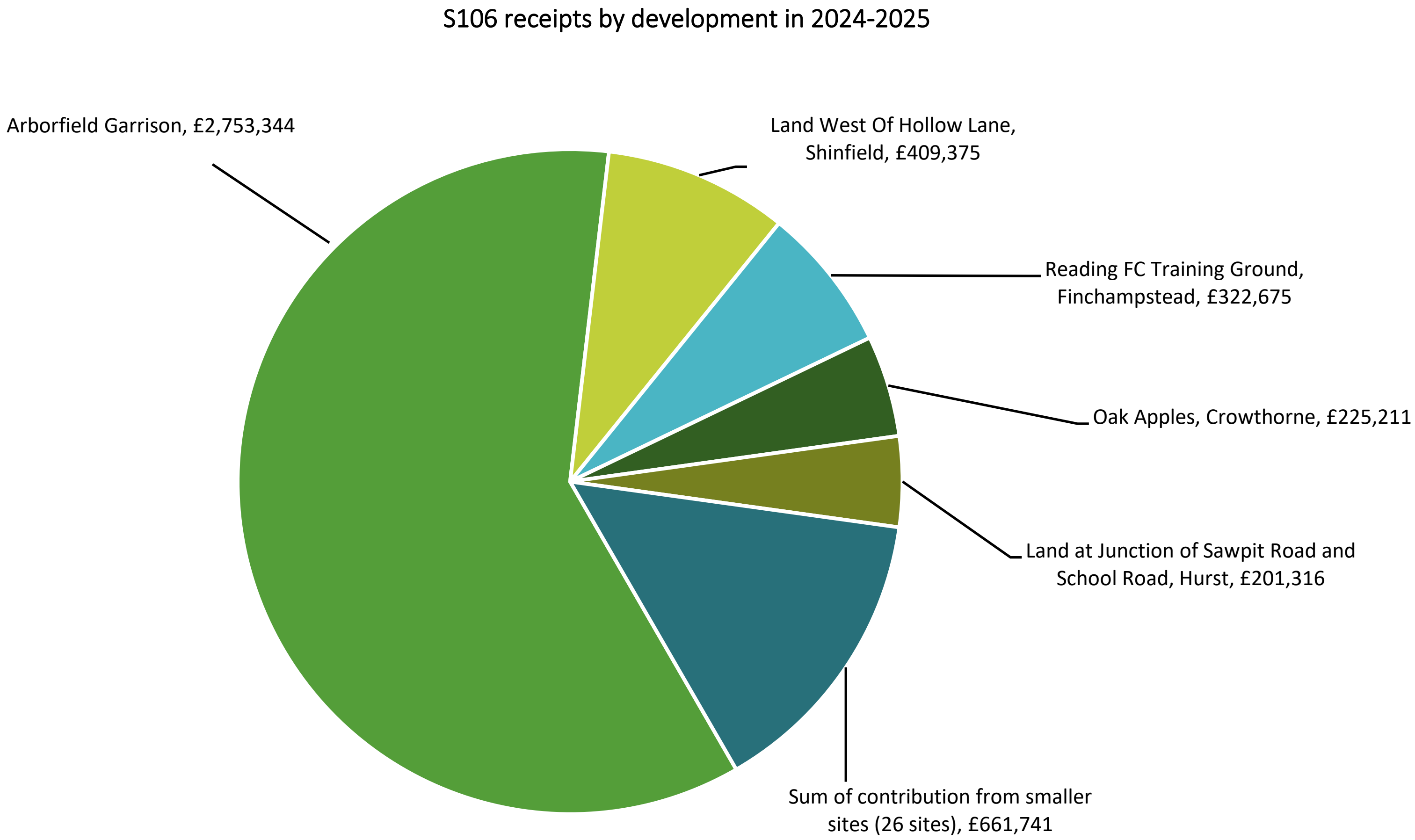
The *Infrastructure Delivery and Contributions* Supplementary Planning Document (SPD) supports the Core Strategy with the range and nature of financial and non-financial planning obligations that developers must deliver depending on the development type. Each of the four Strategic Development Locations (SDLs) benefit from its own individual SPDs[18] to address its specific requirements[19].

The Council is at an advanced stage of preparing the next Local Plan – The Local Plan Update. This plan was submitted to the Secretary of State for examination in February 2025, with hearing sessions expected in the autumn 2025. Adoption is anticipated in the autumn 2026.

[16] WBC Core Strategy (2006-2026)
[17] WBC Managing Development Delivery (2014 – 2026)
[18] Adopted Supplementary Planning Documents (wokingham.gov.uk)
[19] Overview of Major Developments (wokingham.gov.uk)

4.2. Section 106 Income in 2024-2025

In 2024-2025, a total of **£4,573,664** was received in S106 contributions. The S106 income for 2024-2025 was secured from various sites across the borough. The sites which contributed the most S106 income form part of Strategic Development Locations (SDLs) or adjoining areas and are shown in the chart below.



The total amount of money to be provided under any planning obligations which were entered into within 2024-2025 is **£44,173,233.**

This figure does not include indexation (inflation) that may be applied when the money becomes due.

Annual S106 Income

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
2023/24	£20,198,800
2024/25	£4,573,664
Total:	£359,250,086

4.3. Unspent Allocated Monies

The table below shows the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure. Monies collected are generally spent in sequential order so that monies received earliest are spent first.

S106 received in 2024-2025 unspent

Service Area	Amount
Affordable Housing	£2,989,557
Commuted Sum	£67,800
Highways & Transport	£793,846
Green Infrastructure	£83,047
Education	£445,835
Employment Skills	£39,128
Total	**£4,419,213**

4.4. Repayment of Borrowing

To support the growth strategy, the Council has borrowed to provide infrastructure improvements earlier than would otherwise been achieved. Within 2024-2025, the Council was able to use a proportion of the annual S106 income to repay borrowing from previous financial years.

Repayment of borrowing in 2024-2025

Project	Amount	Service Area
Satellite SEND Provision	£350,144	Education
Matthews Green School/Community Centre (St. Cecilia CofE Primary School)	£190,203	Education
California Country Park Destination Play Area	£383	Green Infrastructure
Total	**£540,733**	

4.5. Section 106 Expenditure in 2024-2025

Expenditure of Section 106 funds in 2024-2025 amounted to a total of **£10,181,188** which was either spent or transferred to committed projects.

**Figures are inclusive of £540,733 in repayment of borrowed S106.*

S106 expenditure by project

Project Name	Amount		Project Name	Amount
California Crossroads	£2,952,210		Primary Strategy - Alder Grove FFE	£30,751
SANG Maintenance Commuted Sum	£1,998,573		Twyford Library	£25,487
Seaford Court	£850,784		Biodiversity Net Gain - Ashenbury Park	£23,772
Adult Social Care Accommodation Transformation	£432,303		Twyford Parish Council Allotment Improvements	£23,000
My Journey	£356,042		Finchampstead Parish Council Allotment Improvements	£21,538
Primary strategy - Matthews Green	£353,615		Site for Temporary Accommodation	£20,268
Satellite SEND Provision	£350,144		Library Offer Borough Wide	£20,231
Public Transport Strategy - South of M4 (Service)	£290,089		SDL - Community Manager	£20,000
Arborfield Commonfield Lane Improvements	£251,969		Wokingham Town Council Allotment Improvements	£16,876
Thames Basin Heaths Special Protection Area Maintenance	£225,896		Shinfield Footpath 20 resurfacing works	£16,150
Basingstoke Road Traffic Management Improvements	£200,800		Sibly Hall Pedestrian & Cycle Improvements	£14,262
Open Space Maintenance Commuted Sum	£161,592		California Country Park Lakeside Upgrade	£14,259
Hazebrouck SANG Footpath	£148,559		Arborfield Parish Council Allotment Improvements	£9,800
Public Transport Strategy - Arborfield (Service)	£117,585		Shinfield Bus Stop project	£7,600
Cantley Destination Play	£104,128		Deardon Way Public Open Space Maintenance	£6,694
Beechwood Avenue	£104,010		Cemetery Provision	£3,950
Play Area Maintenance Commuted Sum	£100,778		PROW Footpath 16	£3,314
Supported Accommodation Programme	£100,000		California Country Park Destination Play Area	£3,192
Greenways	£87,574		Open Space - Sandford Farm	£2,002
Monitoring Fee	£85,010		Orchard Rise Allotment Improvements	£1,849
Primary Strategy - Spencer's Wood Primary School	£82,672		Winnersh Parish Council Allotment Improvements	£1,720
Wokingham Biodiversity Capital Projects	£76,448		Pitts Lane, Earley - Footpath Signage	£1,462
Grays Farm Sports Hub	£75,893		Improvements at Lower Earley Library	£510
Public Transport Strategy - North Wokingham (Service)	£69,273		Community filmmaking & skills project	£500
Gorse Ride	£63,861		Gipsy Lane Footbridge Improvements	£496
Cycleway and Footpath Improvements	£54,480		Barkham Bridge	£428
Borough Wide Non-SDL Play Area Enhancement Project	£53,305		Twyford Station Improvements	£347
Employment Skills	£52,500		Public Transport Strategy - North Wokingham (Infrastructure)	£330
Wellington Road	£47,414		Coppid Beech Roundabout Improvements	£124
Hilltop Road Area Walking & Cycling Improvements	£42,673		Winnersh Bus Priority	£99
Total S106 expenditure in 2024-2025				**£10,181,188**

4.6. Affordable Housing

Maximising affordable housing delivery was a key priority for the Council in 2024-2025. This has been achieved by utilising grant funding opportunities in conjunction with the use of S106 affordable housing money and Council borrowing to enable the viability of schemes.

Redevelopment

The Gorse Ride community redevelopment will provide 249 energy efficient homes, of which 74% will be affordable, following the demolition of sub-standard housing stock. The regeneration project is taking place in several phases. Phase 1 was completed in summer 2021, where 46 homes delivered. The project is currently in phase 2a, with the streets named by the community and local school children in July 2022. The Council spent **£63,861.32** of S106 funds on the project in the last fiscal year, with partner Wates contracted for the build-out of Phase 2a.
To date, 43 homes have been completed, including 33 homes on the newly named Primrose Crescent and 10 homes on the newly named Daffodil Drive. Work is still progressing on the final two houses in Daffodil Drive and the apartment blocks, now named Firs Court and Dart Court, which are due to complete by December 2025. In addition, demolition has now started on Phase 2b, marking the next step in the regeneration project.

Supported Accommodation Programme

As part of our strategic drive to expand our access to accommodation and to provide choice the Council have significantly expanded its accommodation offer to our Care Leavers in 2024-2025.

A total of **£950,784** of S106 funds were used to redevelop several properties within the borough. These schemes are transitional community group living accommodation and have been developed from vacant properties to provide 20 ensuite rooms with floating support provided. This allows more young people to remain living in their local community and to help them on their journey to independent living.

Over **£430,000** was used in 2024-2025 on Adult Social Care Specialist Accommodation. This programme offers to support our most vulnerable residents to live more safely, confidently, and independently through the development of a range of specialist housing options across local sites - and to prevent, reduce, or delay their need for ongoing care. 2 new properties offering 6 bed spaces were secured with overnight care and support.

£47,414 of S106 funds was spent on planning and design initial feasibility studies on a new housing development to be built in Wokingham town centre, providing 21 high-quality, affordable homes for residents.

The proposal is that all 21 homes be provided as affordable housing. Most will be one-bed flats, with a few two-bed properties. All homes will meet national space standards and accessibility regulations, ensuring they are suitable for a wide range of residents, including those requiring wheelchair access.

The site, previously earmarked for office use, has been reallocated for residential development in the emerging Local Plan Update due to the need for affordable housing. Town centre sites are particularly beneficial as residents can access services easily.

A planning application for the site has now been submitted, with the aim for construction to start next summer and finish later in 2027, if permission is granted.

4.7. Education

A total of **£817,182** of S106 funds were spent on education in 2024-2025, this includes repaying forward funding.

£276,832 was spent on the provision of new education facilities to meet the needs of the residents of the borough. These projects include:

- **£30,751** on the provision of new furniture, equipment, laptops and other IT equipment to enable new year group classes to open at the Alder Grove Church of England Primary School (a Keys Trust School) in Shinfield.

- **£163,409** for the new Primary School in Matthewsgreen (St Cecilia's C of E Primary School). The school opened to students in January 2023. For the 2024-2025 school year, the school added a reception and nursery class to its previous offering of year 3,4 and 5.

- **£82,672** S106 funds were used to support the development of the design and other supporting materials for the submission of a planning application for a proposed 210 place (plus nursery and with SEND provision) primary school in Spencers Wood.

4.8. Highways & Transport

During 2024-2025, over **£4.4m** of S106 funding was spent on the provision of new infrastructure to manage impacts on the highways. This included improvements to active travel and green infrastructure as well as works to facilitate travel by vehicle.

- **£2,952,210** of developer contributions were spent on a public realm enhancement scheme for the California Crossroads to make the Finchampstead village centre a safer and more appealing space for pedestrians and shoppers. The improvements centred on creating safer ways for non-motorised users to move in and around the zone and included cosmetic enhancements. Pedestrian prioritisation interventions included additional crossing points and right-angle crossing points which are often preferred for those with impaired vision. Traffic mitigation measures, such as the use of non-traditional road markings to make drivers more conscious of their surroundings and raised tables, were employed as part of an overall approach to lowering speeds in the area to below 20 MPH. Car parking at the parade was reorientated and widened to enable a better flow for safety. Aesthetic enhancements included totems co-designed with the local primary schools, bollards, planting and new streetlights.

- **£356,042** was spent on My Journey, the Council run travel plan, in 2024-2025. Over the course of the year 36,314 residents were engaged at events and activities. In addition to using developer funding, funding from DEFRA and GWR has been utilised to support additional initiatives.

The Council's My Journey Team have taken on some big projects over the course of the year running the most successful and largest Beat the Street to date with 14,034 residents participating, increasing the participation levels in the borough wide Love to Ride platform to just under 3000 residents and 131 businesses. Modeshift STARS, the schools travel planning and active travel platform, worked intensively with 20 schools and Theatre in Education road safety shows were seen by 8,545 children. Multiple large online marketing campaigns have been run promoting Active Swaps, SWR and Bus campaigns as well as directly targeting new residents of SDLs with personal travel welcome packs for all new households and doorstep personal travel planning sessions.

Dr Bike was booked at 46 events, including sessions based within each of the SDL areas with 337 bikes serviced as well as the holding of bike maintenance workshops teaching residents how to fix common issues themselves. A range of further active and sustainable transport initiatives were supported with projects such as Balance Bike Club for 2-4 years old, Learn to Ride for children aged 5+, Adult cycle training and Woky Wheels for all, a bike programme aimed at anyone with mobility or balance issues and the Bikeathon, an annual charity bike ride with over 520 residents participating.

The first Woman's only run club was started, which was so successful that this is being expanded to include a Couch to 5k project in an additional area and are looking at creating a family run club.

- **£200,800** was spent on Implementation of a number of small pedestrian improvement infrastructure, including tactile crossing installation, bus stop improvement works and an updated pedestrian link between Basingstoke Road and Star Rise/Coronation Road developments.

- **£251,969** was spent on Arborfield Commonfield Lane Improvements. The scheme provided grasscrete passing bays to allow vehicles to pass on Commonfield lane. These passing bays provide a safe place for users to pull over and allow traffic in the other direction to pass. Previously the verge would be used to allow two vehicles to pass, this caused damage to vehicles as the verge was not designed to be driven on.

- **£ 104,010** was spent on Beechwood Avenue. The scheme provided a widened footpath at the Howth Drive end of Beechwood Avenue to make walking to the school and leisure centre easier for residents.

- **£42,673** was spent on Hilltop Road Area Walking & Cycling Improvements construction in 2024-2025. This pedestrian improvement scheme included installation of new porous walkways following existing trodden desire lines, creating formal access links from new development with Somerton Gardens and Dennose Close.

£476,947 was spent on local bus services for 2024-2025 on Wokingham Town Services, Leopard 3, Route 600 and 151/151A. This included providing an affordable, sustainable alternative way to travel for all, including care leavers, and for those in less connected and rural areas.

The Council has worked with local bus operators to extend the use the concessionary bus pass to 24hrs a day, 7 days a week for those with disabilities.

The Council continues to work in partnership with local bus operators to deliver the schemes and measures identified as part of its Bus Service Improvement Plan (BSIP), which was published in July 2024.

4.9. Community Facilities

In 2024-2025 **£66,227** S106 funding was spent on community facilities to enhance social engagement, advance non-school based education and employment opportunities.

- **£25,487** S106 funds were pooled with a contribution from Twyford Parish Council to fund furniture for the new library in Twyford. This furniture creates a community space to offer opportunity for residents to relax and read, study, browse resources and access services. It created a specially designed children's library which includes nook seating and storage. Layout and style were designed with flexibility in mind, with furniture which can be moved around to help accommodate different events and activities as people use the space. Colours and materials were chosen to create a welcoming and calming space, reflecting feedback the council received from user groups about creating inclusive spaces when designing new libraries in the borough.

- A further **£20,740** of libraries S106 funds was used to support the additional sundry furniture and for new books for the new library at Carnival Hub in Wokingham and Lower Earley Library. This has improved the environment, and the choice for residents using the library.

- **£20,000** was spent in 2024-2025 funding a Community Engagement Officer covering the Arborfield area. This funding was part of S106 contributions required to be paid by the developers of Arborfield Garrison and Hogwood Farm developments. Some highlights of the work the Community Engagement Officer include: -

- A recruitment event with Sainsbury's for the new Sainsbury's store opening in Arborfield Green - 130+ residents attended across the afternoon.
- Tackling Anti-Social Behaviour - convened a working group of local partners; held informal conversations with pupils to understand what facilities or activities they feel are missing locally; followed by trialling activity sessions with discounted or free entry for 11–16-year-olds.
- The Arborfield Newsletter has been redesigned.
- Addressing Local Poverty - mapping where residents are accessing food banks and identifying gaps in provision; working towards provision of uniform grants and holiday meal vouchers for low-income families; working with a local partner on deliver "crisis packs" for households in urgent need.
- Working collaboratively on need for a local community centre and supporting consultation and engagement on what that could look like.

4.10. Green Infrastructure

£2,260,943 was spent in 2024-2025 from the commuted sum reserve to fund the ongoing annual maintenance of the various play area and open space sites. This included -

- Open Space - £161,592 (35 sites)
- Play Area - £100,778 (26 sites)
- SANG - £1,998,573 (13 sites)

£844,025 of S106 funding was spent on play area enhancements, allotments, greenways, open spaces and biodiversity projects.

- **£3,950** S106 funds were spent on removing ash trees located at Shinfield Cemetery. The trees were showing signs of ash dieback and for health and safety reasons the decision was made to remove the trees to prevent branches falling. Removal of these trees enabled the increase in Muslim burial area providing an additional 5 burial spaces for future use.

- **£14,202** was spent in 2024-2025 on initial works for the California Country Park Lakeside Upgrade project.

  This project includes improvement works to the lakeside area include building a paved seating area, picnic areas with spaces for wheelchairs and a timber deck extending to the lake for water bird viewing, as well as planting wildflowers for bird foraging. Improvements to other areas include new surfaced footpaths to the lakeside, playground and woodland picnic areas; creating a flowering lawn and new plantings; and turning the existing historic well building into a visitor information point.

  Works are being completed in phases to reduce any disruption to visitors. The project is being jointly funded by the Council and Finchampstead Parish Council with contributions from both Barkham Parish Council and Winnersh Parish Council.

- **£104,128** was used on Cantley Destination Play Area. Additional works were required to address flooding issues.

- **£2,002** was spent on Open Space at Sandford Farm for the provision of an informal fruit tree area and ancillary furniture.

- Over **£53,000** was used towards finishing the Non-SDL Play Area project, providing upgrades to various play areas –

- Warrens Croft play area in Shinfield was upgraded to include a new all-weather section, a new path (yellow), a youth seating pod, bike rack, toddler play den with 4 play panels with sheltered seating and a spinner.

- Rainbow Park Public Open Space in Winnersh was upgraded with a refreshed surface, new gates, new games panel, a netball post and hopscotch. The new unit is dark green making it almost invisible, it is 4m high, adding extra protection from wayward balls for the properties behind, this was a specific request from 2 households.

- There was a request to add an inclusive swing to Jersey Drive play area in Winnersh. Rather than remove a swing seat and replace it with an inclusive one, an additional extra frame with a Tango seat (parent and child) was added. This site is aimed at the “up to 8” age range.

- **£76,620** of S106 funds were spent in 2024-2025 on biodiversity improvements including: -

- Planting Phragmites Australis, commonly known as Norfolk or common reed, along the edges of Charvil Country Parks two main lakes. These reeds will create an excellent habitat for various wildlife, including bitterns, a bird species that thrives in wet reedbeds and feeds at the water's edge where fish are abundant. Besides, dragonflies, damselflies, beetles, water fleas, shrimps, and water spiders will find a home among the reeds. Reedbeds are not only great for wildlife but also help improve water quality of the lakes by cleaning, filtering and purifying the water.

- Installation of a swift tower located on Black Swan Island. This location was ideal as it is known for swifts around the site each summer feeding on insects over the lakes. The Tower on the end of the island gave great views for the swifts to see and plenty of open space around to ensure they can hunt easily. The tower is 8m tall because the swifts when leaving the boxes need to have 5m of clear space below the box to begin their flying. The swift tower had a caller built into it so for a few hours at the start and end of each day this encourages swifts in the area to investigate this new nesting site.

- Highwood Heathland Restoration. This project consisted of 200 tonnes of topsoil / organic matter being scraped off the heathland compartment taking it back to sandy soil to encourage the heather to re-establish.

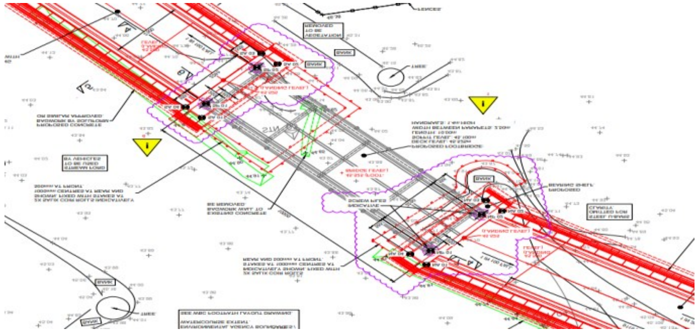
- Upgraded Barn Owl Nesting Boxes. This project saw the replacement of 14 old and deteriorating boxes, originally installed 20 years ago, with new and improved versions. An additional 8 nesting boxes have also been installed in newly identified suitable habitats. The nesting boxes, built by the WCP, are mostly pole-mounted with a large inner compartment for the Barn Owls themselves, as well as a separate attic above, which can be used by nesting Kestrels. Since Barn Owls are a protected species, the existing nest boxes were carefully replaced with the assistance of Stuart Croft, an experienced surveyor and accredited agent, with the appropriate Schedule 1 species licence from Natural England.

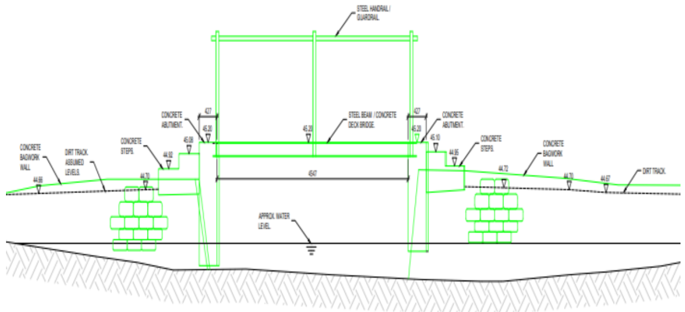
- A further **£23,772** was spent on biodiversity enhancements at Ashenbury Park in 2024-2025 continuing the tree planting and wildflower seeding which is a scheme that commenced in 2024 as part of a pilot initiative to make the site more welcoming to wildlife by improving and enriching its natural habitats, a concept known as Biodiversity Net Gain (BNG). In April 2024, 4.8ha of new wildflower meadows were seeded.

- **£148,559** was spent on Hazebrouck SANG Footpath in 2024-2025. The improvement project that enhanced approximately 1,000 meters of footpath linking the new Hogwood Farm Development to the scenic Hazebrouck Meadows Country Park. This upgrade was undertaken to the improve accessibility and usability of the footpath network, ensuring that it caters to both residents, school children cycling to school and visitors to the country park.

  The project involved the widening of existing country paths, transforming them from narrow and often muddy trails into more useable, firm pathways that allow for easier two-way pedestrian traffic and accommodate a variety of users, including cyclists. The paths were upgraded with a granite-based aggregate, providing a durable and aesthetically pleasing surface.

- **£87,574** of S106 funds were used on design works for Coles Lane Bridge which forms part of Greenway Route B located within Arborfield and Newland Parish.





- **£16,150** of funds were spent on Shinfield Footpath 20 resurfacing. Works included ditch clearance to support with rainwater run-off, installation of path edging, filled potholes and unbonded surfaces, widened existing path by 1m in total, resurfaced with type 1 limestone and compact. A surface tilt was added to ensure any water flows down into the cleared ditch.

Over **£74,000** was spent in 2024-2025 on allotment improvements within the borough. Some of the key highlights are;

- **£23,000** S106 funds were used on Twyford allotments in partnership with the Council. Improvements to the site included drainage works to redirect the stream and improvements to the composting toilet.

- **£16,876** was spent on Wokingham town centre allotments. Various improvements to Gipsy Lane, Latimer Road, Ifold Crescent and Mulberry Grove allotments including access improvements, signage enhancement, waterless toilet and soil improvements

- **£21,538** went towards a partnership project with Finchampstead Parish Council on allotment improvements. The project saw resurfacing and perimeter fencing erected, a composting structure, communal shed and solar installation

- **£9,800** of S106 funds were spent on Arborfield Parish Council allotments solar installation. The first ever allotment facility for Arborfield Parish Council has now opened and was built as part of the Arborfield Strategic Development and delivered by Crest Nicholson. There are 36 allotment plots in varying sizes. The site has; dedicated parking, communal composting bays, manure depot and woodchip store, traditional orchard and hazel copse, solar electricity to power tools, communal lawnmower and heat water, communal picnic area with tables, individual tool sheds and off grid long drop composting toilet.

4.11. Employment Skills

£53,000 of section 106 contributions were spent on skills and employment activities in 2024-2025.

Below is a summary of activities that have been undertaken "to support employment, training, apprenticeships and other appropriate initiatives to support employment opportunities in the borough of Wokingham".

The Skills and Employment project team support developers to deliver employment and skills plans (ESP). Based on the value of the build we ask developers to deliver against the following targets:

- Community Skills
- Apprenticeships
- Local Jobs

In 2024-2025 we supported 5 developers to achieve the following for Wokingham residents:

- 28 Community Skills
- 26 New Jobs
- 7 New Apprenticeship start

We have also negotiated employment and skills plans including large scale developments such as the relocation of the Natural History Museum Archives. Collective targets negotiated for future years are as follows:

- 43 Community Skills
- 26 New Apprenticeship starts
- 25 New Jobs for residents

It is important to note that whilst these outcomes have been secured on future developments, start dates are currently unknown and some may not start to build for several years.

We have been developing our relationship with Shinfield Studios through our occupational phase plan. This plan encourages the studio and their team to engage with local organisations and develops opportunities for skills and employment for our residents. Below are example projects:

Educational presentations for schools and colleges in the borough

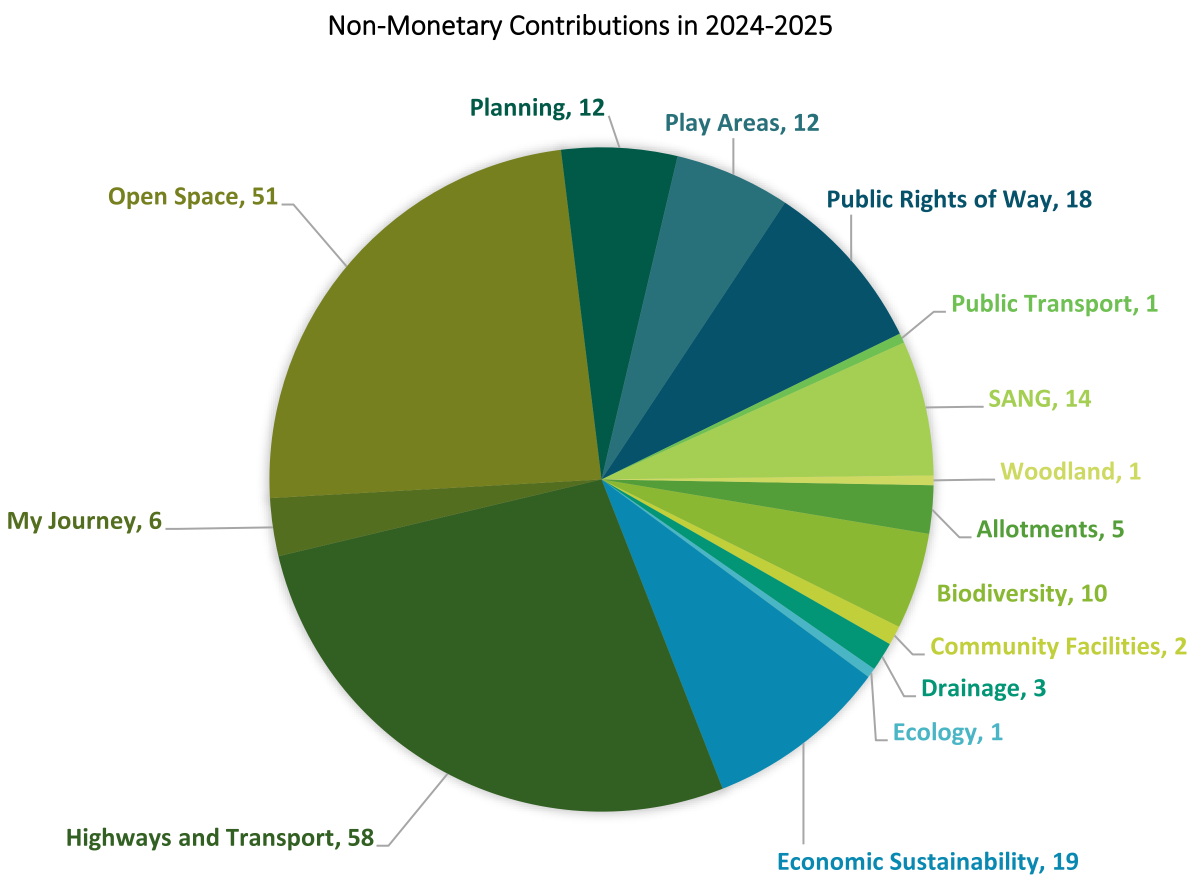
All primary and secondary schools were invited to attend a tour of the studios and took part in educational talks in the summer 2024, due to the success a second event was arranged for the autumn term and extended to some voluntary groups who wanted to learn more about the opportunities available for young people in the sector.

Skills Bootcamp

The studios have delivered two successful Skills Bootcamps led by Resources Productions (Film and TV and Camera Lighting and Grip Skills) this allowed residents to develop their commercial and cultural knowledge to learn about careers in the industry.

4.12. 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, open spaces and play areas which might be adopted by the Council, or they can be social infrastructure such as the provision of training programs, sustainable travel plans and employment opportunities.



Section 278 and Section 38 Report

A Section 278 agreement (or S278) is a section of the Highways Act 1980[20] 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 permission.

The construction of new housing developments may involve works on existing highway for example accesses into the site. It could further involve works on public highways 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 adoption[21].

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.

A Section 38 Agreement (or S38) is very similar to a S278 agreement except that it concerns new, internal roads for example a cul-de-sac inside the development.

[20] Highways Act 1980 (legislation.gov.uk)
[21] For more information, please see Highways development advice (wokingham.gov.uk)

5.1. Completed S278 Works in 2024-2025

S278 works are deemed to be adoptable at the point where a final certificate has been signed and issued, after the last inspection prior to the end of a minimum yearlong maintenance period.

No S278 works were adopted in 2024-2025

5.2. Completed S38 Works in 2024-2025

£3,950,354 of S38 works were adopted in 2024-2025. S38 works are deemed to be adoptable at the point where a final certificate has been signed and issued after the last inspection, prior to the end of a minimum yearlong maintenance period. The bond value is the value of the works at point the S38 agreements were signed.

Completed S38 works in 2024-2025

Planning Application	Planning Approval Date	Site Address	Description of Works	Developer	Bond Value
O/2013/1221	08/07/2015	Beech Hill Road, Spencers Wood	Internal Development Roads	Bellway	£300,493
O/2014/2242	02/04/2015	Matthewsgreen NDR	Spine Road (NDR)	Bovis	£2,761,310
152649	17/03/2016	Bell Foundry Lane	Internal Development Roads	Berkely Homes	£566,551
161839	28/10/2016	Valley Nurseries, Hurst (combined S38/S278)	Residential road off existing highway	Hicks	£105,000
162219	30/08/2017	The Hawthorns, Park Lane (combined S38/S278)	Residential road off existing highway	Hicks	£217,000
					£3,950,354

5.3. Signed S278 and S38 Agreements in 2024-2025

A Section 278 Agreement is signed by the developer and the Council relating to large road construction projects. The agreement states the developer will build the road and that after a “maintenance” period of at least one year, the Council will adopt it once the Council is assured that it is of a sufficient standard.

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

Signed S278 and S38 agreements in 2024-2025

Planning Application	Planning Approval Date	Site Address	Description of Works	Developer	Bond Value	Type
O/2014/2242	02/04/2015	Matthewsgreen Farm, Phase 5	Internal Development Roads	Bovis Homes	£1,596,592	S38
O/2010/1432	22/10/2012	Shinfield West Consortium Part 5	Internal Development Roads	Consortium (Bloor/Bovis/Linden)	£739,150	S38
O/2014/2179	01/04/2021	Hogwood Farm Parcel 7	Internal Development Roads	David Wilson Homes	£664,599	S38
APP/X0360/W/22/3295631	13/12/2022	240 Nine Mile Ride, Finchampstead, Wokingham RG40 3QD	Site access and junction improvement works for S38 development (26 No houses + internal roads + parking)	Elivia Homes Central	£24,000	S278
APP/X0360/W/22/3306963	22/12/2023	Headley Road East Phase 2	Access and footway improvements to a light industrial site.	Goya Developments	£61,000	S278
232995	05/09/2024	Cutbush Lane, East Road	Shinfield NHM Access Road	University of Reading	£1,087,045	S278
					£4,172,385	

Affordable Housing Delivered By Developers

In 2024-2025, developers completed and handed over 181 units of affordable housing through S106 agreements. This housing was in various locations throughout the borough. 86 new homes were delivered within the Arborfield strategic development while 23 homes were delivered in Shinfield parish in addition to 46 homes in Barkham parish. Below are some examples of housing that has been delivered.

Planned Expenditure

The S106 balance, which includes S106 funds received and allocated but not yet spent equals **£94,445,825.** The table 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.

Planned expenditure and remaining S106 to be allocated

Service Area	Planned Expenditure	Remaining to be allocated
Affordable Housing	£42,817,282	£0.00
Community Facilities	£2,711,495	£0.00
Commuted Sums	£16,403,266	£0.00
Education	£7,496,273	£0.00
Employment Skills	£382,187	£0.00
Green Infrastructure	£1,431,091	£0.00
Health	£1,189,360	£0.00
Highways and Transport	£19,198,044	£2,061
Leisure	£2,816,828	£0.00
Total:	**£94,445,825**	**£2,061**

S106 funding must be spent in accordance with the terms specified within the legal agreement. In many instances this will include limitations on the period within which the S106 contribution must be spent or the geographical area. 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.

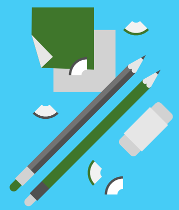
The level and timing of CIL funding will depend on the nature and scale of the development, the number of implemented planning permissions, build-out rates, and the phasing of development etc.

Approximately **£73.9 million** of future CIL receipts is forecasted to be received through applications with planning permission and the sites allocated within the adopted Core Strategy, of which Hogwood (Arborfield SDL) and South Wokingham SDL comprise the majority. However, the timescale and amount of future CIL receipts is highly dependent on various factors, including but not limited to the proactiveness of developers in securing planning permissions and commencing on site, the scale of affordable housing levels on larger sites, the scale of self-build exemptions, and the amount of windfall development coming forward. The number of Town and Parish Councils with made/adopted Neighbourhood Development Plans will influence how any CIL receipt is distributed between organisations.

7.1. Future Infrastructure Projects

The Council intends to fund the planned infrastructure listed below, either wholly or partly, from CIL and/or S106 over the next financial year and beyond[22].

Education:



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

Leisure & Community Facilities:

- Sports provision to serve North and South SDLs

Highways & Transport:

- Wokingham Borough Cycle Network
- A4 Bus Priority
- Major Highway Infrastructure (Distributor & Strategic Roads)
- Local Bus Services
- Cycleway and Footpath Improvements

Green Infrastructure:

- Greenways
- Biodiversity Enhancements
- Loddon Long Distance Path Project
- California Lakeside Upgrade

Housing:

- Gorse Ride Regeneration Project
- Adult Social Care Accommodation Transformation
- Care Leaver Supported Accommodation Programme
- Emm Brook Meadows
- Wellington Road

Health:

- Facilitation of better health for residents of new development

[22] https://wokingham.moderngov.co.uk/documents/s77253/Medium%20Term%20Financial%20Plan%202025-2028.pdf

Conclusion

The 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 of improved infrastructure. This includes the provision of new affordable homes, community facilities and environmental improvements which all contribute towards the creation of quality placemaking.

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