

Infrastructure Funding Statement For Community Infrastructure Levy and Section106

Reporting Period: 01 April 2023 – 31 March 2024

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West Berkshire
C O U N C I L

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1. Introduction

In order to accommodate new development within its area, West Berkshire District Council seeks developer contributions in order to fund new infrastructure.

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 development. Please refer to [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.

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).

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.

The period covered by this report is the financial year 1 April 2023 – 31 March 2024.



2. Community Infrastructure Levy (CIL)

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 £15,000. 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

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.

Since 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.

Headline figures relating to CIL within West Berkshire District Council during the period 1 April 2023 – 31 March 2024 are shown below. Apart from the key figures below, £1,404.72 of CIL was collected in areas without Parish Councils (CIL Regulations 59F) in 2023/24.

Key figures for CIL in West Berkshire in 2023/24

£5,656,204.12

CIL invoiced in 2023/24

£4,169,263.16

CIL receipts in 2023/24

£6,560,021.00

CIL expenditure in 2023/24

£9,953,959.61

CIL retained at end of 2023/24

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.

Table 1 below sets out details of those projects which CIL was spent on in 2023/24 to support development in the West Berkshire District Council area.

Table 1 Infrastructure funded by CIL in 2023/24

Infrastructure category	Description	Amount spent
ENVTC	Local Safety Accident Reduction	£97,618.40
ENVTC	Footway Improvement Existing &New	£50,000.00
ENVTC	Recreational Walk Routes	£42,240.00
ENVTC	Traffic Signal Upgrades	£136,701.49
ENVTC	Active Travel Infrastructure	£620,000.00
ENVTC	Improvement To Pedestrian	£25,130.47
ENVTC	Disabled Access to City	£7,000.00
ENVTC	Ridgeway	£2,259.39
ENVTC	Recreational Cycleways	£13,880.00
ENVTC	Future Programme Development	£50,000.00
ENVTC	School Safety Programme	£22,217.43
ENVTC	Public Transport Infrastructure	£53,901.04
ENVTC	On Street Electrical Charge Point	£2,400.92
ENVTC	Access Improvements Public Rights of way	£55,430.00
ENVTC	Environment Strategy - Minor Projects and Improvements	£54,145.96
ENVTC	Kings Road Improvements	£201,312.76
ENVTC	Vehicle Management System/Intelligent Traffic Signs	£8,837.36
ENVTC	School Streets Capital Investment	£41,359.64
COMES	The Willink - Feasibility	£1,555.00
COMES	i-college Alternative Education - East of Area	£360,480.00
COMES	SEMH/ASD Resourced Provision - Secondary	£178,790.00
COMES	Falkland Primary School - Classroom Replacement	£2,150.00
COMES	Additional Places - Secondary Basic Need	£57,589.38
ENVTC	Open Space Improvements	£36,886.93
COMCW	Newbury Lido	£2,779,268.87
ENVTC	Project Management - Environment	£160,000.00
RESFIN	CIL Community Infrastructure Funding Bids	£288,090.75
Total Expenditure		£5,349,245.79



CIL Funded Project: Northcroft Lido

CIL Administrative Expenses

During 2023/24, West Berkshire District Council spent no CIL receipts on repaying money borrowed, including any interest on that borrowing.

Listed below the amount of CIL spent on administrative expenses in 2023/24, and the percentage this represents of the total CIL received in 2023/24.

Total Amount of CIL receipts in 2023/24	£4,169,263.16
Amount of CIL receipts spent on Administration	£208,463.16
Percentage of CIL spent on Administration	5%

Table 2 sets out the amounts of CIL passed to parish and town councils during the period 1 April 2023 – 31 March 2024.

Table 2 CIL transferred to parish and town councils in 2023/24

Parish or Town Council	Amount of CIL transferred
Aldworth	£1,817.53
Basildon	£10,085.99
Beech Hill	£2,715.72
Beedon	£2,282.39
Beenham	£3,213.37
Bradfield	£4,000.29
Brightwalton	£5,691.00
Burghfield	£1,435.64
Chieveley	£7,117.17
Cold Ash	£23,601.12
Compton	£7,575.33
Enborne	£554.71
Great Shefford	£3,049.65
Hamstead Marshall	£6,085.88
Hermitage	£4,274.65
Hungerford Town Council	£3,611.86
Kintbury	£12,683.95
Lambourn	£47,386.58
Newbury Town Council	£266,952.53
Pangbourne	£15,198.73
Peasemore	£3,514.06
Purley on Thames	£27,370.15
Shaw-cum-Donnington	£34,105.58
Speen	£1,686.54
Stratfield Mortimer	£81,914.56
Streatley	£8,541.26
Sulham	£149.51
Sulhamstead	£7,535.67
Thatcham Town Council	£349.43
Theale	£23,242.01
Tilehurst	£9,503.86
Ufton Nervet	£1,470.56
Wokefield	£3,582.74
Total amount transferred to Parish/ Town Councils	£632,299.99

Table 3 sets out the amount of CIL passed to external organisations (other than parish/town councils) in 2023/24 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 3 CIL transferred to external organisations in 2022/23

External Organisation	Project	Funding Released
Hungerford Town Council	Hungerford Wheeled Sports Project	£50,922.00
Kintbury Parish Council	Kintbury Village: Installation of Trim Trail in Miss Lawrence Field	£10,000.00
Shaw-cum-Donnington Village Hall Committee and Trustees	Shaw-cum-Donnington Village Hall - Heating Refurbishment & Energy Efficiency	£16,159.00
West Berkshire Therapy Centre	Replacement of Power Assisted Exercise Machines for the Disabled	£19,485.00
Burghfield Parish Council	Burghfield Common Skate Park Replacement	£100,000.00
Sulhamstead & Ufton (SUN) Village hall Charity	Main Hall capacity Extension including infrastructure and safety modifications	£20,000.00
Adventure Dolphin Trustees	Adventure Dolphine Water based Activity equipment	£20,806.06
Tilehurst parish Council	Tilehurst PC Recreation Ground Outdoor Gym and Multi-use Games Area (MUGA)	£75,000.00
1st Mortimer Scout Group	Extension & remodelling of Scout Hall	£20,000.00
Mortimer Music Live CiC	Live Music Kit - - Investment in a professional audio sound system	£37,640.00
Total amount passed to external organisations		£370,012.06

During 2023/24, no CIL was spent in an area without a Parish / Town Council (regulation 59F). Additionally, in 2023/24, West Berkshire District Council did not hold any funds paid back by Parish Councils (regulation 59E).

Table 4 below sets out some headline details of the CIL receipts which were retained (not spent) on 31 March 2024.

Table 4 Summary details of CIL receipts retained on 31 March 2024

Description	Amount
CIL receipts received before 1 April 2023 which have been allocated to projects but were not spent on 31 March 2024.	£ 3,851,404.21
CIL receipts received before 1 April 2023 which have not been allocated to projects by 31 March 2024.	£0
All CIL receipts collected up to and including 31 March 2024 which have been allocated to projects but were unspent on 31 March 2024.	£ 9,953,959.61

CIL Funded Projects (Left to Right): Road Signage, EV Charge Points, Cycle Path Improvements



Table 5 sets out summary details of projects to which CIL funds were allocated at the end of 2023/24, and the amounts allocated to each project. These allocations cover the financial years 2024-25, 2025-26, 2026-27, 2027-28, 2028-29, 2029-30, 2030-31, 2031-32, 2032-33, 2033-34.

Table 5 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.	£80,830
SEMH/ASD Resourced Provision - Primary	Creation of resourced provision for primary aged pupils with SEMH/ASD to meet demand and reduce pressure on the High Needs Block.	£509,700
Park House - Impact of new housing	Impact at Park House school of additional pupil numbers from Racecourse and Sandford new housing developments.	£409,190
i-college Integration	Provision of new accommodation for iCollege Integration to address suitability and sufficiency issues.	£43,490
Falkland Primary School - Classroom Replacement	Modular building replacement to address poor condition, poor environmental performance and limited external space.	£1,431,360
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.	£498,870
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.	£1,350,000
Accident Reduction Works	Road safety improvements as a result of accident investigations	£450,000
Footway Improvements Existing & New	Footway improvement schemes	£450,000
Recreational Walk Route	To improve selected pedestrian rights of way in order to increase their recreational value	£125,010
Traffic Signal Upgrades	Modernisation and capital maintenance and improvement of the Council's traffic signal assets.	£450,000
Active Travel Infrastructure	Developing and implementing active travel solutions for West Berkshire	£4,500,000
Rights Of Way Volunteer	To undertake rights of way maintenance and improvement work by the use of volunteers	£22,500
Improvements To Pedestrian Routes	Improve the condition of pedestrian routes	£125,010
Disabled Access To Countryside	Improve selected rights of way in order to increase their usability and recreational value for less able users.	£63,000
Bridleway Improvement for Pedestrians	To improve selected rideable and cycle able rights of way in order to increase their recreational and/or utilitarian value	£125,010

Project	Description	Amount
Ridgeway Trail	To maintain the trail at the standard required by Natural England	£117,000
Recreational Cycle ways	To improve selected cycle able rights of way in order to increase their recreational and/or utilitarian value.	£124,920
Future Programme Development	Assessment and feasibility of works to support bids for grant, S106, CIL, LDF and LTP3.	£450,000
School Safety Programme	Annual programme of safety improvements in the vicinity of schools.	£270,000
Public Transport Infrastructure	Real Time Passenger Information and other public transport infrastructure.	£450,000
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)	£1,150,000
Community Transport Capital Grant	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
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	£605,000
Infrastructure Design and Delivery	Annual Salaries for Projects Team - part funded by s.106	£1,778,274
CIL community infrastructure funding bids	One off £500k for infrastructure bids	£500,000
Pay Machine Replacement	Replacement/modernisation of the Pay on Foot Equipment	£300,000
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
Robin Hood Roundabout & A4	Network capacity improvements at the Robinhood Roundabout in Newbury.	£294,840
A4 Faraday Road Improvements	CIL funded capacity improvements and signals upgrade at the A4/Faraday Road junction.	£320,000
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.	£597,640
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, were included in the 2022 update of the draft Infrastructure Delivery Plan.	£6,809,020

Project	Description	Amount
SEND Strategy Infrastructure Delivery	Provision of suitable and sufficient specialist accommodation to meet the wide spectrum of local need under the new SEND Strategy.	£7,939,370
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
School Streets Capital Investment	Project Overview: To pay for ANPR enforcement cameras, signage and physical cycling/walking infrastructure to support the School Streets programme.	£119,870
B4009 footway link	Complete a missing link on B4009 of tarmacked footway	£9,350
Beedon byway phase 2&3	Improve accessibility for all users to an important route. Sensitively improving the environment with vegetation management and re-use of local materials to achieve the result.	£17,500
Byway Lambourne	Upgrade surface to be suitable for all users. Improve drainage to prevent future damage. Vegetation work to reduce maintenance.	£42,080
Byway Winterbourne	Upgrade the surface to be suitable for all users	£34,680
Footpath Ashmore Green	Install drainage to remedy waterlogging. Resurface to make usable by all.	£11,800
Kintbury footpath resurfacing	Resurface a popular route to make it suitable for less able users.	£13,650
Speen moors walk	Improve surface to be accessible to all. Vegetation works to improve route width, improve biodiversity and reduce long term maintenance.	£121,950
Improving key parks	Increased capital sums for the next 3 years for the purchase of equipment which provides activity for children, young people, and families	£175,000
Satellite Network of Special Provision - Secondary Phase 1	This projects aim is to meet the urgent need for additional places through the provision of two satellite settings, one in the East and one in the West of the District. This will provide a total of 20 places on each site and will be managed by one of the existing special schools on mainstream school sites.	£2,724,810
Satellite Network of Special Provision - Secondary Phase 2	This projects aim is to meet the urgent need for additional places through the provision of two satellite settings, one in the East and one in the West of the District. This will provide a total of 20 places on each site and will be managed by one of the existing special schools on mainstream school sites.	£3,525,860
Wash Common Circular West Project 1 & 2	Drainage and surface improvements to be suitable for all users	£18,245

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.

Table 6 sets out the details of CIL funds retained at the end of the 2023/24 financial year.

Table 6 Summary details of CIL receipts retained on 31 March 2024

Description	Amount
CIL receipts received in 2023/24, retained at the end of 2023/24 ¹	-£2,390,757.84
CIL receipts received prior to 1 April 2023 retained at the end of 2023/24 ²	£5,784,696.45
CIL receipts received in 2023/24 which CIL regulation 59E or 59F applies to which were retained at the end of 2023/24	£2,809.44
CIL receipts received prior to 1 April 2023 which CIL regulation 59E or 59F applies to which were retained at the end of 2023/24	£12,652.72

¹ Excluding receipts to which CIL regulation 59E and 59F applies.

² Excluding receipts to which CIL regulation 59E and 59F applies.



CIL Funded Project Northcroft Lido

3. CIL Infrastructure List

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 2023-24, 2024-25, 2025-26, 2026-27, 2027-28, 2028-29, 2029-30, 2030-31, 2031-32, 2032-33 and 2033-34 financial years.

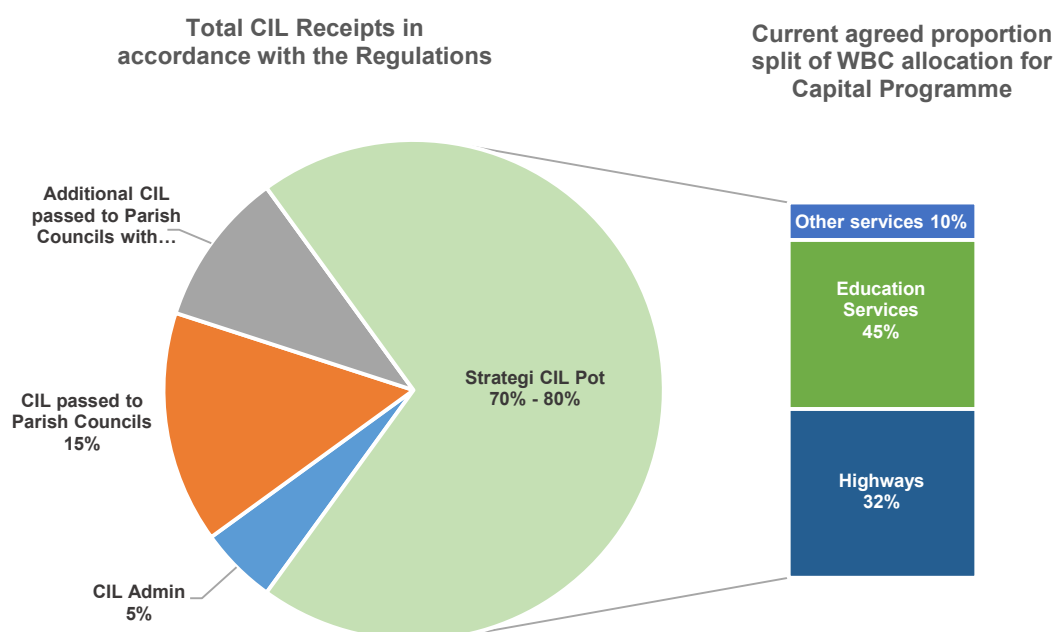
In line with the CIL regulations, West Berkshire District Council applies up to 5% of the CIL it receives to cover the administration of CIL. 15% of the CIL receipts are passed to Parish or Town Councils, increasing to 25% where a Neighbourhood Development Plan has been adopted. The remaining portion of CIL receipts, known as the “strategic CIL pot”, is administered directly by West Berkshire District Council and applied to infrastructure projects.

During this reporting period, 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.

West Berkshire District Council has agreed a broad allocation of the CIL receipts it manages. This is shown in figure 1 below.

Figure 1: CIL ALLOCATION & PROPORTIONAL SPLITS



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.

Table 7 below sets out the projects, or types of infrastructure, that West Berkshire District Council intends to wholly or partly fund from CIL.

Table 7 Infrastructure Projects proposed to be funded by CIL in 2024-33

Category	Project	Description
Education Services	Additional Places - Secondary Basic Need	Accommodation solution to secondary Basic Need in School Organisation Planning Area 12.
Education Services	SEMH/ASD Resourced Provision - Primary	Creation of resourced provision for primary aged pupils with SEMH/ASD to meet demand and reduce pressure on the High Needs Block.
Education Services	Park House - Impact of new housing	Impact at Park House school of additional pupil numbers from Racecourse and Sandford new housing developments.
Education Services	i-college Integration	Provision of new accommodation for iCollege Integration to address suitability and sufficiency issues.
Education Services	Falkland Primary School - Classroom Replacement	Modular building replacement to address poor condition, poor environmental performance and limited external space.
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 and improvement 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 and improvement 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 Capital Grant	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	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
Finance, Property & Procurement	CIL community infrastructure funding bids	One off £500k for infrastructure bids
Environment	Pay Machine Replacement	Replacement/modernisation of the Pay on Foot Equipment
Communities & Wellbeing	Thatcham Library - New Build	Build a new and larger library in Thatcham as outlined in the council's Infrastructure Development Plan (2022-27).
Environment	Robin Hood Roundabout & A4	Network capacity improvements at the Robinhood Roundabout in Newbury.

Category	Project	Description
Environment	A4 Faraday Road Improvements	CIL funded capacity improvements and signals upgrade at the A4/Faraday Road junction.
Education Services	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.
Education Services	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 Services	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 Services	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	School Streets Capital Investment	Project Overview: To pay for ANPR enforcement cameras, signage and physical cycling/walking infrastructure to support the School Streets programme.
Environment	B4009 footway link	Complete a missing link on B4009 of tarmacked footway
Environment	Beedon byway phase 2&3	Improve accessibility for all users to an important route. Sensitively improving the environment with vegetation management and re-use of local materials to achieve the result.
Environment	Byway Lambourne	Upgrade surface to be suitable for all users. Improve drainage to prevent future damage. Vegetation work to reduce maintenance.
Environment	Byway Winterbourne	Upgrade the surface to be suitable for all users
Environment	Footpath Ashmore Green	Install drainage to remedy waterlogging. Resurface to make usable by all.
Environment	Kintbury footpath resurfacing	Resurface a popular route to make it suitable for less able users.
Environment	Speen moors walk	Improve surface to be accessible to all. Vegetation works to improve route

Category	Project	Description
		width, improve biodiversity and reduce long term maintenance.
Environment	Improving key parks	Increased capital sums for the next 3 years for the purchase of equipment which provides activity for children, young people, and families
Education Services	Satellite Network of Special Provision - Secondary Phase 1	This projects aim is to meet the urgent need for additional places through the provision of two satellite settings, one in the East and one in the West of the District. This will provide a total of 20 places on each site and will be managed by one of the existing special schools on mainstream school sites.
Education Services	Satellite Network of Special Provision – Secondary Phase 2	This projects aim is to meet the urgent need for additional places through the provision of two satellite settings, one in the East and one in the West of the District. This will provide a total of 20 places on each site and will be managed by one of the existing special schools on mainstream school sites.
Environment	Wash Common Circular West Project 1 & 2	Drainage and surface improvements to be suitable for all users

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).

Bids totalling £370,012.06 were approved for projects taking place in the 2023-24 financial year, and a total of £370,012.06 was paid to community groups in 2023-24 to support local projects (see Table 4).

A further £500,000 will be available for community groups to bid on to support local projects in the 2024-25 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.

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.

CIL Funding Awards 2024



CIL Funding Bid Award – Projects Location

4. Section 106 Agreements

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.

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.

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.

Table 8 sets out the headline figures relating to s106 within West Berkshire during the period 1 April 2022 – 31 March 2023.

Table 8 Key figures for s106 in West Berkshire in 2023/24

Description	Amount
Total of financial obligations agreed through S106 agreements signed in 2023/24	£1,898,343.43
Total money received as a result of s106 agreements in 2023/24	£602,901.15
Total of S106 funds spent in 2023/24	£969,529.31
Total of unspent S106 funds retained at 31 March 2023/24 (excluding commuted sums for long term maintenance)	£7,768,939.90
Total of sums for long term maintenance unspent at 31 March 2024	£263,000.58

Table 9 sets out a breakdown of the infrastructure types that have been secured through financial obligations that were signed in 2023/24.

Table 9 Financial obligations agreed through s106 agreements signed in 2023/24

Purpose	Amount
Sustainable transport measures (car clubs)	£9,750.00
Maintenance of Site Specific Retaining Wall	£79,193.43
Public Transport - Bus service/ Bus Stop Improvement	£1,809,400.00
Total	£1,898,343.43

Table 10 sets out a breakdown of the infrastructure types funded through funds received as a result of s106 agreements in 2023/24.

Table 10 Total money received as a result of S106 agreements in 2023/24

Purpose	Amount
Highways	£43,654.81
Bus Service	£192,007.97
Travel Plan Monitoring	£4,058.14
Public Open Space	£72,831.82
Ecology	£236,008.13
New Home Owners Pack Contribution	£6,214.99
Adult Social Care	£47,323.83
Housing	£801.46
Total	£602,901.15

Table 11 sets out key information on the amount of affordable housing and school places provided through planning obligations in 2023/24. There was no S106 agreement signed in 2023/24 that required direct provision of school places. No school places were provided as a direct result of S106 agreements in 2023/24. Projects funded by S106 financial contributions are listed in Table 16 on page 23.

Table 11 Key information on affordable housing and education places in S106 agreements in 2023/24

Description	Amount
Total number of affordable housing units secured in S106 agreements agreed in 2023/24	60
Total number of affordable housing units provided as a result of S106 agreements during 2023/24	289
Total number of school places to be provided through s106 agreements agreed in 2023/24	0
Total number of school places provided as a result of s106 agreements during 2023/24	0

Table 12 sets out a breakdown of the affordable housing tenures secured through S106 agreements in 2023/24.

Table 12 Breakdown of tenures of affordable housing secured through S106 agreements signed in 2023/24

Purpose	Amount
Social Rented	19
Shared Ownership/ Shared Equity	5
Affordable Rent	22
First Homes	14
Total	60

Table 13 sets out a breakdown of the infrastructure types funded through funds received as a result of S106 agreements in 2023/24.

Table 13 Breakdown of tenures of affordable housing delivered as a result of S106 agreements in 2023/24

Purpose	Amount
Social Rented	129
Shared Ownership	85
Affordable Rent	75

Table 14 sets out details of other non-financial contributions agreed in S106 agreements signed in 2023/24

Table 14 Non-financial contributions secured by S106 agreements signed in 2023/24

Application	Infrastructure
22/00039/NONMAT Land at Sterling Gardens, Hectors Way, Newbury	<ul style="list-style-type: none"> • Provision of mini roundabout at the junction of the new development with Kings Road • Widening of Kings Road with minimum width of 6.5m to provide two-way flow • Provision of 2m wide footpath on Kings Road • Provision of priority crossroads at the junction of Hambridge Road and Boundary Road
Out of District Consultation: Land at Watermill Bridge, Andover Road, Wash Water Hampshire	<ul style="list-style-type: none"> • Off Site Biodiversity net gain (within WBC) - to submit a biodiversity net gain management and monitoring plan for approval which will deliver the required unit creation and maintain it for a least 30 years

Table 15 sets out details of infrastructure projects which were funded by money received through s106 agreements in 2023/24, and the amount of expenditure on each project.

No money secured through s106 agreements was used to repay borrowing in 2023/24. The amount spent on the monitoring of S106 agreements in 2023/24 was £11,025.00.

Table 15 Infrastructure funded by S106 in 2023/24

Infrastructure project	Amount spent
Disabled Access To City	£7,086.60
Recreational Cycleways	£4,016.46
Robin Hood Roundabout & A4	£2,170.52
Travel Plans – e-Cargo & e-Bikes (Transport Planning)	£7,068.60
Kings Road Link, Newbury	£200,963.80
Aldermaston Footways	£30,432.73
Theale Bypass Noise Investigation Feasibility	£1,700.00
Local S106 Highway Improvements	£2,500.00
Access Improvements Public Rights of way	£6,352.40
Hungerford Footpath Maintenance	£53,963.96
North Thatcham Flood Alleviation Schemes	£70,979.47
Southend Road Bradfield Footpath Improvements	£484.10
Lambourn Parish Street Light Replacement	£25,000.00
Highwood Copse	£5,536.94
Park House - Impact of new housing	£36,940.00
Garland School - Nurture Provision	£6,535.26
Additional Places - Secondary Basic Need	£4,088.78
North Newbury - New primary school	£6,491.95
Open Space Improvements	£113,210.00
BBOWT Capital Projects	£107,433.28
Urban tree fund	£3,994.08
Henwick Sports Pavillion	£5,417.15
Wildflower verge treatment	£5,006.06
Playground Equipment	£5,155.11
Prevention of Access Works	£5,937.28
Willows Edge - Refurbishment	£42,266.20
Funds to third party transfer	£208,798.58
Total Expenditure	£7,768,939.90

Table 16 sets out the details of money received through S106 agreements which had not been allocated to specific projects by 31 March 2024, and those funds committed to be spent on specific projects which have not been spent by 31 March 2024.

Table 16 S106 funds unspent by 31 March 2024

Description	Amount
Total amount received before 1 April 2023 which was not allocated by 31 March 2024	£2,180,419.27
Total amount received in any year which was allocated to a project by 31 March 2024 but has not been spent	£7,768,939.90

Table 17 sets out summary details of projects to which S106 funds were allocated at the end of 2023/24, and the amounts allocated to each project. These allocations cover the financial years 2024-25, 2025-26, 2026-2027, 2027-28, 2028-29, 2029-30, 2030-31, 2031-32, 2032-33, 2033-34.

Table 17 Projects to which S106 funds have been allocated

Project	Description	Amount
SEMH/ASD Resourced Provision - Primary	Creation of resourced provision for primary aged pupils with SEMH/ASD to meet demand and reduce pressure on the High Needs Block.	£2,044,790
North Newbury - New primary school	Additional primary provision to meet the impact from the North Newbury Housing Development.	£4,785,480
Highwood Copse	To cover retention contract costs following build of new 1FE Primary school.	£4,390
Park House - Impact of new housing	Impact at Park House school of additional pupil numbers from Racecourse and Sandford new housing developments.	£11,198,480
Falkland Primary School - Classroom Replacement	Modular building replacement to address poor condition, poor environmental performance and limited external space.	£40,710
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	£225,000
BBOWT Capital Projects	Berkshire, Buckinghamshire and Oxford Wildlife Trust capital works funded from S106.	£900,000
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	£30,000

Project	Description	Amount
Infrastructure Design and Delivery	Annual Salaries for Projects Team - part funded by s.106	£1,197,001
Local S106 Highway Improvements	A selection of network and road safety improvements to mitigate the impact of developments throughout the District.	£900,000
Sandleford Park Development - Primary (1)	Additional primary provision to meet the impact from the Sandleford Park Housing Development.	£7,984,420
Sandleford Park Development - Primary (2)	Additional primary provision to meet the impact from the Sandleford Park Housing Development.	£5,994,060
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.	£18,530
NE Thatcham Primary	Creation of additional primary provision to mitigate the initial impact of the proposed new housing development.	£9,991,120
NE Thatcham Secondary	Creation of additional secondary provision to mitigate the impact of the proposed new housing development.	£4,144,710
Henwick Worthy Sports Facility	Capital sum to address various structural issues with the current pavilion and to improve the outdoor sports area for disabled users and other members of the local community.	£90,000



Affordable Housing Delivered Through S106



S106 funded Public Open Space Maintenance

Appendix A

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;	£5,656,204.12
b	the total amount of CIL receipts for the reported year;	£4,169,263.16
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;	£ 3,851,404.21
e	the total amount of CIL expenditure for the reported year;	£6,560,021.005
f	the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;	£9,953,959.61
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 1 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;	£208,463.16 (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 5 on page 9 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 6 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 3 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;	£2,809.44
	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;	-£2,390,757.84
	ii CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£5,784,696.45
	iii CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	£2,809.44
	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;	£1,898,343.43
b	the total amount of money under any planning obligations which was received during the reported year;	£602,901.15
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;	£2,180,419.27
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 14 on page 21 for details of non-monetary contributions secured by agreements entered into in 2023/24 (excluding affordable housing and education which are reported separately)
i	in relation to affordable housing, the total number of units which will be provided;	60
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;	£7,768,939.90
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);	£969,529.31
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 17 on page 24 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 15 on page 22 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;	£11,025.00
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 2023/24 was £7,768,939.90. Of this, £263,000.58 were commuted sums for the purpose of longer-term maintenance.