

Woking Borough Council Infrastructure Funding Statement 2020/21



Produced by the Planning Policy Team

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Contents

Introduction	2
Community Infrastructure Levy (CIL) Report	3
CIL Collection.....	3
CIL Receipts	3
CIL Apportionment	3
Wards and Neighbourhood Area Funds.....	4
CIL Allocation.....	7
CIL Expenditure	7
Section 106 Report	9
Section 106 Agreements Made	9
Financial Obligations.....	9
Non-Financial Obligations	9
Section 106 Payments Received.....	10
Section 106 Allocations.....	10
Section 106 Expenditure	11
Infrastructure List	12
Types of Infrastructure to be Funded Wholly or Partly by CIL.....	12

Introduction

The Community Infrastructure Levy Regulations 2010 (as amended) place a duty on local authorities to publish an annual Infrastructure Funding Statement (IFS) by 31 December each year. This should include an 'Infrastructure List', outlining the projects or types of infrastructure which the Council intends to fund partly or wholly through CIL. It should also include the 'CIL Report' and the 'Section 106 Report', summarising the planning contributions that have been agreed, collected, allocated and spent in the previous financial year, in this instance 1st April 2020 to 31st March 2021.

Community Infrastructure Levy (CIL) Report

CIL is a standardised charge, based on net additional floorspace, which is collected for the purpose of providing the infrastructure necessary to support development. Woking Borough Council adopted its CIL Charging Schedule¹ on 23 October 2014, and it came into effect on 1 April 2015. The rate at which floorspace is charged depends on the type and location of development, as summarised below:

Type of Development	Charging Schedule
Residential (Town Centre, Sheerwater and Maybury)	£75 per square metre
Residential (Rest of the borough)	£125 per square metre
Retail (all types)	£75 per square metre
All other commercial and non-residential uses	£0 per square metre

Figure 1: CIL Charging Rates

These rates are subject to indexation in accordance with the RICS CIL Index. An Annual CIL Rate Summary is published between 2nd and 31st December every year demonstrating how this indexation has been applied.²

CIL Collection

The collection of CIL is an ongoing process. An individual CIL liability becomes due when the development to which it is pursuant commences. At this point, a Demand Notice is issued, which outlines the relevant timeframes for payment. In the Financial Year 20/21, the total value of Demand Notices issued was **£538,963.44**. This figure excludes duplicates where multiple Demand Notices have been issued for the same application, which occurs when there are several CIL liable parties.

CIL Receipts

As at 31st March 2021, Woking Borough Council had received **£6,978,909.79** of CIL. The proportions of this which were collected prior to, and during, 2020/21 are outlined below:

Time period	Value of CIL receipts (£)
Prior to Financial Year 2020/21	4,504,853.20
Financial Year 2020/21	2,474,056.59
Total (as at end of Financial Year 2020/21)	6,978,909.79

Figure 2: CIL Receipts

CIL Apportionment

Once a CIL payment is received, it is **apportioned** to specific funds as below:

- Administration Fund: 5% of all CIL receipts are retained by the local authority to cover the costs of administration
- Ward and Neighbourhood Area Funds:

¹ [Woking Borough Council, Infrastructure Charging Schedule](#)

² [Woking Borough Council, Annual CIL Rate Summary 2020](#)

- Where a Neighbourhood Plan has been adopted, 25% of CIL receipts within the neighbourhood area are retained for expenditure by the local community.
- Where a Neighbourhood Plan has not been adopted, 15% of CIL receipts within the ward are retained for expenditure by the local community.
- Main Fund: The remainder of the CIL receipts is placed in the main fund. Thereafter, it can be **allocated** to a specific infrastructure project.

As at the end of financial year 2020/21, the amount of CIL apportioned to these funds was as below:

Fund	Apportioned CIL receipts (£)
Administration	348,961.44
Wards and Neighbourhood Areas	1,345,549.39
Main	5,284,771.96

Figure 3: CIL Apportionment

Wards and Neighbourhood Area Funds

One of the requirements of the IFS is to specify the proportion of CIL receipts that have been passed to parish councils under Regulation 59A and 59B. As Woking Borough does not comprise of parishes, this figure is **£0.00**. Likewise, the IFS also requires that local authorities report on unspent CIL receipts that have been reclaimed from parish councils. This figure is also **£0.00**.

In accordance with Regulation 59F, Woking Borough Council ensures that funds which would otherwise have been passed to a parish council are retained for community use within wards and neighbourhood areas, as outlined above. As shown in *Figure 3*, at the end of Financial Year 2020/21, **£1,345,549.39** in CIL receipts had been apportioned for this purpose. For clarity, these funds are the only funds to which Regulation 59(4) applies; this means that Woking Borough Council has not passed CIL receipts to any other parties for the purpose of providing, improving, replacing or maintaining infrastructure.

Figure 4 shows when the funds available to wards and neighbourhoods areas were collected:

Date	Apportioned to Wards and Neighbourhood Areas in accordance with Regulation 59F (£)
Before Financial Year 20/21	822,510.42
During Financial Year 20/21	522,499

Figure 4: Collection of Regulation 59F Funds

Once funds have been apportioned to a ward or neighbourhood area, the community, as represented by local Councillors, agrees upon infrastructure schemes to which to allocate funding. *Figure 5* shows the funds apportioned to each ward and neighbourhood area and the amounts allocated to, and spent on, particular schemes.

Ward/Neighbourhood Area	Funds Apportioned (£)	Funds Allocated (£)	Funds Spent (£)
Brookwood Neighbourhood Area	7,239.35	£0.00	£0.00
Byfleet and West Byfleet Ward	7,980.02	6,000	£0.00
Canalside Ward	159,910.48	£0.00	£0.00
Goldsworth Park Ward	8,765.50	6,897.56	£0.00
Heathlands Ward	13,679.17	£0.00	£0.00
Hoe Valley Ward	30,371.26	£0.00	£0.00
Hook Heath Neighbourhood Area	50,780.44	15,000	£0.00
Horsell Ward	45,805.40	£0.00	£0.00
Knaphill Ward	12,864.00	2,000	£0.00
Mount Hermon Ward	160,062.54	£0.00	£0.00
Pyrford Neighbourhood Area	28,246.98	14,000	£0.00
Pyrford Ward	5,860.82	£0.00	£0.00
St Johns Ward	15,487.65	5,600	£0.00
West Byfleet Neighbourhood Area	794,270.33	10,347.36	£1,594.68

Figure 5: Regulation 59F Funds Apportioned, Allocated and Spent

Figure 6 shows the funds apportioned to each area in map form:

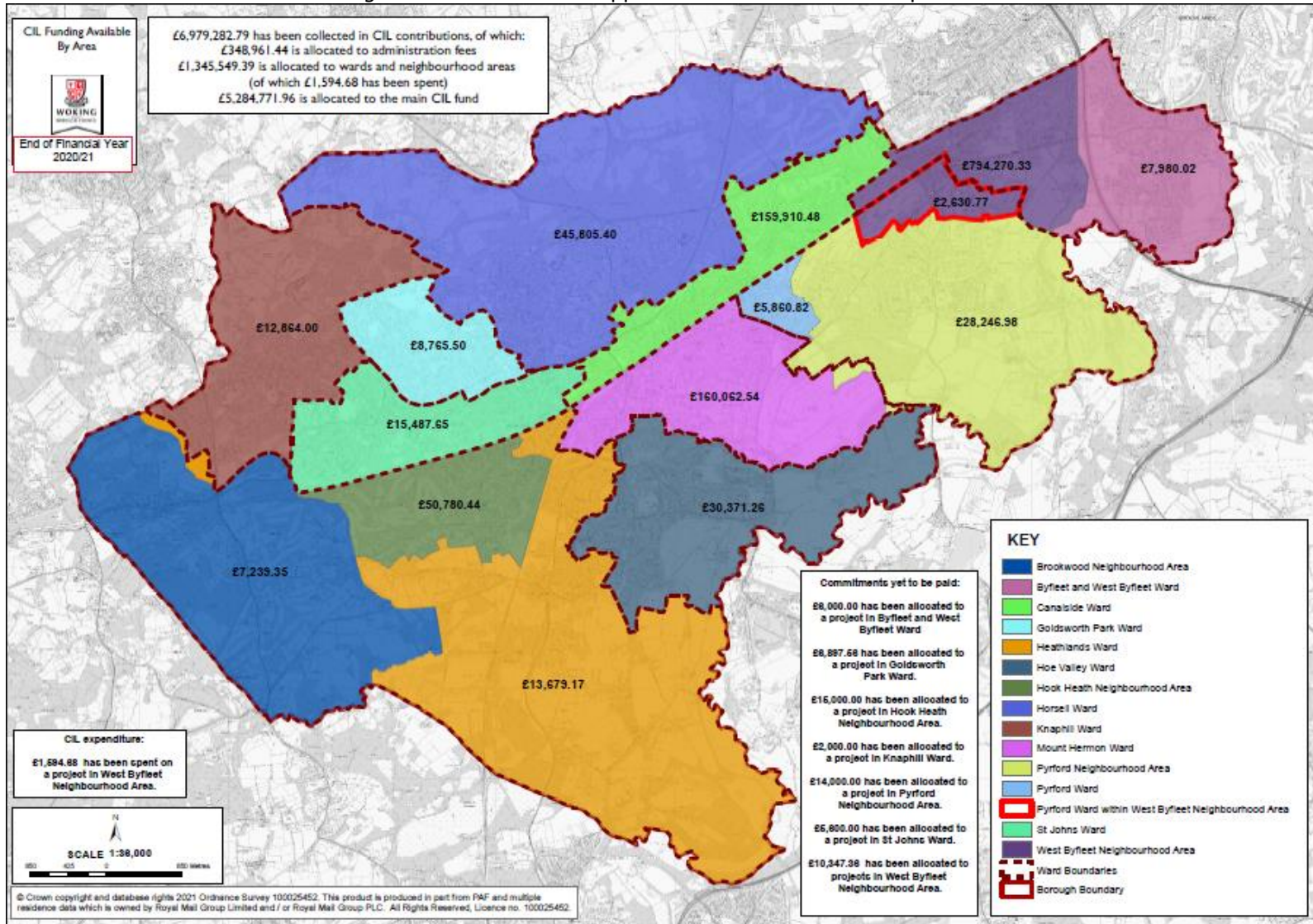


Figure 6: Map of Funds Apportioned to Wards and Neighbourhood Areas as at the end of Financial Year 2020/21

CIL Allocation

Once CIL receipts are apportioned to the main fund, they are subsequently allocated to different infrastructure schemes necessary to support development. *Figure 7* provides a summary of the CIL receipts within the main fund which have been allocated to specific infrastructure projects.

As at the end of Financial Year 2020/21, the only infrastructure item to which CIL receipts in the main fund had been allocated was the provision of Suitable Alternative Natural Greenspaces (SANGs). As set out in the Core Strategy,

“the purpose of SANG is to attract informal recreation users, such as walkers and dog walkers away from the [Thames Basin Heath Special Protection Area]. SANGS will provide alternative open spaces for user by future occupants of development and existing residents to avoid the potential harm caused by more visitors to the SPA.”³

Total value of CIL receipts received before Financial Year 2020/21, which are as yet unallocated	£2,169,248
Total value of CIL receipts received and allocated before Financial Year 2020/21	£4,504,853.20 (committed to infrastructure projects)
Total value of CIL receipts received before Financial Year 2020/21, which were allocated in Financial Year 2020/21	£0.00
Total value of CIL receipts which were received during Financial Year 2020/21 which are as yet unallocated	£1,129,047 (committed to infrastructure projects)
Total value of CIL receipts which were allocated but not spent in Financial Year 2020/21	£1,129,047

Figure 7: Allocation of CIL Receipts within the Main Fund

CIL Expenditure

For the Financial Year 2020/21, CIL expenditure had been made on the following:

- Administration £348,962;
- SANG reserve - £989,750
- Spent on local community projects £13, 848.68

A summary of the retained CIL funds is shown in *Figure 8* overleaf. **For clarity, allocated but unspent funds are considered to be retained:**

³ [Woking Core Strategy](#), p.59

CIL receipts from prior to the Financial Year 2020/21, other than those to which Regulation 59F applied, retained at the end of Financial Year 2020/21	<p style="text-align: right;">£1,990,132.87</p> <p>(of which £125,298.75 has been apportioned to the administrative fund and £1,002,390.03 has been allocated to SANG provision)</p>
CIL receipts from the Financial Year 2020/21, other than those to which Regulation 59F applies, retained at the end of Financial Year 2020/21	<p style="text-align: right;">£2,518,210</p> <p><i>(£2,169,248 excluding CIL Administration). Money retained is committed to infrastructure projects.</i></p>

Figure 8: Retained CIL Funds at the end of Financial Year 2020/21

Section 106 Report

Section 106 agreements are legal agreements subject to which planning permission for a specific development is granted. Planning obligations secured through this mechanism may take the form of financial or non-financial contributions.

Section 106 Agreements Made

Financial Obligations

Financial obligations totalling a maximum value of **£2,342,366.00** were entered into during Financial Year 2020/21. *Figure 9* sets out the contributions of which this figure is comprised.

Infrastructure Category	Contribution Types	Amount of money to be provided under planning obligations entered into in Financial Year 2020/21 (£)
Affordable Housing	Overage Clause	2,169,822.00
Green Infrastructure	Strategic Access Management and Monitoring	171,644.00
	Great Crested Newt Habitat Improvements	900.00
Total		2,342,366.00

Figure 9: Financial Section 106 Obligations Agreed in Financial Year 2020/21

The financial obligation relating to affordable housing is a maximum, the minimum figure is zero. This is because the figure represents the cap value from an overage clause pursuant to a planning permission. For clarity, an overage clause is used to secure an affordable housing contribution where a scheme that under-provides affordable housing relative to the requirements of Core Strategy Policy CS12 exceeds its expected sale value. The cap value is the maximum value that can be recouped in this way.

Non-Financial Obligations

Figure 10 sets out the non-financial obligations which were secured through Section 106 agreements during the Financial Year 2020/21:

Infrastructure Category	Details of non-financial obligations secured through Section 106 agreements during the Financial Year 2020/21
Affordable Housing	48 affordable homes at Former Ian Allan Motors site and 29 affordable homes at 12-16, 25-31 Portugal Road And Lok N Store
Transport	At Land to the North of Old Woking Road and East of Station Approach, a Deed of Variation of the Section 106 agreement on the extant

	permission (PLAN/2017/0128) makes slight amendments to the existing clauses on provision of public parking and a public square.
C2 Housing	At Land to the North of Old Woking Road and East of Station Approach, a Deed of Variation of the Section 106 agreement on the extant permission (PLAN/2017/0128) places conditions on the occupancy and usage of any C2 housing

Figure 10: Non-Financial Section 106 Obligations Agreed in Financial Year 2020/21

Section 106 Payments Received

Receipts of financial Section 106 obligations during Financial Year 2020/21 totalled **£252,576.81**.

Figure 11 sets out the purposes for which these obligations were secured:

Infrastructure Category	Contribution Type	Value of Section 106 payments received during 2020/21 (£)
Affordable Housing	Off-site provision	40,849.77
Green Infrastructure	Strategic Access Management and Monitoring	211,727.04
Total		252,576.81

Figure 11: Financial Section 106 Receipts during Financial Year 2020/21

Section 106 Allocations

Once a Section 106 payment has been received, it is allocated to a broad category of infrastructure or specific infrastructure project. This allocation is made in accordance with the relevant clause in the Section 106 agreement.

In Financial Year 2020/21, Section 106 payments to a value of **£9,047,185.62** were allocated, but not spent. Details of these allocations are shown in Figure 12 below.

Infrastructure Category	Contribution Type/Project	Value of Section 106 payments allocated, but not spent, in 2020/21 (£)
Affordable Housing		6,103,077.65
Education		1,454,787.12
Flood and Water Management		243,718.11
Green Infrastructure	Great Crested Newt Habitat Improvements at Westfield Common	7,200.00
Green Infrastructure	Strategic Access Management and Monitoring	2,890.40
Green Infrastructure	Thames Basin Heaths Special Protection Area	104,666.29
Green Infrastructure	Westfield Common Fund	47,000.00

Transport and Travel	Footpath Improvements	264.00
Highways		9,461.36
Open Space and Leisure	Sports	7,175.00
Open Space and Leisure	Off-Site Kick-About Area	25,000.00
Open Space and Leisure	Woking College 3G Pitch	697,318.76
Other	Environmental Improvements	247,738.67
Other	Crime Prevention	9,344.18
Other	Environmental Improvements Near Rydens Way Shops	14,279.51
Other	Improved Lighting near Arthurs Bridge Road	8,000.00
Other	Public Art	45,264.57
Other	Renewable Energy	20,000.00
Total		9,047,185.62

Figure 12: Section 106 Payments Allocated in Financial Year 2020/21

Section 106 Expenditure

£1,758,041.83 of financial Section 106 contributions have been spent during the Financial Year 2020/21. The expenditure is as per *Figure 13* below, and includes money transferred to other organisations:

Infrastructure Category	Project	Value of Section 106 expenditure in 2020/21 (£)
Education	Brookwood Farm SEND School	904,395.79
Green Infrastructure	Strategic Access Management and Monitoring transferred to Hampshire County Council	156,327.04
Open Space and Leisure	Woking College 3G Pitch	697,319
Other Items (including repayment of borrowing)		0
Section 106 Monitoring Fees		0
Total		1,758,041.83

Figure 13: Section 106 Expenditure in Financial Year 2020/21

At the end of Financial Year 2020/21, £ 8,323,407.65 of financial Section 106 receipts were retained. This includes allocated and unallocated funds.

Infrastructure List

The Infrastructure List provides details of the infrastructure projects and types of infrastructure which Woking Borough Council intends to fund through CIL receipts, either in part or in full.

The Infrastructure List does not relate to the CIL receipts to which Regulation 59F applies (as detailed in *Figure 5*). These receipts are available for ward and neighbourhood areas to spend on infrastructure which they consider necessary. The process for allocating funds to which 59F applies is led by local ward Councillors, in consultation with their communities. An interactive map showing available funds is updated monthly to assist in this process.⁴

Types of Infrastructure to be Funded Wholly or Partly by CIL

In the forthcoming year (1 January 2021 to 31 December 2021 inclusive), the Council intends that the following types of infrastructure will be funded through CIL receipts:

- Suitable Alternative Natural Greenspaces (SANGs);
- Education;
- Transport; and
- Open Spaces

This list has been informed by the analysis undertaken in the Infrastructure Delivery Plan and its appended Schedule of Infrastructure Delivery Requirements⁵.

⁴ [Map showing CIL receipts available to wards and neighbourhood areas](#)

⁵ [Infrastructure Delivery Plan](#) and [Schedule of Infrastructure Delivery Requirements](#)