

Wokingham Borough Council Infrastructure Funding Statement

Community Infrastructure Levy and Section 106



**WOKINGHAM
BOROUGH COUNCIL**

1st April 2023 to 31st March 2024

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Member Foreword:

The 2023/2024 fiscal year saw numerous projects funded by developer contributions, which assisted the borough towards its climate change, mobility, and sustainability goals. The council invested heavily in green infrastructure to support its sustainability and BNG goals. Investments in cycling programs and public transportation were areas of focus as the council continues to facilitate car free ways of transportation around the borough.

This report, the Infrastructure Funding Statement (IFS), highlights how the council spent monetary and non-monetary developer contributions in the 2023-2024. 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 Section 106 and Community Infrastructure Levy (CIL) money is spent by developers and the council.

Larger transportation improvements in the borough include Winnersh Triangle Park and Ride, which had a successful Saturday trial from November 2023 to August 2024 and now operates 6 days a week using the 500-bus service, encouraging more sustainable modes of transport for a wide range of users. Smaller improvements included multiple public realm schemes to encourage pedestrian usage and various foot and cycle path upgrades.

Affordable and accessible housing was a priority in 23/24. S106 agreements created and then handed over 205 affordable housing units to registered providers. Over £9 million was invested in redeveloping Gorse Ride, enabling the construction of sustainable, accessible and affordable homes for all. The council spent over £2 million purchasing additional affordable housing units. These dwellings will initially be used to house people with agreed refugee status and those experiencing homelessness. After a set period, they will be transferred into the council's general stock of affordable housing to be retained in perpetuity.

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.



[Councillor Stephen Conway](#)
[Leader of the Council and Executive](#)
[Member for Housing, Partnerships and](#)
[the Local Plan](#)



[Councillor Imogen Shepherd-Dubey,](#)
[Executive Member for Finance and](#)
[Government](#)

1. Introduction

Wokingham Borough Council has been required to publish an annual Infrastructure Funding Statement (IFS) for the previous financial year since December 2020¹. 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 2023– 31 March 2024.

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

1.1. Community Infrastructure Levy Defined

The Community Infrastructure Levy (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

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

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 2023/24

In 2023/24, over **£35.9 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 2023/24, as well as planned expenditure for the next financial year (2024/25).

2.1. CIL Headlines

In the last financial year, over **£15.7 million** of CIL receipts were received. This is an increase from 2022/23 where £9.9 million of CIL receipts were collected.

Table 1: CIL Headlines in 2023/24

CIL invoiced (set out in Demand Notices ³) in 2023/24	£10,593,196
CIL receipts received in 2023/24 ⁴	£15,705,230
CIL receipts that CIL regulations 59E and 59F applied to in 2023/24	£0.00 ⁵
CIL expenditure in 2023/24	£12,577,290 ⁶
CIL retained at end of 2023/24	£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 £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 £12,577,290 which was used to reimburse expenditure already incurred on infrastructure.

2.2. S106 Headlines

Over **£20.1 million** was received in S106 contributions in 2023/24, this represents a decrease from the last financial year, which brought in £24.9 million in 2022/23. Over **£21.6 million** of S106 contributions were spent in 2023/24 on the projects listed further in this report.

Table 2: S106 Monetary Contributions Headlines in 2023/24

S106 money to be provided through planning obligations agreed in 2023/24	£4,210,244
S106 money received ⁷ through planning obligations in 2023/24	£20,198,800
S106 money, received through planning obligations, spent in 2023/24 ⁸	£21,688,427
S106 money, received through planning obligations, retained at the end of 2023/24 ⁹	£83,140,550
S106 money, received through planning obligations retained at the end of 2023/24 as “commuted sums” for longer term maintenance	£19,046,991

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 £5,070,252 in 2023/24.

⁹ Includes S106 money retained from previous years.

Table 3: S106 Non-Monetary Contributions Headlines in 2023/24

Number of affordable housing units ¹⁰ to be provided through planning obligations agreed in 2023/24		223 units
Number of affordable housing units which were provided through planning obligations in 2023/24		205 units
Number of school places for pupils to be provided through planning obligations agreed in 2023/24		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 2023/24		0 places
	Primary Schools	0
	Secondary Schools	0
	Other	0

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

3. Community Infrastructure Levy Report

The total amount from Liability Notices (liable floorspace after any relief that has been granted) within 2023/24 is **£10,593,196**. The total value from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations is **£63,908** and the total value of the late payment interest accrued is **£50,971**.

The amount of CIL collected prior to 2023/24 totals **£65,716,969**. 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 (2015/16 – 2022/23)

Type	Received	Unallocated
Cash	£65,716,969	£0.00
Land Payment	£0.00	£0.00
Total:	£65,716,969	£0.00

3.1. Wokingham Borough CIL Income in 2023/24

In 2023/24, the council collected **£15,705,230** of CIL, a 58% increase from 2022/23. The largest amount of CIL received in the borough came from the five developments listed below, collectively comprising 83% of CIL income in 2023/24 (Figure 4).

Figure 1: Largest CIL sites in monetary value



Figure 2: Chart of CIL income in 2023/24 by site

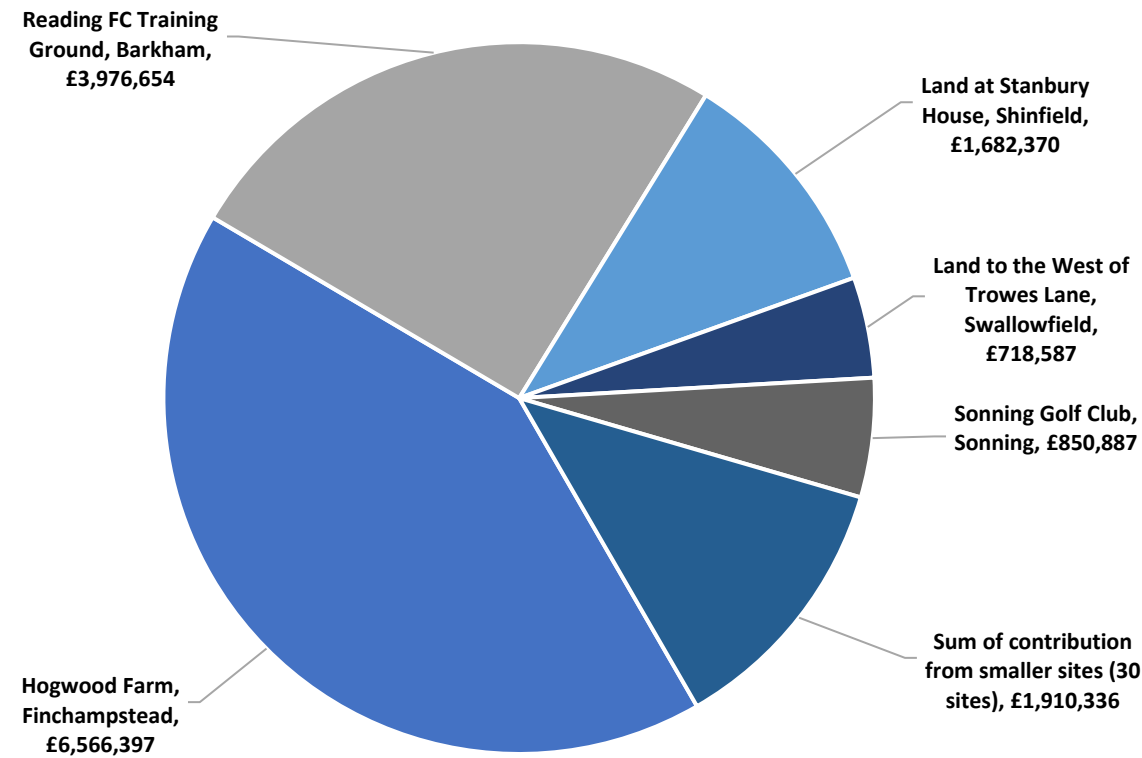
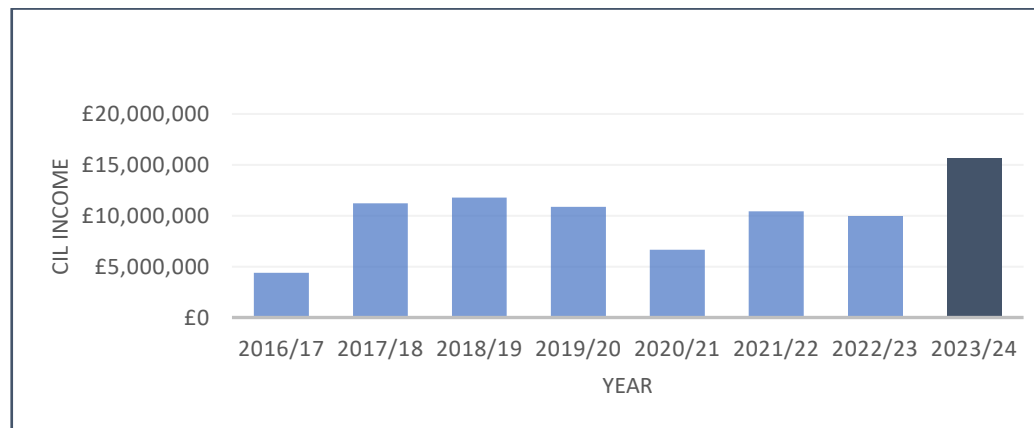


Table 5: Annual CIL income since 2016/17

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
Total:	£81,422,199

Figure 3: Chart of Annual CIL income since 2016/17



¹¹ 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 2023/24

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 2023/24

Type	Allocated in 23/24	Spent in 23/24	Remaining in 23/24
Administration CIL	£356,790	£356,790	£0,00
Neighbourhood CIL	£2,632,692	£182,321	£2,450,372
CIL Land Payments	£0,00	£0,00	£0,00
Strategic CIL Spend	£12,577,290	£12,577,290	£0,00
Total:	£15,566,772	£13,116,401	£2,450,372

3.2. Wokingham Borough Strategic CIL Expenditure in 2023/24

In 2023/24, the majority of strategic CIL money, **£8,500,135**, was used to reimburse expenditure for the **North Wokingham Distributor Road**. The year's strategic CIL spend is outlined below.

Table 7: Total annual Strategic CIL spent in 2023/24

Project	23/24 CIL Spent
North Wokingham Distributor Road	£8,500,135
Winnersh Relief Road Phase 2	£1,820,590
St Crispin's (Secondary) School – temporary Accommodation (during expansion)	£1,101,795
Winnersh Triangle Parkway	£1,026,914
Lower Earley Way Dualling	£104,005
Addington School Expansion	£23,851
Total	£12,577,290

North Wokingham Distributor Road¹²

The North Wokingham Distributor Road was constructed by Balfour Beatty, in association with Wokingham Borough Council. It runs between A329 near Coppid Beech and A329 at Winnersh. The Council delivered approximately 2.5km of new carriageway, including the west of Old Forest Road, Toutley Road and Ashridge Farm sections of the distributor road. These sections were accompanied by new and improved bridges and foot/cycleways. Flood alleviation work formed a significant element of each project, improving both the Emmbrook and Ashridge stream, assisting the reduction and ongoing risk of flooding to residents, and removing several properties from direct flood risk. The scheme also incorporated ecology works including the relocation of several 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.

Winnersh Relief Road Phase 2



The Winnersh relief road opened to traffic in September of 2021. It was delivered by Balfour Beatty in partnership with Wokingham Borough Council. Phase two links the new west of Old Forest Road to the Winnersh Relief Road phase 1 (Hatch Farm Way) with a roundabout on Reading Road. £1,820,590 was spent in 2023/2024 on repaying forward funding.

Figure 4: Winnersh Relief Road

¹² <https://www.wokingham.co.uk/old-forest-road-wokingham-north-wokingham-distributor-road-section-opens/>

St Crispin's (Secondary) School – temporary accommodation



Figure 5: St. Crispin's School Expansion. Credit: EWA Architects.

£1,101,795 of CIL was spent enhancing and expanding St Crispin's secondary school to accommodate the population bulge that is expected to move through secondary schools. The funds covered an expanded dining hall. It also encompassed a new entrance and canopy to accommodate the larger student cohort. A sixth form centre with 8 new classrooms was also created.

Winnersh Triangle Parkway Park and Ride



Figure 6: Winnersh Park and Ride Benching

The Winnersh Triangle Parkway, more commonly known as Winnersh Triangle Park & ride, used £1,026,914 of CIL funds to redevelop the space with numerous sustainability and accessibility upgrades. This project is part of the council's wider scheme to go carbon neutral by 2030. From inception, the design incorporated accessible features to ensure sustainable travel was accessible to all. A lift provides step-free access from the ground floor to the upper floors. An upgraded public realm focused on people, social interactions and pedestrians replaced an old design that prioritised vehicular circulation. Upgraded landscape design, feature lighting, accessible bus shelters, covered waiting areas and occasional seating was created to ensure people had comfortable spaces to meet, interact and rest. Sustainable improvements include 35 new EV charging stations, a new green space around the station, frequent bus service into Reading and pedestrian and cycle links to the surrounding residential areas to decrease individual car journeys and move people into alternative modes of transportation. On the southeastern corner of the site a new open space with grass was created, while on the western side the Tress were incorporated into the new seating area.

Lower Earley Way Dualling

This road widening project opened four months ahead of schedule and used £104,005 of CIL funds. The Winnersh Relief Road (WRR) road works will accommodate the traffic brought on by development. A new footway was added to the eastern side of the road and existing footpaths and cycleways were realigned for safety.



Figure 7: Lower Earley Way Dualling

Addington School Expansion

£23,851 was used towards the £4.4 million expansion of the Special Education Needs school, which enlarged the school's capacity to over 250 children. New enhancements included a sensory path, a café, four additional classrooms for vocational use, a breakout area. And the expansion of a sixth form building.

Figure 8: Addington School Sixth Form building



Credit: Wokingham Schools: <https://www.addington.wokingham.sch.uk/gallery/gallery-sixth-form-opening-221020>

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 2023/24 was **£2,632,692**. The total CIL expenditure by Town and Parish Councils in 2023/24 was **£1,253,810**.

Neighbourhood plans are formal planning documents that local communities can prepare to guide the future development of their areas¹³. 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.

¹³ See here for further information; www.wokingham.gov.uk/planning-policy/planning-policy-information/neighbourhood-planning/

Table 8: CIL passed to Parish Councils for 2023/24 as Neighbourhood CIL

Parish	Designation Date ¹⁴	Key milestones – 31 st March 2024	Amount
Arborfield & Newland	July 2014	Made (April 2020)	£0,00
Barkham ¹⁵	July 2014	Made (April 2020)	£1,010,700
Charvil	September 2020		£0,00
Earley	N/A	N/A	£0.00
Finchampstead	March 2019	Made Sept 2023	£1,080,223
Hurst	April 2018		£0,00
Remenham	July 2013		£0,00
Ruscombe	January 2018	Made January 2024	£19,538
Shinfield	November 2012	Made (February 2017)	£176,217
Sonning	October 2019		£121,609
Swallowfield	February 2023		£51,542
Twyford	August 2018	Made July 2023	£0,00
Wargrave	N/A	N/A	£0,00
Winnersh	N/A	N/A	£35,312
Wokingham	N/A	N/A	£126,344
Wokingham Without	August 2018		£0,00
Woodley	N/A		£11,208
Total:			£2,632,692

¹⁴ 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.

¹⁵ Arborfield & Newland and Barkham Parish Councils prepared a joint Neighbourhood Plan covering both parishes.

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 £12.5 million of CIL funding to Town and Parish Councils for local neighbourhood projects. (Table 8).

Table 9: 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
2023/24	£2,632,692
Total:	£12,543,074

3.3.1. CIL Administration

Up to 5% of CIL receipts can be retained annually to cover administration costs (as per the CIL Regulation 61, as amended¹⁶). In 2023/24, **£356,790** 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 2.3% of the total CIL collected within the reported year.

¹⁶ [Regulation 61: The Community Infrastructure Levy \(Amendment\) Regulations 2014](#)

4. Section 106 Report

4.1. Section 106 Update: 2023/24

Wokingham Borough Council's adopted 'Core Strategy'¹⁷ (2010 – 2026) works with the 'Managing Development Delivery' (MDD)¹⁸ plan (2014 – 2026) to define Wokingham's priorities on planning obligations when negotiating planning applications. Affordable housing and infrastructure improvements are given the highest priority, with other priorities such as preserving the Thames Basin Heath Special Protection Area (TBH SPA), flood risks mitigation, and the provision of education and healthcare facilities emphasised.

The [Infrastructure Delivery and Contributions Supplementary Planning Document \(SPD\)](#) supplements the adopted Core Strategy with the range and nature of financial and non-financial planning obligations that developers in the borough must deliver depending on the development type. The borough's four Strategic Development Locations (SDLs), which will eventually deliver a combined total of over 10,000 dwellings, each adopted its own individual SPDs¹⁹ to address its specific requirements²⁰.

The Council's current local plans - the Core Strategy and MDD - guide development to 2026, so work is well underway to prepare the Local Plan Update, which will supersede both these earlier local plans. The Local Plan Update: Proposed Submission Plan (2023-40) was approved by full council on the 19th of September 2024, with responses invited for a 6 week period. Subsequently, the local plan and supporting evidence will be submitted to the Secretary of State for independent examination. If the plan is legally compliant and 'sound' it will be adopted by the Council. The new Local Plan will provide all residents with greater certainty as to where and when development and improvements to infrastructure will occur.

¹⁷ [WBC Core Strategy \(2006-2026\)](#)

¹⁸ [WBC Managing Development Delivery \(2014 – 2026\)](#)

¹⁹ [Adopted Supplementary Planning Documents \(wokingham.gov.uk\)](#)

²⁰ [Overview of Major Developments \(wokingham.gov.uk\)](#)

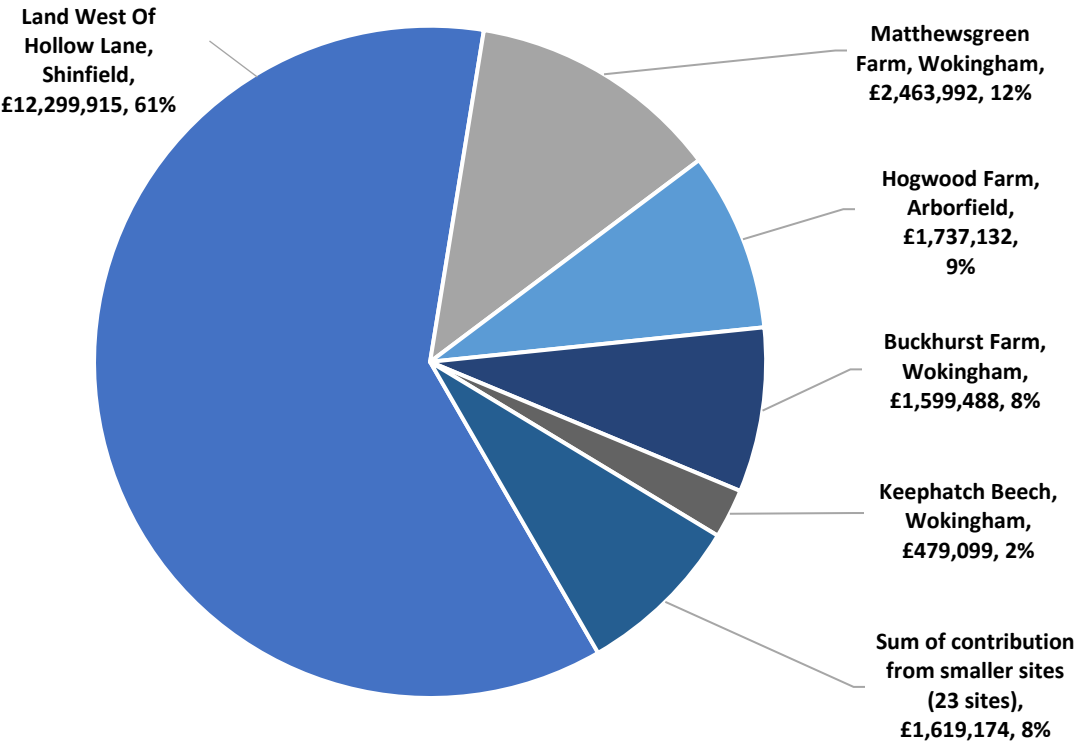
4.2. Wokingham Borough S106 Income in 2023/24

In 2023/24, a total of **£20,198,800** was received in S106 contributions, representing a 19% decrease from the last financial year £24,939,477. The S106 income for 2023/24 was secured from sites across the borough. The sites which contributed the most S106 income are the Strategic Development Locations (SDLs) listed below, alongside a chart of the distribution of contributions (Figure 6).

Figure 9: List S106 income in 2023/24, by site

Land West of Hollow Lane, South of Church Lane, Hyde End Road, Shinfield
£12,299,915
Land At Matthewsgreen Farm, Matthewsgreen Road, Wokingham
£2,463,992
Hogwood Farm, Sheerlands Road, Finchampstead
£1,737,132
Buckhurst Farm (Montague Park), London Road, Wokingham
£1,599,488
Keephatch Beech, Land To (Rear/North Of 398), London Road
£479,099

Figure 10: Chart of S106 income in 2023/24, by site

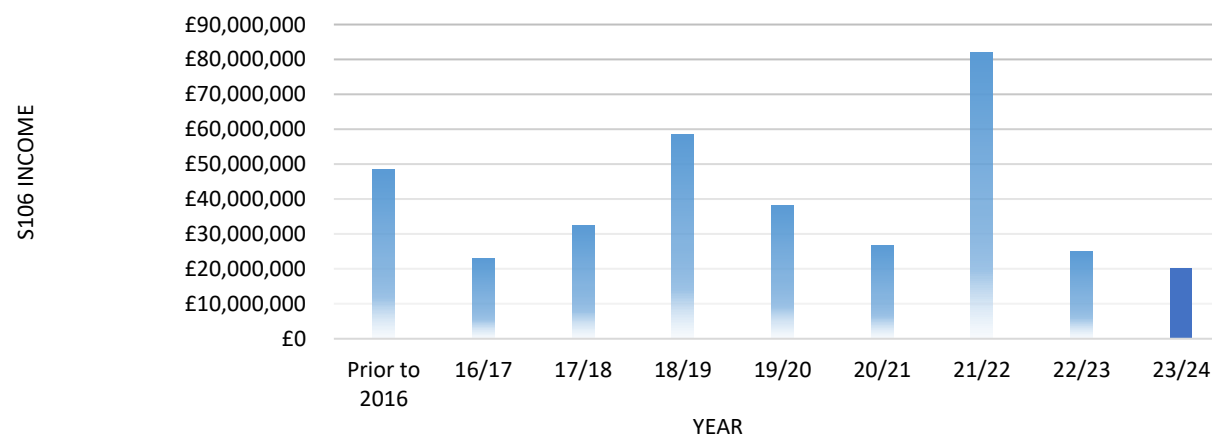


The total amount of money to be provided under any planning obligations which were entered into within 2023/24 is **£4,210,244**. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.

Table 10: 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
2023/24	£20,198,800
Total:	£354,676,422

Figure 11: Annual S106 income since and prior to 2016

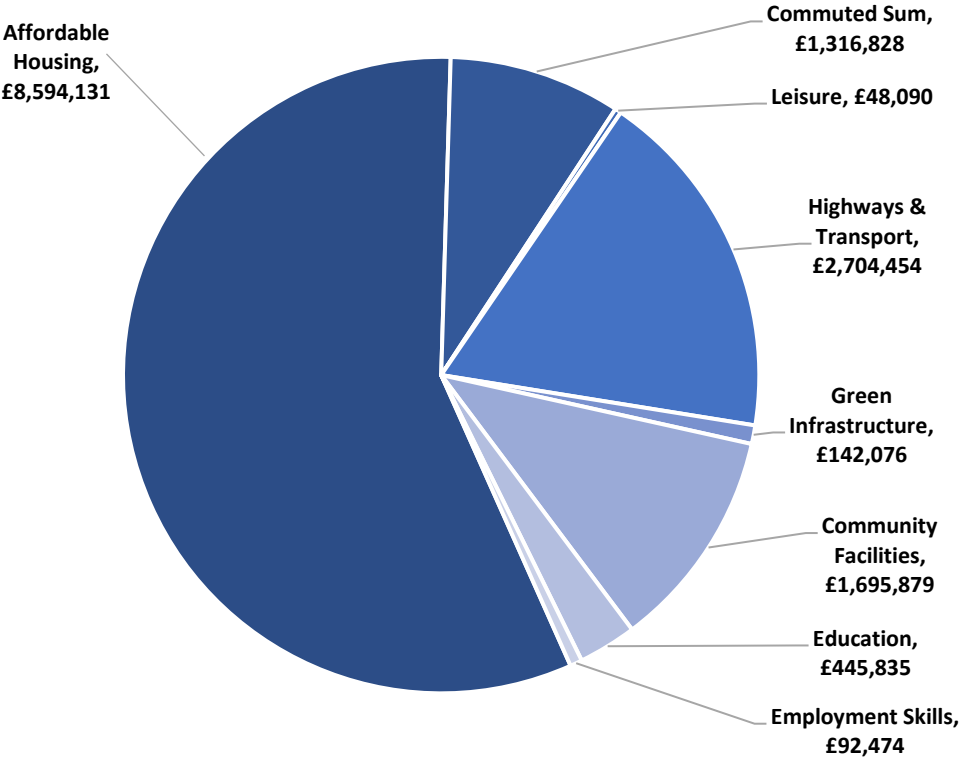


4.3. Unspent Allocated Monies

Total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure. Monies collected are generally spent in sequential order so that monies received earliest are spent first, to ensure they do not expire.

Table 11a & 11b: Monies allocated but not spent during 23/24

Service Area	Amount
Affordable Housing	£8,594,131
Commuted Sum	£1,316,828
Leisure	£48,090
Highways & Transport	£2,704,454
Green Infrastructure	£142,076
Community Facilities	£1,695,879
Education	£445,835
Employment Skills	£92,474
Grand Total	£15,039,766



4.4 Repayment of Borrowing

Within 2023/24, the Council was able to use a proportion of the annual S106 income to repay over £5 million of S106 borrowing from previous financial years.

Project	Amount	
New Secondary School in South West - Bohunt	£4,277,123	Education
Matthews Green School/Community Centre (St. Cecilia CofE Primary School)	£101,068	Education
Wheatfield Primary School	£7,311	Education
Bulmershe Leisure Centre Redevelopment	£14,267	Leisure
Town Centre Regeneration – Carnival Pool	£40,227	Leisure
Arborfield Leisure Facilities	£593	Leisure
Greenways	£18,427	Green Infrastructure
California Country Park, Car Park	£18,361	Green Infrastructure
Winnersh Triangle Parkway	£407,708	Highways and Transport
North Wokingham Distributor Road	£176,266	Highways and Transport
Station Link Road Wokingham	£6,906	Highways and Transport
SLR Post Completion Legal Processes	£1,995	Highways and Transport
Total	£5,070,252	

Table 12: Repayment of Borrowing 23/24

4.5. Wokingham Borough S106 Expenditure in 2023/24

Expenditure of Section 106 funds in 2023/24 amounted to a total of **£21,688,427**, which was either spent or transferred to committed projects. The main S106 expenditure projects focus on delivering sustainable and accessible homes for all. Over £9 million was spent on the Gorse Ride Redevelopment project. About £4.5 million was spent on education ensuring that the growth in borough was accompanied by relevant, essential community infrastructure. Other notable expenditures included £2.6 million on highway improvement and traffic calming schemes and £2.1 million on Green Infrastructure projects to support the Council’s goal of going to net zero by 2030.

Major Expenditure Projects:

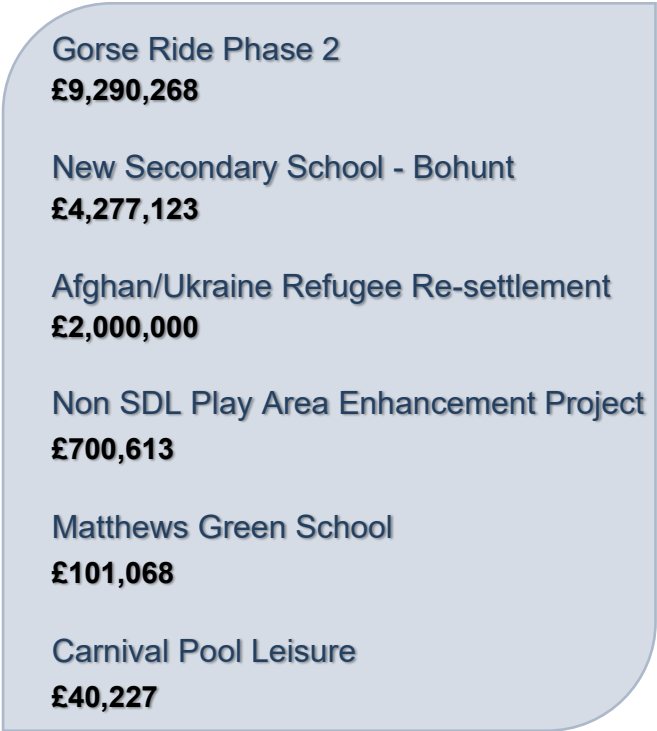


Figure 12: Major S106 spend. Data includes the repayment of borrowing from section 4.4.

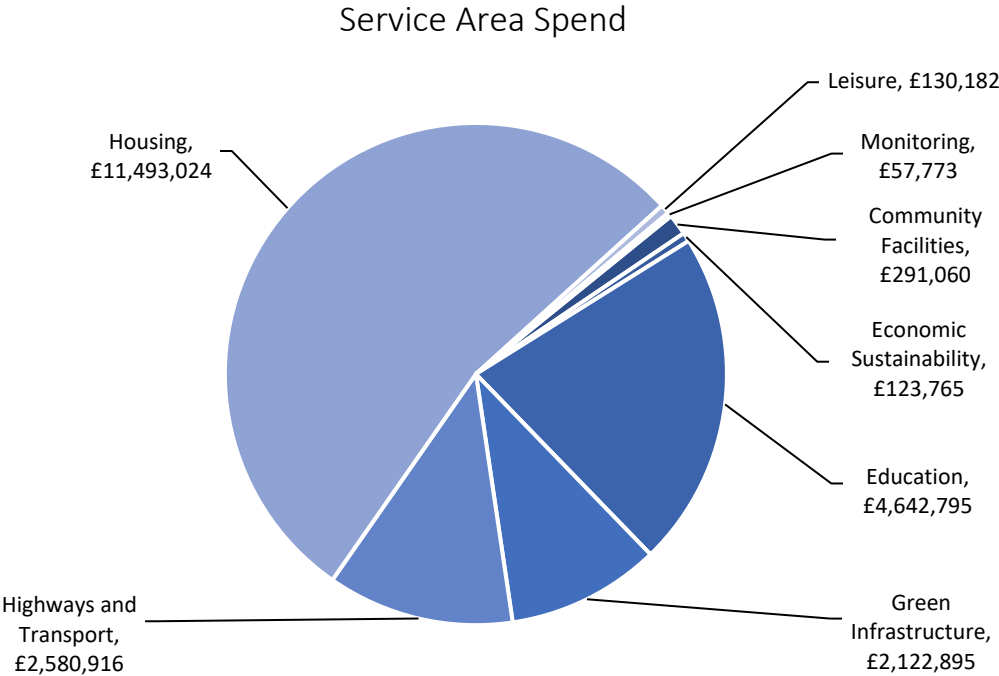


Figure 13: S106 spend in 2023/24, by service area.

*Table 13: Annual S106 expenditure in 2023/24, by service area**

Service Area	Expenditure
Community Facilities	£291,060
Education	£4,642,795
Green Infrastructure	£2,368,913
Highways & Transport	£2,580,916
Housing	£11,493,024
Leisure	£130,182
Monitoring	£57,773
Economic Sustainability	£123,765
Total	£21,688,427

**Figures are inclusive of £5,070,252 in repayment of borrowed S106.*

4.5.1. Housing

Maximising affordable housing delivery was a key priority for the Council in 23/24. 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.

4.5.1.1 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, which 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 £9,290,268 of S106 funds on the project in the last fiscal year, with partner Wates contracted for the build-out. 16 homes on the newly named Primrose Crescent are complete, with examples below. Work is still progressing on 29 further houses and the blocks of flats, now named Firs Court and Dart Court.



Figure 14: Example of the new housing on Primrose Crescent in the redeveloped Gorse Ride Community.



Figure 15: Construction progress on Phase 2a. Primrose Crescent is the street to the far west, with Firs Court and Dart Court shown on the eastern side, nearing completion.

4.5.1.2 Strategic Housing

Wokingham Borough Council (WBC) received a grant funding award of £3.1 million to purchase houses for Ukraine and Afghan refugees from the government's Housing Support Fund. WBC added £2,000,000 of affordable housing contributions to the government grant under the [Ukrainian/Afghan Refugee Resettlement Government Grant Allocation](#) programme, which was resolved by the council in March 2023. These combined monies enabled the Council to purchase 17 household properties ranging from two to four bedrooms. Whilst the properties are to be initially used by the Ukraine and Afghan cohorts, they will be retained by the Council for use as affordable housing in perpetuity²¹.



Figure 16: Example of Afghan Refugee Housing

£150,000 was spent on the Single Homelessness Accommodation Programme (SHAP) in conjunction with a £359,408 Government grant and Housing Revenue Account (HRA) borrowing. The monies were used to purchase four one-beds flats for those requiring accommodation and support. So far, that project has had 100% tenancy success rate. The properties will be retained by the Council as affordable housing in perpetuity. Government funding was only available to purchase homes for those aged 18-25 at risk of homelessness. However, once the initial three-year tenancies for the specified cohort have ended, other groups will benefit from the additional affordable housing stock.



Figure 17: Example of a SHAP accommodation

²¹ <https://mywokingham.co.uk/wokingham-council/grant-supports-go-ahead-to-increase-housing-stock-to-support-refugees/>

4.5.2. Education

During 2023/24, we spent a total a total of £4,642,795 of S106 funds on education, £4.28m of which was on repaying Bohunt School. £257,293 was spent on the provision of new education facilities to meet the needs of the residents of the borough. These projects include:

- **£188,569** for the new Primary School in Matthewsgreen (St Cecilia's C of E Primary School). This was in addition to £101,000 of repaid borrowing. The school opened to students in January 2023. For the 24/25 school year, the school added a reception and nursery class to its previous offering of year 3,4 and 5.



*Figure 18: The new reception class
at St. Cecilia's*

- **£61,661** on IT, Furniture, Fixtures, and Equipment Alder Grove Primary (Formerly Shinfield West Primary).
- **£7,063** on IT, Furniture, Fixtures, and Equipment for the Arborfield Primary School at Farley Hill.

4.5.3. Highways & Transport

During 2023/24, over **£2.5m** of S106 funding was spent on the provision of new highway infrastructure to meet the growing demand for new highways, active travel and green infrastructure stemming from the increased housing supplied by the development sites.

4.5.3.1 Highways

- **£691,401** of developer funds 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.



Figure 19: California Crossing Improvement works

- **£422,663** was spent on My Journey in 23/24. My Journey supported a variety of bike projects, such as the Balance Bike Clubs for 2-4 year olds, Learn to Ride for children ages 5+, Adult Cycle training for beginners and Woky Wheels for All, a bike programme for anyone with mobility or balance issues. Other borough wide activities include Dr Bike Events, this ensures all bikes are roadworthy. In total, My Journey held 98 events, which focused on air quality bikeability and road safety.

My Journey engaged with 132 business throughout the borough to promote the use of active travel through the promotion of free bike maintenance and bike checks. Electric cargo bikes are offered on a free trial basis.

The My Journey team have engaged the Better Points app to help users track their journey and give those users rewards, such as vouchers or charity donations. My Journey engages with 27 local schools in Modeshift STARTS to support cycling, walking and other form of active travel to school.



Figure 20: WBC Bikeathon

- **£67,033** was spent on Basingstoke Road: Pedestrian and transport infrastructure improvement works, including, but not limited to, footpath improvements and widening, kerb replacement, bus stop improvements, installing tactile paving at pedestrian crossings, and traffic signal replacement to reflect the speed limit change.

Figure 21: Basingstoke Road pedestrian improvements



- **£66,531** was spent on Sibley Hall. The scheme involved the construction of a shared footpath/ cycle way within a Council owned area located between Sibley Park Road and Clevedon Drive. The project formalised a route used by pedestrians with the construction of a shared path which links into two existing footbridges, facilitating access between Sibley Park Road/Collins Drive and Dennose Close/Clevedon Drive. The Capital Schemes Team developed the design in-house. Julian Paving was awarded the contract following an open tender route to achieve the best value for money and appropriate quality. The path was built using sustainable, durable, recycled, permeable materials to prevent an increase in the flood risk. The works involved vegetation clearance and drainage improvements. Construction completed in February 2024.



Figure 22: Sibley Hall pedestrian improvements

- **£ 51,800** was spent on design work and public engagement surveys for A327 Cycleway project, which will be implemented in the next few years.
- **£2,040** was spent on Hilltop Road Area Walking & Cycling Improvements construction in 2023/2024. This pedestrian improvement scheme realigned the junction to provide a safer crossing area for pedestrian and linked it to the existing signalised crossing further east on the road. A dropped kerb and tactile paving were installed for easy and accessible access.



Figure 23: Hilltop Road Improvements

4.5.3.2 Public Transport

S106 funding was used to support several significant public transportation initiatives in the borough helping to shift residents and visitors to more sustainable modes of transportation.

£405,120 was spent on local bus services for 23/24 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 area. The Council worked with local bus operators to invest in new ticketing technology, provide additional journeys and invest in a new fleet. In July 2024, the Council published its Bus Improvement Plan, which focuses on creating an affordable and accessible network for all.



Figure 24: Leopard bus service

4.5.4. Community Facilities

Around **£291K** 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:

- **£167,048** was spent on the continuing refurbishment of the Grade II-listed Old Polehampton Boys School building, which is the new home of the relocated Twyford Library. WBC signed a 99-year low rent lease to reuse the old building. Work was undertaken to make the new site fit for purpose including the creation of an extension, an accessible entrance, underfloor heating and all new electrics and plumbing. The new library opened to much fanfare in June 2024. It has a special children's area as well as space for events and activities.
- **£86,751** was used to support the relocation of the Wokingham library and other improvements.



Figure 25: Final construction stage Twyford Library

4.5.5. Green Infrastructure

Over **£2.1m** of S106 funding was spent on the provision of green infrastructure within the borough. £700K went to fund non-SDL play area enhancements. The rest of the funds went to new parks, park maintenance, tree maintenance for Tree Protection Orders, allotments, greenways, cycle ways and other projects.

4.5.5.1 Play Areas

- Around £100K of the £700K non-SDL play area funds was used on an upgrade programme for the play areas at **Ashenbury Park**



Figure 26: Ashenbury Park Toddler

Both the toddler and junior play areas at Ashenbury Park in Woodley were modernised with new equipment and landscape improvements. This large but underused site needed a replacement. Drainage was an issue causing the site to flood often. The bark pit was sunk, meaning the edges were neither inclusive nor accessible. The larger child provision was one multi-play area which was about 20 years old and some swings. There was a trim trail with sections missing and some worn/tired units remaining. Anti-Social Behaviour was a growing issue as it was used by so few members of the public. The Council added drainage, removed the bark pit, added a new path extension allowed for improved access and seating on hard standing bases. The children's play area was levelled and surfaced to allow all users access. The new all-weather surfaces allow year-round access. Additional equipment was added for older children. The park was themed with the overall plans for Ashenbury Park, which is concurrently undergoing a trail initiative to turn the park into a flower meadow and substantially increase tree planting.

4.5.5.2 Biodiversity Enhancements

- £35K was spent on biodiversity enhancements at Ashenbury Park



Figure 27: Tree Planting at Ashenbury Park

As part of the Council's Climate Emergency Action Plan and ongoing commitment to carry out tree planting initiatives across the borough, Ashenbury Park, Woodley, was identified as a location suitable for woodland creation and biodiversity enhancement opportunities. The project was approved by the Council's decision-making executive in March 2023 and, if successful, could lead to further enhancements at other green spaces across Wokingham Borough. Due to the historical use of the site, in 2023 officers carried out survey work to understand the suitability of the site for tree planting and grassland enhancements. As part of this work, a biodiversity baseline, soil analysis and landscape zoning surveys were carried out at Ashenbury park to guide Officers on what areas were suitable for intervention. Following the survey work, tree planting (1.8 hectares) and wildflower seeding (4.7 hectares) was implemented on site in March 2024, with additional planting taking place in April. This scheme is 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).

4.5.5.3 Pedestrian and Cycle Network Upgrades

- In 23/24 Pedestrian and Cycle routes benefited from **£27K** of the £175 allocated to upgrades

The Footpath Network Upgrade is a successful **£175K** infrastructure improvement project that enhanced approximately 1,000 meters of footpath linking the new Hogwood Development to the scenic Hazebrouck Meadows Country Park. This upgrade was undertaken to 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. **£26,679** was spent in 23/24 with the remainder spend in the 24/25 financial year.

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.

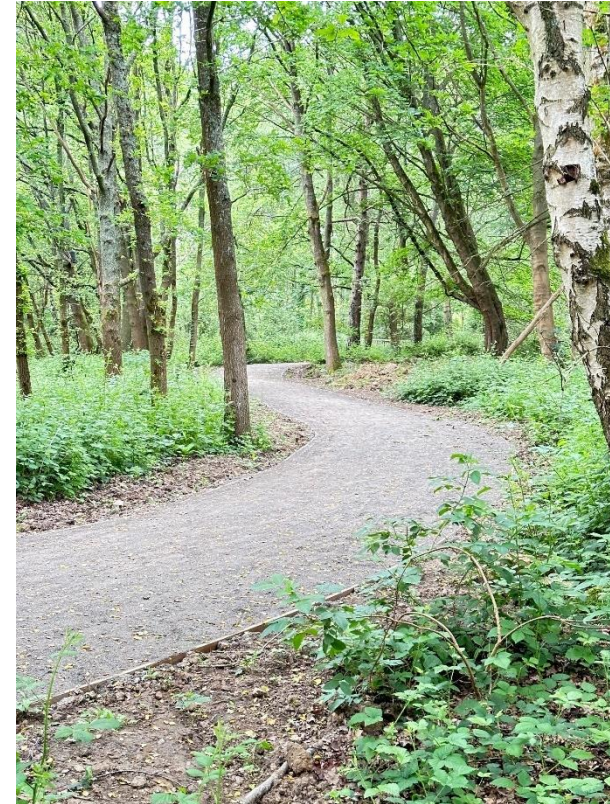


Figure 28: Hazebrouck Meadows Footpath Upgrade

4.5.5.4 Allotments

Around **£117,000** was spent on allotments. Some highlights of the 23/24 allotment spend is below:

- **£36K** was spent for Twyford allotments in partnership with Parish Council. The monies were also spent on an off-grid solar system for the provision of sustainable energy which cost £10k. Other improvements to the site included a composting toilet, fencing and vehicle works. These allotments were in a previously unused site and are now usable and sustainable.



Figure 29: Sheds at Orchard Rise



Figure 30: Empire Sheds. Binfield Town Centre

- **£51k** was spent on Wokingham town centre allotments which includes Mulberry Grove, Ifould Crescent, Ormonde Road, Latimer Road, Binfield Road and Penny Row allotments. These monies went to purchase a lawn mower, sheds and install solar power to make the allotments more sustainable. £10K went to solar

- **22k** was spent on solar panels for Winnersh allotments. The panels are connected to the sockets inside the sheds. This new, sustainable and welcome addition will allow tenants to be able to boil a kettle and charge power tools on site.

Figure 31: Solar Panels at Winnersh Allotments



4.5.6. Employment Skills

The Skills and Employment project team spent **£123,765** of section 106 contributions in 23/24.



Figure 33: Community Skills

The team worked with 7 of the major developers to achieve:

- 30 Community Skills
- 11 New Jobs
- 1 New Apprenticeship start



Figure 32: Woodley Job Fair

The team negotiated 13 agreements requiring a total of:

- 58 Community Skills
- 23 Local jobs
- 22 Apprenticeships



Employment skills are activities that developers undertake to support skill development locally. Examples from the 23/24 fiscal year include site tours, work experience placements and career talks in schools.

Two successful job fairs were delivered in Wokingham Town Centre and Woodley, in September 2023 and January 2024, respectively. The fairs gave residents access to local jobs, advice and guidance on finding work. The Wokingham fair was supported by 17 local employers and 8 employment support partners while the Woodley fair was supported by 14 employers and a range of support organisations. Each was well attended with over 200 residents present and each fair secured at least one job offer as a result.

Figure 34: Wokingham Town Centre Job Fair

4.7. 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 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.

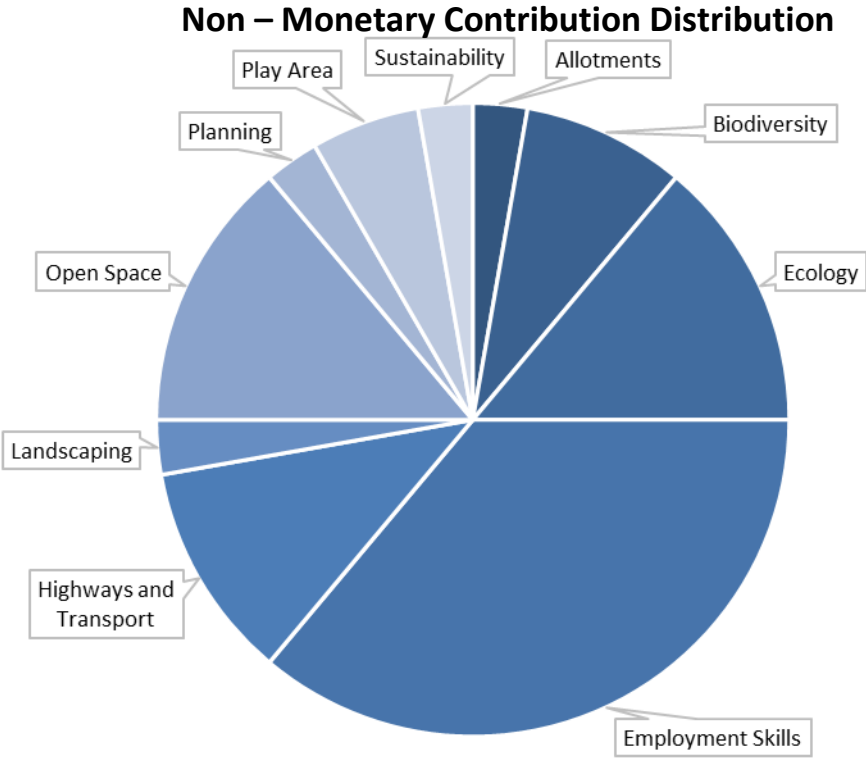


Figure 35: Non – Monetary Contribution Distribution

5. Section S278 and S38 Report

A Section 278 agreement (or S278) is a section of the Highways Act 1980²² 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. It could 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 adoption²³.

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.

²² [Highways Act 1980 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/1980/42/section/278)

²³ For more information, please see [Highways development advice \(wokingham.gov.uk\)](https://www.wokingham.gov.uk/highways-development-advice)

5.1. Completed S278 Works in 2023/24

£1,709,750 of S278 works were adopted in 2023/2024. 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.

Table 14: S278 Works Adopted in 2023-24

Planning Application	Planning Approval Date	Site Address	Description of Works	Developer	Bond Value ²⁴
O/2010/1712	18/12/2012	Buckhurst Park London Road including Cycleway/Footway	4 New Accesses (Signalised Junction, Secondary Junction, 2 Cul-de-Sacs); Street Lighting/Furniture & Cycleway/Footway	David Wilson Homes	£846,500
O/2011/0699	02/07/2012	Kentwood Farm Keephatch Roundabout (Phase 2/Southern)	New Roundabout	Crest Nicholson	£253,250
O/2012/0155	06/03/2013	Woodlands Avenue Phase 1	New Development Access & Footway Cycleway	CALA	£250,000
F/2011/1629	08/05/2012	Sandford Farm	Roundabout Junction Site Access	Taylor Wimpey	£240,000
O/2014/2179 183511	09/01/2017	Hogwood Farm, Finchampstead, Phase 1 - Emergency Access	New Access	Legal & General Homes	£40,000
APP/X0360/W/18/3204133	28/02/2019	Parklands, East of Basingstoke Road	Pedestrian Crossing	Taylor Wimpey West London	£80,000
Total:					£1,709,750

²⁴ Value of the works at point the S278 agreements were signed

➤ Buckhurst Park London Road including Cycleway/Footway

David Wilson Homes created four new accesses into the site consisting of a Signalised Junction, Secondary Junction, and two Cul-de-Sacs. The S278 works also encompassed street lighting, furniture, a cycleway and a footway.



Figure 36: Buckhurst Park Signalised Junction



➤ Kentwood Roundabout

A new roundabout and entrance into the Kentwood development of roughly 200 homes was carried out by Crest Nicholson. The Council adopted the roundabout in 23/24 after a maintenance period.

Figure 37: Kentwood Roundabout

➤ Woodlands Avenue Phase 1

Cala built a new road to allow access to the Woodlands Avenue development of over 500 homes, a retail shop and care facilities. Alongside the road, Cala build a footway and cycleway. The road completed its period of maintenance and was able to be adopted by the Council in 23/24.



Figure 38: Woodlands Avenue new access road

➤ Sandford Farm

Taylor Wimpey built a new roundabout and entrance into the Sandford Farm development. The development hosts a community centre, offices, and shops. It has 468 housing units along with a 150-unit retirement community. The road was adopted by the Council in 23/24 after completing its maintenance period.



Figure 39: Sandford Farm Roundabout



➤ Parklands Pedestrian Crossing

Taylor Wimpey built a new pedestrian crossing in Parklands, East of Basingstoke Road. The crossing, at the entrance to Three Mile Cross, has a signalised pedestrian crossing, a dropped kerb and accessibility features for the visually impaired.

Figure 40: Parklands Pedestrian Crossing

5.2. Completed S38 Works in 2023/24

£2,662,250 of S38 works were adopted in 2023/2024. 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.

Table 15: S38 Works Adopted in 2023-24

Planning Application	Planning Approval Date	Site Address	Description of Works	Developer	Bond Value
O/2011/2628 RM/2013/1232	15/02/2012 30/12/2013	Sibley Hall, Redhatch Drive	Internal Development Roads	PERSIMMON	£335,000
F/2014/1561	16/03/2016	Hatch Ride, Crowthorne (Old Wokingham Road)	Internal Development Roads	BEWLEY	£495,000
O/2013/0346 162829	22/07/2014 10/03/2017	Land North of Church Lane	Internal Development Roads	TAYLOR WIMPEY (WEST LONDON)	£1,232,250
182059 182159 163609	14/02/2019 09/11/2018 06/07/2017	Land South of Cutbush Lane (British Museum)	Combined S38/S278 for new access road	BRITISH MUSEUM c/o EQUALS CONSULTING	£600,000
					2,662,250

5.2.1 Signed S278 and S38 Agreements in 2023/24

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. In 2023/24, there were no S278s or S38s signed.

6. Affordable Housing Delivered By Developers

In the 23/24 fiscal year, developers completed and handed over 205 units of affordable housing through S106 agreements. This housing was located all over the borough, from Shinfield West to Matthews Green Farm to Finchwood Park and Arborfield. Cala delivered 40 homes at Finchampstead while 37 homes were delivered in Ashridge. Below are some examples of housing that was built in 23/24



Figure 41: Finchwood Park. Delivered by Legal and General.

Figure 42: Ashridge Farm. Delivered by Barratt David Wilson Homes.



Figure 43: Shinfield West. Delivered by Bovis.



Figure 44: Shinfield West Terraces. Delivered by Bovis.



Figure 45: Arborfield Flats. Delivered by Crest Nicholson.



Figure 46: Cutbush Lane Homes. Delivered by Bellway.

7. Planned Expenditure

The S106 balance, which includes S106 funds received and allocated but not yet spent equals **£102,187,541**. The chart below provides a breakdown of the current S106 balance across each service area, combining both planned expenditure and funds that remain available to be allocated to a specific project (Table 13, Figure 22).

Table 16: Planned S106 Expenditure and Commuted Sums

Service Area	Planned Expenditure	Remaining to be allocated
Affordable Housing	£41,874,248	£0.00
Community Facilities	£2,666,695	£0.00
Commuted Sums	£19,046,991	£0.00
Education	£8,696,629	£0.00
Employment Skills	£366,229	£0.00
Green Infrastructure	£1,880,393	£0.00
Health	£1,189,360	£0.00
Highways and Transport	£23,258,197	£2,061
Leisure	£3,208,799	£0.00
Total:	£102,187,541	£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.

Approximately **£90 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, windfall sites and the number of parishes with adopted neighbourhood plans.

7.1. Future Infrastructure Projects

We intend to fund the planned infrastructure listed below, either wholly or partly, from CIL and S106 over the next financial year and beyond²⁵.

Education:

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



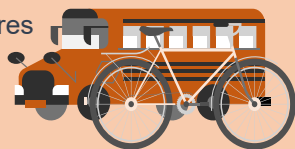
Leisure & Community Facilities:

- Wokingham Library Relocation & Improvements
- Sports provision to serve North and South SDLs



Highways & Transport:

- Basingstoke Road Traffic Calming Measures
- California Crossroads
- Wokingham Borough Cycle Network
- Beechwood Avenue Footway/Cycleway
- Major Highway Infrastructure (Distributor & Strategic Roads)
- Local Bus Services
- Cycleway and Footpath Improvements



Green Infrastructure:

- Greenways
- Borough-wide Non-SDL Play Area Enhancements
- Biodiversity Net Gain Enhancements
- Loddon Long Distance Path Project Hazebrouck SANG Footpath
- California Lakeside Upgrade



Housing:

- Gorse Ride Regeneration Project
- Adult Social Care Accommodation Transformation
- GRT Additional Pitches
- Care Leaver Supported Accommodation Programme
- Emm Brook Meadows



Health:

- Facilitation of better health for residents of new development



²⁵ <https://www.wokingham.gov.uk/sites/wokingham/files/2023-08/Medium%20Term%20Financial%20Plan%202023-24.pdf>

8. 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 create excellent places to live, work and play and 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