
West Berkshire Council Annual Infrastructure Funding Statement

for Community Infrastructure Levy and Section 106

Reporting Period:
From 01 April 2022 to 31 March 2023

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West Berkshire
C O U N C I L

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1. Introduction

- 1.1 In order to accommodate new development within its area, West Berkshire District Council seeks developer contributions in order to fund new infrastructure.
- 1.2 West Berkshire seeks developer contributions through the Community Infrastructure Levy (CIL), which is a flat-rate charge per square metre on certain forms of new development¹.
- 1.3 Additionally, where development directly leads to a particular infrastructure requirement, West Berkshire District Council may secure funding for further specific infrastructure improvements through Section 106 agreements (s106).
- 1.4 This report has been provided in accordance with regulation 121A and schedule 2 of the CIL regulations 2010 (as amended). It sets out information on the monetary and non-monetary contributions sought and received from developers to provide infrastructure to support the development of West Berkshire.
- 1.5 The period covered by this report is the financial year 1 April 2022 – 31 March 2023.

¹ See the [West Berkshire CIL Charging Schedule](#) (Adopted March 2014) for more details on the forms of development that are charged, and the charges per square metre.

2. Community Infrastructure Levy (CIL)

- 2.1 The West Berkshire Community Infrastructure Levy (CIL) was implemented on 1 April 2015. It becomes due for payment on commencement of development. West Berkshire District Council operates an instalment policy for amounts greater than £15,000².
- 2.2 When CIL becomes due in connection with a development, West Berkshire District Council issues a CIL demand notice which sets out the amount of CIL payable, and the instalments that apply.
- 2.3 Because West Berkshire District Council's CIL instalment policy allows for up to two years for payment to be made (in the case of the largest CIL obligations) the CIL demand notices issues during a particular year do not equate to the amounts that are received during that same year. Additionally, developments may be altered by additional planning permissions over time, which may result in revised CIL demand notices. In these instances, only the most recently issued demand notices are included in this report.
- 2.4 Table 1 sets out the headline figures relating to CIL within West Berkshire District Council during the period 1 April 2022 – 31 March 2023.

Table 1 Key figures for CIL in West Berkshire in 2022/23

CIL invoiced (set out in Demand Notices ³) in 2022/23	£4,145,137.14
CIL receipts (funds received into West Berkshire District Council's bank account) in 2022/23	£4,642,432.05
CIL receipts paid back by Parish Councils (CIL regulation 59E) or collected in areas without Parish Councils (59F) in 2022/23	£1,404.72
CIL expenditure in 2022/23	£7,538,210.82
CIL retained at end of 2022/23	£12,335,555.02

² See the [West Berkshire CIL instalment policy](#) contained in the West Berkshire CIL Charging Schedule for full details on the instalments available. The instalments policy will not be applied in cases where development commences without a CIL commencement notice being submitted to West Berkshire District Council prior to work starting on site.

³ Includes late payment interest and any surcharges issued.

2.5 CIL regulation 59 sets out that a CIL spending authority must use its CIL receipts to fund the provision, improvement, replacement, maintenance or operation of infrastructure to support the development of its area.

2.6 Table 2 sets out details of those projects which CIL was spent on in 2022/23 to support development in the West Berkshire District Council area.

Table 2 Infrastructure funded by CIL in 2022/23

Infrastructure category	Description	Amount spent
Community	Downlands Sport Centre - replacement and expansion	£16,408.00
Community	Henwick Sports Pavilion	£46,015.14
Community	Planned maintenance of library buildings	£41,000.00
Education	i-college Alternative Education - East of Area	£1,384,353.09
Education	SEMH/ASD Resourced Provision - Secondary	£1,342,040.00
Education	Additional Places - Secondary Basic Need	£72,387.00
Environment	Thatcham Nature Discovery	£125,000.00
Environment	Open Space Improvements	£87,999.07
Environment	Thatcham Reed beds Ecological Improvements	£32,750.00
Environment	Wildflower verge treatment	£18,030.60
Environment	Faraday Road Open Spaces Project	£1,978.15
Environment	Local Safety Access Reduction	£50,000.00
Environment	Footway Improvements Existing & New	£50,000.00
Environment	Recreational Walk Rout	£120,507.14
Environment	Traffic Signal Upgrades	£134,496.03
Environment	Active Travel Infrastructure	£755,000.00
Environment	Rights Of Way Volunteer	£527.60
Environment	Imp To Pedestrian	£13,890.00
Environment	Disabled Access To City	£25,002.10
Environment	Bridleway Imp Ped	£22,390.00
Environment	Ridgeway	£25,080.00
Environment	Recreational Cycleways	£23,168.70
Environment	Future Programme Development	£100,000.00
Environment	Public Transport Infrastructure	£10,163.85
Environment	On Street Electrical Charge Point	£49,602.28
Environment	Transport Services Fleet Upgrade	£40,000.00
Environment	Community Transport	£50,000.00

Environment	Access Improvements Public Rights of way	£55,430.00
Environment	Environment Strategy - Minor Projects and Improvements	£86,233.04
Environment	Separate Food Waste	£900,000.00
Environment	Pavement to St Mary's School	£8,675.14
Environment	Southend Road Bradfield Footpath Improvements	£39,744.98
Environment	Prevention of Access Works	£20,000.00
Environment	Project Management - Environment	£100,000.00
Environment	CIL Community Infrastructure Funding Bids	£379,104.00
Total expenditure		£6,226,975.91

2.7 During 2022/23, West Berkshire District Council spent no CIL receipts on repaying money borrowed, including any interest on that borrowing.

2.8 Table 3 sets out the amount of CIL spent on administrative expenses in 2022/23, and the percentage this represents of the total CIL received in 2022/23.

Table 3 CIL receipts spent on administration

Amount of CIL receipts spent on administration	£232,121.06
Percentage of total CIL received	5%

2.9 Table 4 sets out the amounts of CIL passed to parish and town councils during the period 1 April 2022 – 31 March 2023.

Table 4 CIL transferred to parish and town councils in 2022/23

Parish or Town Council	Amount of CIL transferred
Aldermaston	£53,073.09
Basildon	£531.56
Beech Hill	£2,715.72
Beedon	£2,282.39
Beenham	£5,502.34
Bradfield	£8,041.44
Burghfield	£1,435.64
Chieveley	£3,558.59
Cold Ash	£23,212.67
Compton	£7,880.97
Enborne	£2,104.96
Great Shefford	£3,049.65
Hamstead Marshall	£6,085.88
Hermitage	£5,468.34

Parish or Town Council	Amount of CIL transferred
Holybrook	£46,608.85
Hungerford	£3,611.86
Kintbury	£19,478.78
Lambourn	£26,634.97
Newbury TC	£127,923.89
Pangbourne	£15,198.73
Purley on Thames	£27,523.64
Shaw-cum-Donnington	£127,075.78
Stratfield Mortimer	£68,889.90
Streatley	£8,541.26
Sulham	£149.51
Sulhamstead	£14,259.16
Thatcham TC	£349.43
Theale	£15,215.71
Tilehurst	£21,100.45
Wokefield	£1,791.37
Woolhampton	£24,958.46
Total amount transferred to Parish / Town Councils in 2022/23	£ 674,254.94

2.10 Table 5 sets out the amount of CIL passed to external organisations (other than parish/town councils) in 2022/23 to fund the provision, improvement, replacement, operation or maintenance of infrastructure. These funds were all released as a part of West Berkshire District Council's CIL Community Infrastructure Funding Bid programme.

Table 5 CIL transferred to external organisations in 2022/23

External organisation	Project	Funding released
Hungerford Cricket Club	Hungerford Cricket Club Nets	£15,000.00
Inkpen Memorial Playing Field Trust	Resurfacing of Inkpen Courts & Artificial Cricket Pitch	£19,840.00
Chieveley Recreational Centre	Chieveley Playground Refurbishment - complete refurbishments	£30,000.00
Kintbury Parish Council acting as Trustee of Gladstone memorial Recreation Ground	Gladstone Memorial Recreation Ground Car park Extension and Tarmac Surfacing	£20,000.00
Theale Parish Council	New Play area and Multi-use Sports Area	£100,000.00
Falkland Cricket Club	Installation of Falkland Cricket Club car park, bicycle racks and electric vehicle charging points	£52,000.00
Thatcham Memorial Foundation	Jubilee Playground - installation of playground and recreational equipment	£75,000.00
Pangbourne Valley Playgroup	Pangbourne Valley Playgroup Garden Renovation - sensory garden	£22,564.00
Turnfields Recreation Ground Charity	Creation of Sensory Community Garden	£15,000.00
Total amount passed to external organisations in 2022/23		£349,404.00

2.11 During 2022/23, no CIL was spent in an area without a Parish / Town Council (regulation 59F). Additionally, in 2022/23, West Berkshire District Council did not hold any funds paid back by Parish Councils (regulation 59E).

2.12 Table 6 sets out some headline details of the CIL receipts which were retained (not spent) on 31 March 2022.

Table 6 Summary details of CIL receipts retained on 31 March 2023

CIL receipts received before 1 April 2022 which have been allocated to projects but were not spent on 31 March 2023.	£7,693,122.97
CIL receipts received before 1 April 2022 which have not been allocated to projects by 31 March 2023.	£0
All CIL receipts collected up to and including 31 March 2023 which have been allocated to projects but were unspent on 31 March 2023.	£12,335,555.02

2.13 Table 7 sets out summary details of projects to which CIL funds were allocated at the end of 2022/23, and the amounts allocated to each project. These allocations cover the financial years 2023-24, 2024-25, 2025-26, 2026-27, 2027-28, 2028-29, 2029-30, 2030-31, 2031-32, 2032-33.

Table 7 Projects to which CIL funds have been allocated

Project	Description	Amount
Additional Places - Secondary Basic Need	Accommodation solution to secondary Basic Need in School Organisation Planning Area 12.	£1,223,570.00
SEMH/ASD Resourced Provision - Secondary	Creation of resourced provision for secondary aged pupils with SEMH/ASD to meet demand and reduce pressure on the High Needs Block.	£162,910.00
Park House - Impact of new housing	Impact at Park House school of additional pupil numbers from Racecourse and Sandford new housing developments.	£342,130.00
i-college Integration	Provision of new accommodation for iCollege Integration to address suitability and sufficiency issues.	£358,000.00
Castle Gate - increased capacity	Provision of additional bedrooms and associated support spaces to increase capacity and reduce costs of out of county provision.	£472,670.00
Downlands Sport Centre - replacement and expansion	Replacement of undersized and poor condition sports hall with suitable and sufficient facilities to meet the needs of increased numbers of pupils at the school.	£40,220.00
Falkland Primary School - Classroom Replacement	Modular building replacement to address poor condition, poor environmental performance and limited external space.	£1,431,360.00
VMS/Intelligent Traffic Signs	Replace existing and install new variable message signs.	£15,000.00
Kings Road Improvements	Environmental and Traffic Management Improvements to existing road network following completion of the Kings Road Link Road	£400,000.00
Access Improvements: Visitor Access Improvements	Delivering infrastructure improvements at sites in West Berkshire that will offer improved provision, for able bodied and for those who find access difficult and for people who rely on wheelchairs.	£554,300.00
Environment Strategy - Minor projects and improvements	To develop and deliver a range of projects that will fulfil the aims of the Environment Strategy and the Environment Delivery Plan.	£1,500,000.00
Accident Reduction Works	Road safety improvements as a result of accident investigations	£500,000.00
Footway Improvements Existing & New	Footway improvement schemes	£500,000.00

Recreational Walk Route	To improve selected pedestrian rights of way in order to increase their recreational value	£167,250.00
Active Travel Infrastructure	Developing and implementing active travel solutions for West Berkshire	£5,120,000.00
Rights Of Way Volunteer	To undertake rights of way maintenance work by the use of volunteers	£25,000.00
Improvements To Pedestrian Routes	Improve the condition of pedestrian routes	£138,900.00
Disabled Access To Countryside	Improve selected rights of way in order to increase their usability and recreational value for less able users.	£70,000.00
Bridleway Improvement for Pedestrians	To improve selected rideable and cycle able rights of way in order to increase their recreational and/or utilitarian value	£138,900.00
Ridgeway Trail	To maintain the trail at the standard required by Natural England	£130,000.00
Recreational Cycle ways	To improve selected cycle able rights of way in order to increase their recreational and/or utilitarian value.	£138,800.00
Future Programme Development	Assessment and feasibility of works to support bids for grant, S106, CIL, LDF and LTP3.	£500,000.00
School Safety Programme	Annual programme of safety improvements in the vicinity of schools.	£330,000.00
Public Transport Infrastructure	Real Time Passenger Information and other public transport infrastructure.	£500,000.00
On Street Electrical Charge Point / Decarbonising Transport	Plan and deliver infrastructure for zero emission vehicles (for example placing a requirement on local authorities to allocate 20% of their parking spaces, including on-street, to be converted to electric vehicle charge points by 2025)	£1,599,400.00
Community Transport	Funding that Community Transport providers can bid for the upkeep of their vehicles. Community Transport providers mainly tend to be voluntary organisations and this funding ensures these essential providers can continue.	£100,000.00
Open Space Improvements	Improvement of Open spaces including Pump Tracks in Goldwell & Linear Parks, improvements to footpaths in Greenham House Gardens, replacement of Snelsmore Common Storage and replacement of Litter and Dog Bins	£67,000.00
Playground Equipment	To refurbish existing children's' play areas that are now reaching the end of their recommended life span to ensure their compliance with relevant modern safety standards	£65,000.00

Infrastructure Design and Delivery	Annual Salaries for Projects Team - part funded by s.106	£1,613,238.78
CIL community infrastructure funding bids	Funding, via bidding process, for community groups to access funding that supports the IDP using CIL funds top-sliced of between £10k-£100k per scheme	£500,000.00
Pay Machine Replacement	Replacement/modernisation of the Pay on Foot Equipment	£300,000.00
The Diamond Greenham. Changing facilities improvement.	Replacement and upgrade of changing facilities	£120,000.00
Wildflower verge treatment	Treatment of additional sites (roundabouts & verges) at key locations around the district.	£50,000.00
Northcroft Leisure Centre Lido	Redevelopment of the Northcroft Lido	£2,985,000.00
Thatcham Library - New Build	Build a new and larger library in Thatcham as outlined in the council's Infrastructure Development Plan (2022-27).	£1,200,000.00
Robin Hood Roundabout & A4	Network capacity improvements at the Robinhood Roundabout in Newbury.	£1,300,000.00
A4 Faraday Road Improvements	CIL funded capacity improvements and signals upgrade at the A4/Faraday Road junction.	£320,000.00
Mortimer St John's Infant School - additional external space.	Provision of a dedicated hard surfaced area to enable delivery of PE lessons for the full statutory curriculum time each week.	£146,450.00
Thatcham Park - Early Years	Expansion of EYs accommodation to meet demand for 3 and 4 year olds and to provide nursery provision for vulnerable two year olds from the local community.	£627,470.00
Castle World of Work (WoW)	Provision of a facility to provide dedicated post-16 employment support and experience to increase percentage of school leavers gaining employment.	£580,480.00
Engaging Potential	Remodeling and extension to provide additional teaching spaces to ensure accommodation is both suitable and sufficient for the needs of the students.	£207,630.00
Expansion of Primary provision - Newbury	Provision of 1FE of additional provision to mitigate the impact of an additional 650 new homes in Newbury, spread across six different development sites. These homes are planned as part of the latest iteration of the Council's planning policy, which is not yet adopted, are included in the 2022 update of the draft Infrastructure Delivery Plan.	£6,809,020.00

SEND Strategy Infrastructure Delivery	Provision of suitable and sufficient specialist accommodation to meet the wide spectrum of local need under the new SEND Strategy.	£16,418,230.00
Theale Primary 2FTE Expansion	Provision of 0.5FE of additional provision to mitigate the impact of an additional 270 new homes in Theale, spread across three different development sites.	£2,700,890.00
School Streets Capital Investment	Project Overview: To pay for ANPR enforcement cameras, signage and physical cycling/walking infrastructure to support the School Streets programme.	£118,770.00

2.14 By 31 March 2023, no notices have been served in accordance with CIL regulation 59E required a parish or town council to repay any CIL receipts passed to them.

2.15 Table 8 sets out the details of CIL funds retained at the end of the 2022/23 financial year.

Table 8 Summary details of CIL receipts retained on 31 March 2023

CIL receipts received in 2022/23, retained at the end of 2022/23 ⁴	-£2,895,778.77
CIL receipts received prior to 1 April 2022 retained at the end of 2022/23 ⁵	£7,693,122.97
CIL receipts received in 2022/23 which CIL regulation 59E or 59F applies to which were retained at the end of 2022/23	£1,404.72
CIL receipts received prior to 1 April 2022 which CIL regulation 59E or 59F applies to which were retained at the end of 2022/23	£12,652.72

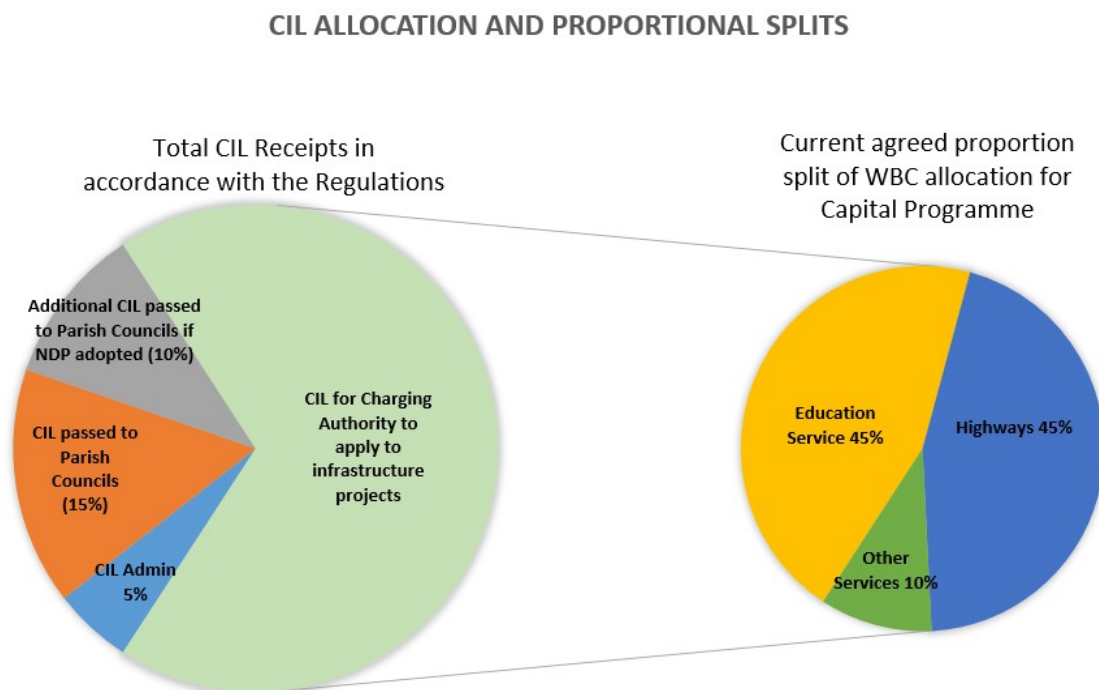
⁴ Excluding receipts to which CIL regulation 59E and 59F applies.

⁵ Excluding receipts to which CIL regulation 59E and 59F applies.

3. CIL Infrastructure List

- 3.1 This section sets out a statement of infrastructure projects, or types of infrastructure, that West Berkshire District Council intends to wholly or partly fund from CIL receipts. It relates to spending proposed for the 2022-23, 2023-24, 2024-25, 2025-26, 2026-27, 2027-28, 2028-29, 2029-30, 2030-31, 2031-32, 2032-33 financial years.
- 3.2 In line with the CIL regulations, West Berkshire District Council applies up to 5% of the CIL it receives to cover the administration of CIL. 15% of the CIL receipts are passed to Parish or Town Councils, increasing to 25% where a Neighbourhood Development Plan has been adopted. The remaining portion of CIL receipts, known as the “strategic CIL pot”, is administered directly by West Berkshire District Council and applied to infrastructure projects.
- 3.3 Currently, two Parishes in West Berkshire have an adopted Neighbourhood Development Plan:
- The Stratfield Mortimer Neighbourhood Development Plan was adopted in June 2017.
 - The Compton Neighbourhood Development Plan was adopted in February 2022.
- 3.4 West Berkshire District Council has agreed a broad allocation of the CIL receipts it manages. This is shown in figure 1 below.

Figure 1 Broad proportional allocation of CIL funds managed by WBDC



3.5 Broadly, West Berkshire District Council uses 90% of the strategic CIL pot for education and highways infrastructure improvements (split roughly equally between education and highways) with the remaining 10% of CIL receipts applied to “other” infrastructure, such as libraries, community facilities, and environmental improvements. West Berkshire District Council may also use this 10% to support external bodies in delivering infrastructure improvements.

3.6 Table 9 sets out the projects, or types of infrastructure, that West Berkshire District Council intends to wholly or partly fund from CIL.

Table 9 Infrastructure Projects proposed to be funded by CIL in 2023-33

Category	Project	Description
Community	Northcroft Leisure Centre Lido	Redevelopment of the Northcroft Lido
Community	Thatcham Library - New Build	Build a new and larger library in Thatcham as outlined in the council’s Infrastructure Development Plan (2022-27).
Education	Additional Places - Secondary Basic Need	Accommodation solution to secondary Basic Need in School Organisation Planning Area 12.
Education	SEMH/ASD Resourced Provision - Secondary	Creation of resourced provision for secondary aged pupils with SEMH/ASD to meet demand and reduce pressure on the High Needs Block.
Education	Park House - Impact of new housing	Impact at Park House school of additional pupil numbers from Racecourse and Sandford new housing developments.
Education	i-college Integration	Provision of new accommodation for iCollege Integration to address suitability and sufficiency issues.
Education	Castle Gate - increased capacity	Provision of additional bedrooms and associated support spaces to increase capacity and reduce costs of out of county provision.
Education	Downlands Sport Centre - replacement and expansion	Replacement of undersized and poor condition sports hall with suitable and sufficient facilities to meet the needs of increased numbers of pupils at the school.
Education	Falkland Primary School - Classroom Replacement	Modular building replacement to address poor condition, poor environmental performance and limited external space.
Education	Mortimer St John's Infant School - additional external space.	Provision of a dedicated hard surfaced area to enable delivery of PE lessons for the full statutory curriculum time each week.
Education	Thatcham Park - Early Years	Expansion of EYs accommodation to meet demand for 3- and 4-year-olds and to provide nursery provision for vulnerable two year olds from the local community.

Category	Project	Description
Education	Castle World of Work (WoW)	Provision of a facility to provide dedicated post-16 employment support and experience to increase percentage of school leavers gaining employment.
Education	Engaging Potential	Remodelling and extension to provide additional teaching spaces to ensure accommodation is both suitable and sufficient for the needs of the students.
Education	Expansion of Primary provision - Newbury	Provision of 1FE of additional provision to mitigate the impact of an additional 650 new homes in Newbury, spread across six different development sites. These homes are planned as part of the latest iteration of the Council's planning policy, which is not yet adopted, are included in the 2022 update of the draft Infrastructure Delivery Plan.
Education	SEND Strategy Infrastructure Delivery	Provision of suitable and sufficient specialist accommodation to meet the wide spectrum of local need under the new SEND Strategy.
Education	Theale Primary 2FTE Expansion	Provision of 0.5FE of additional provision to mitigate the impact of an additional 270 new homes in Theale, spread across three different development sites.
Environment	VMS/Intelligent Traffic Signs	Replace existing and install new variable message signs.
Environment	Kings Road Improvements	Environmental and Traffic Management Improvements to existing road network following completion of the Kings Road Link Road
Environment	Access Improvements: Visitor Access Improvements	Delivering infrastructure improvements at sites in West Berkshire that will offer improved provision, for able bodied and for those who find access difficult and for people who rely on wheelchairs.
Environment	Environment Strategy - Minor projects and improvements	To develop and deliver a range of projects that will fulfil the aims of the Environment Strategy and the Environment Delivery Plan.
Environment	Accident Reduction Works	Road safety improvements as a result of accident investigations
Environment	Footway Improvements Existing & New	Footway improvement schemes
Environment	Recreational Walk Route	To improve selected pedestrian rights of way in order to increase their recreational value
Environment	Traffic Signal Upgrades	Modernisation and capital maintenance of the Council's traffic signal assets.
Environment	Active Travel Infrastructure	Developing and implementing active travel solutions for West Berkshire

Category	Project	Description
Environment	Rights Of Way Volunteer	To undertake rights of way maintenance work by the use of volunteers
Environment	Improvements To Pedestrian Routes	Improve the condition of pedestrian routes
Environment	Disabled Access To Countryside	Improve selected rights of way in order to increase their usability and recreational value for less able users.
Environment	Bridleway Improvement for Pedestrians	To improve selected rideable and cycle able rights of way in order to increase their recreational and/or utilitarian value
Environment	Ridgeway Trail	To maintain the trail at the standard required by Natural England
Environment	Recreational Cycle ways	To improve selected cycle able rights of way in order to increase their recreational and/or utilitarian value.
Environment	Future Programme Development	Assessment and feasibility of works to support bids for grant, S106, CIL, LDF and LTP3.
Environment	School Safety Programme	Annual programme of safety improvements in the vicinity of schools.
Environment	Public Transport Infrastructure	Real Time Passenger Information and other public transport infrastructure.
Environment	On Street Electrical Charge Point / Decarbonising Transport	Plan and deliver infrastructure for zero emission vehicles (for example placing a requirement on local authorities to allocate 20% of their parking spaces, including on-street, to be converted to electric vehicle charge points by 2025)
Environment	Community Transport	Funding that Community Transport providers can bid for the upkeep of their vehicles. Community Transport providers mainly tend to be voluntary organisations and this funding ensures these essential providers can continue.
Environment	Open Space Improvements	Improvement of Open spaces including Pump Tracks in Goldwell & Linear Parks, improvements to footpaths in Greenham House Gardens, replacement of Snelsmore Common Storage and replacement of Litter and Dog Bins
Environment	Playground Equipment	To refurbish existing children's' play areas that are now reaching the end of their recommended life span to ensure their compliance with relevant modern safety standards
Environment	Infrastructure Design and Delivery	Annual Salaries for Projects Team - part funded by s.106
Environment	Pay Machine Replacement	Replacement/modernisation of the Pay on Foot Equipment
Environment	The Diamond Greenham. Changing facilities improvement.	Replacement and upgrade of changing facilities

Category	Project	Description
Environment	Wildflower verge treatment	Treatment of additional sites (roundabouts & verges) at key locations around the district.
Environment	Robin Hood Roundabout & A4	Network capacity improvements at the Robinhood Roundabout in Newbury.
Environment	A4 Faraday Road Improvements	CIL funded capacity improvements and signals upgrade at the A4/Faraday Road junction.
Environment	School Streets Capital Investment	Project Overview: To pay for ANPR enforcement cameras, signage and physical cycling/walking infrastructure to support the School Streets programme.

- 3.7 To further help to ensure that CIL funds support local communities, West Berkshire District Council has allocated £1.5m of CIL receipts to support local projects (made up of £500,000 for each of the financial years 2021-22, 2022-23, and 2023-24).
- 3.8 Bids totalling £349,404.00 were approved for projects taking place in the 2022-23 financial year, and a total of £349,404.00 was paid to community groups in 2022-23 to support local projects (see Table 5).
- 3.9 A further £500,000 is available for community groups to bid on to support local projects in the 2023-24 financial year. These funds are allocated through a bidding process, where local community groups are invited to put forward projects for potential CIL funding. Bids for CIL funding are assessed and granted based on their alignment with infrastructure priorities identified by the West Berkshire Local Plan, Infrastructure Delivery Plan, Recovery Strategy, and other applicable strategy documents.
- 3.10 Community-led projects supported to date have included the provision of new play areas and new multi-use sports areas, the creation of sensory gardens to serve local communities, the maintenance, refurbishment, and replacement of community buildings including village halls, and improvements to local ecology including wildlife habitat enhancements.

4. Section 106 agreements

- 4.1 Section 106 of the Town and Country Planning Act (1990) gives local authorities and developers the ability to enter into a binding legal agreement to mitigate the impacts of proposed development.
- 4.2 West Berkshire District Council may sometimes decide to seek developer contributions under a Section 106 agreement (s106) to make a proposed development acceptable in planning terms.
- 4.3 These agreements can include a requirement for developers to pay financial sums toward the provision of new infrastructure or the improvement of existing infrastructure within the vicinity of a development. Alternatively, s106 agreements can secure the provision of new infrastructure, such as affordable housing or public open spaces.
- 4.4 Table 10 sets out the headline figures relating to s106 within West Berkshire during the period 1 April 2022 – 31 March 2023.

Table 10 Key figures for s106 in West Berkshire in 2022/23

Total of financial obligations agreed through s106 agreements signed in 2022/23	£405,548.81
Total money received as a result of s106 agreements in 2022/23	£77,800.90
Total of s106 funds spent in 2022/23	£664,421.00
Total of unspent s106 funds retained at 31 March 2023 (excluding commuted sums for long term maintenance)	£38,763.19
Total of sums for long term maintenance unspent at 31 March 2023	£526,440.58

- 4.5 Table 11 sets out a breakdown of the infrastructure types that have been secured through financial obligations that were signed in 2022/23.

Table 11 Breakdown of financial obligations agreed through s106 agreements signed in 2022/23

Purpose	Amount
Sustainable transport measures (car clubs)	£2,440.00
Biodiversity net gain enhancements	£94,678.17
Commuted sums for the maintenance of public open spaces	£200,000.00
New Home Owners Pack contribution	£6,166.54
Highways and Footpath Contributions	£102,264.10
Total	£405,548.81

4.6 Table 12 sets out a breakdown of the infrastructure types funded through funds received as a result of s106 agreements in 2022/23.

Table 12 Breakdown of total money received as a result of s106 agreements in 2022/23

Purpose	Amount
Provision of adult social care	£27,800.00
Ecology Provision	£10,963.19
Total	£38,763.19

4.7 Table 13 sets out key information on the amount of affordable housing and school places provided through planning obligations in 2022/23.

Table 13 Key information on affordable housing and education places to be provided through s106 agreements in 2022/23

Total number of affordable housing units secured in s106 agreements agreed in 2022/23	73
Total number of affordable housing units provided as a result of s106 agreements during 2022/23	165
Total number of school places to be provided through s106 agreements agreed in 2022/23	None – no s106 agreements signed in 2022/23 require direct provision of school places
Total number of school places provided as a result of s106 agreements during 2022/23	No school places were provided as a direct result of s106 agreements in 2022/23. See Table 17 for projects funded by s106 financial contributions.

4.8 Table 14 sets out a breakdown of the affordable housing tenures secured through s106 agreements in 2022/23.

Table 14 Breakdown of tenures of affordable housing secured through s106 agreements signed in 2022/23

Purpose	Amount
Social rented affordable housing	60
Shared ownership/ Shared equity affordable housing	13
Total	73

4.9 Table 15 sets out a breakdown of the infrastructure types funded through funds received as a result of s106 agreements in 2022/23.

Table 15 Breakdown of tenures of affordable housing delivered as a result of s106 agreements in 2022/23

Purpose	Amount
Social rented affordable housing	116
Shared ownership affordable housing	49

4.10 Table 16 sets out details of other non-financial contributions agreed in s106 agreements signed in 2022/23.

Table 16 Details of non-financial contributions secured by s106 agreements signed in 2022/23

Application	Infrastructure
20/01336/OUTMAJ Institute For Animal Health, High Street, Compton, Newbury, RG20 7NN	<ul style="list-style-type: none"> • Council to pay Community Buildings contribution to Parish Council or relevant Local Community Organisation • A Management Co or Trust established by Owner to carry out long term management and maintenance of the public open space

4.11 Table 17 sets out details of infrastructure projects which were funded by money received through s106 agreements in 2022/23, and the amount of expenditure on each project.

Table 17 Infrastructure funded by s106 in 2022/23

Infrastructure project	Amount spent
Project Management - Education	£1,170.38
Park House - Impact of new housing	£284,237.55
Open Space Improvements	£16,787.09
BBOWT Capital Projects	£138,101.02
Thatcham Reed beds Ecological Improvements	£10,000.00
Playground Equipment	£186,947.81
Henwick Worthy Sports Facilities	£18,177.15
Willows Edge - Refurbishment	£9,000.00
Total expenditure	£664,421.00

4.12 No money secured through s106 agreements was used to repay borrowing in 2022/23.

4.13 The amount spent on the monitoring of s106 agreements in 2022/23 was £5,700.

4.14 Table 18 sets out the details of money received through s106 agreements which had not been allocated to specific projects by 31 March 2023, and those funds committed to be spent on specific projects which have not been spent by 31 March 2023.

Table 18 s106 funds unspent by 31 March 2023

Total amount received before 1 April 2022 which was not allocated by 31 March 2023	£8,133,929.52
Total amount received in any year which was allocated to a project by 31 March 2023 but has not been spent	£38,763.19

4.15 Table 19 sets out summary details of projects to which s106 funds were allocated at the end of 2022/23, and the amounts allocated to each project. These allocations cover the financial years 2023-24, 2024-25, 2025-26, 2026-2027, 2027-28, 2028-29, 2029-30, 2030-31, 2031-32, 2032-33.

Table 19 Projects to which s106 funds have been allocated

Project	Description	Amount
Additional Places - Secondary Basic Need	Accommodation solution to secondary Basic Need in School Organisation Planning Area 12.	£4,090.00
North Newbury - New primary school	Additional primary provision to meet the impact from the North Newbury Housing Development.	£4,885,480.00
Park House - Impact of new housing	Impact at Park House school of additional pupil numbers from Racecourse and Sandford new housing developments.	£4,716,520.00
Falkland Primary School - Classroom Replacement	Modular building replacement to address poor condition, poor environmental performance and limited external space.	£20,710.00
Burger King Junction Improvements	Network capacity improvements at the Burger King Roundabout in Newbury.	£440,000.00
Open Space Improvements	Improvement of Open spaces including Pump Tracks in Goldwell & Linear Parks, improvements to footpaths in Greenham House Gardens, replacement of Snelsmore Common Storage and replacement of Litter and Dog Bins	£250,000.00
BBOWT Capital Projects	Berkshire, Buckinghamshire and Oxford Wildlife Trust capital works funded from S106.	£1,000,000.00
Playground Equipment	To refurbish existing children's' play areas that are now reaching the end of their recommended life span to ensure their compliance with relevant modern safety standards	£60,000.00
Infrastructure Design and Delivery	Annual Salaries for Projects Team - part funded by s.106	£1,091,258.17
Local S106 Highway Improvements	A selection of network and road safety improvements to mitigate the impact of developments throughout the District.	£1,157,010.00
Sandford Park Development - New Primary school (1)	Provision of additional primary provision to meet the impact from the Sandford Park Housing Development.	£7,984,420.00
Sandford Park Development - New Primary school (2)	Provision of additional primary provision to meet the impact from the Sandford Park Housing Development.	£5,994,060.00

Project	Description	Amount
Thatcham Park - Early Years	Expansion of EYs accommodation to meet demand for 3 and 4 year olds and to provide nursery provision for vulnerable two year olds from the local community.	£43,030.00
Newbury Town Centre Masterplan	Regeneration of the Town Centre	£50,000.00
NE Thatcham Primary	Creation of additional primary provision to mitigate the initial impact of the proposed new housing development.	£9,991,120.00
NE Thatcham Secondary	Creation of additional secondary provision to mitigate the impact of the proposed new housing development.	£4,144,710.00
Lambourne Parish Street Light Replacement	Removal and replacement of 21 concrete lighting columns and units with more environmentally friendly steel columns and LED lanterns which will significantly reduce energy consumption and add to the reduction of the District's Carbon footprint. It will also improve lighting coverage and reduce community safety concerns.	£25,000.00
TOTAL		£41,857,408.17

Appendix A: The regulatory background for Infrastructure Funding Statements

- A-1. Infrastructure Funding Statements are a new form of reporting introduced in the September 2019 amendment to the CIL regulations.
- A-2. Regulation 121A of the CIL regulations (as amended) requires any authority that receives developer contributions to prepare an Infrastructure Funding Statement (this report) detailing the amount of funds received, and how those funds are spent.
- A-3. For clarity, CIL regulation 121A is reproduced below:

121A (1) Subject to paragraph (2), no later than 31st December in each calendar year a contribution receiving authority must publish a document (“the annual infrastructure funding statement”) which comprises the following—

- (a) a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) (“the infrastructure list”);
- (b) a report about CIL, in relation to the previous financial year (“the reported year”), which includes the matters specified in paragraph 1 of Schedule 2 (“CIL report”);
- (c) a report about planning obligations, in relation to the reported year, which includes the matters specified in paragraph 3 of Schedule 2 and may include the matters specified in paragraph 4 of that Schedule (“section 106 report”).

(2) The first annual infrastructure funding statement must be published by 31st December 2021.

(3) A contribution receiving authority must publish each annual infrastructure funding statement on its website.

Appendix B: List of Schedule 2 requirements for the Infrastructure Funding Statement

The Community Infrastructure Levy (CIL) report

Requirement		Amount
1.	The matters to be included in the CIL report are—	
a	the total value of CIL set out in all demand notices issued in the reported year;	£4,145,137.14
b	the total amount of CIL receipts for the reported year;	£4,642,432.05
c	the total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated;	£0.00
d	the total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year;	£7,693,122.97
e	the total amount of CIL expenditure for the reported year;	£7,538,210.82
f	the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;	£12,335,555.02
g	in relation to CIL expenditure for the reported year, summary details of—	
i	the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item;	Please see Table 2 on page 4 of the main report
ii	the amount of CIL spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	£0.00
iii	the amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation;	£232,121.60 (5%)
h	in relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL (including land payments) has been allocated, and the amount of CIL allocated to each item;	Please see Table 7 on page 8 of the main report

Requirement		Amount
i	the amount of CIL passed to—	
	i any parish council under regulation 59A or 59B; and	Please see Table 4 on page 5 of the main report for a breakdown of Parish / Town Councils and the amounts passed
	ii any person under regulation 59(4)	Please see Table 5 on page 7 of the main report
j	summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including—	
	i the total CIL receipts that regulations 59E and 59F applied to;	£1,404.72
	ii the items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item;	£0.00
k	summary details of any notices served in accordance with regulation 59E, including—	
	i the total value of CIL receipts requested from each parish council;	£0.00
	ii any funds not yet recovered from each parish council at the end of the reported year;	£0.00
l	the total amount of—	
	i CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied;	-£2,895,778.77
	ii CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£7,693,122.97
	iii CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£1,404.72
	iv CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	£12,652.72

The Section 106 (S106) Obligations Report

Requirement		Amount
3	The matters to be included in the section 106 report for each reported year are—	
a	the total amount of money to be provided under any planning obligations which were entered into during the reported year;	£405,548.81
b	the total amount of money under any planning obligations which was received during the reported year;	£77,800.90
c	the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;	£8,133,929.52
d	summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—	See Table 16 on page 19 for details of non-monetary contributions secured by agreements entered into in 2022/23 (excluding affordable housing and education which are reported separately)
i	in relation to affordable housing, the total number of units which will be provided;	73
ii	in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;	None
e	the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£38,763.19
f	the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);	£38,763.19
g	in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;	Please see Table 19 on page 20 of the main report

Requirement		Amount
h	in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—	
i	the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;	Please see Table 17 on page 19 of the main report
ii	the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	£0
iii	the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations;	£8,125.00
i	the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer-term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.	The total amount retained at the end of 2022/23 was £565,203.77. Of this, £526,440.58 were commuted sums for the purpose of longer-term maintenance.