

Woking Borough Council Infrastructure Funding Statement 2021/22



Produced by the Planning Policy Team

For further information please contact:

Planning Policy, Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey,
GU21 6YL. Tel: 01483 743871. Email: planning.policy@woking.gov.uk

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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 2021 to 31st March 2022.

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 21/22, the total value of Demand Notices issued was **£1,840,074.87**. 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 of 31st March 2022, Woking Borough Council had received £9,142,466.79 of CIL. The proportions of this which were collected prior to, and during, 2021/22 are outlined below:

Time period	Value of CIL receipts (£)
Prior to Financial Year 2021/22	6,978,909.79
Financial Year 2021/22	2,163,557
Total (as at end of Financial Year 2021/22)	9,142,466.79

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 2023](#)

- 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 2021/22, the amount of CIL apportioned to these funds was as below:

Fund	Apportioned CIL receipts (£)
Administration	426,817.66
Wards and Neighbourhood Areas	1,596,317.38
Main	6,514,378.77

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 2021/22, **£1,596,317.38** 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 21/22	522,499
During Financial Year 21/22	540,889

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	11,423.16	£0.00	£0.00
Byfleet and West Byfleet Ward	9,700.33	8,824.52	2,269.70
Canalside Ward	275,996.84	27,916	£0.00
Goldsworth Park Ward	8,765.50	6,897.56	£0.00
Heathlands Ward	20,741.17	£0.00	£0.00
Hoe Valley Ward	35,974.24	£0.00	£0.00
Hook Heath Neighbourhood Area	53,231.80	15,000	£0.00
Horsell Ward	48,500.47	£0.00	£0.00
Knaphill Ward	36,102.22	2,000	720.74
Mount Hermon Ward	169,973.80	£0.00	£0.00
Pyrford Neighbourhood Area	14,246.98	2,000	14,000
Pyrford Ward	5,860.82	£0.00	£0.00
St Johns Ward	17,839.74	2,800	5,632.36
West Byfleet Neighbourhood Area	861,112.04	12,717.08	1,594.68

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

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

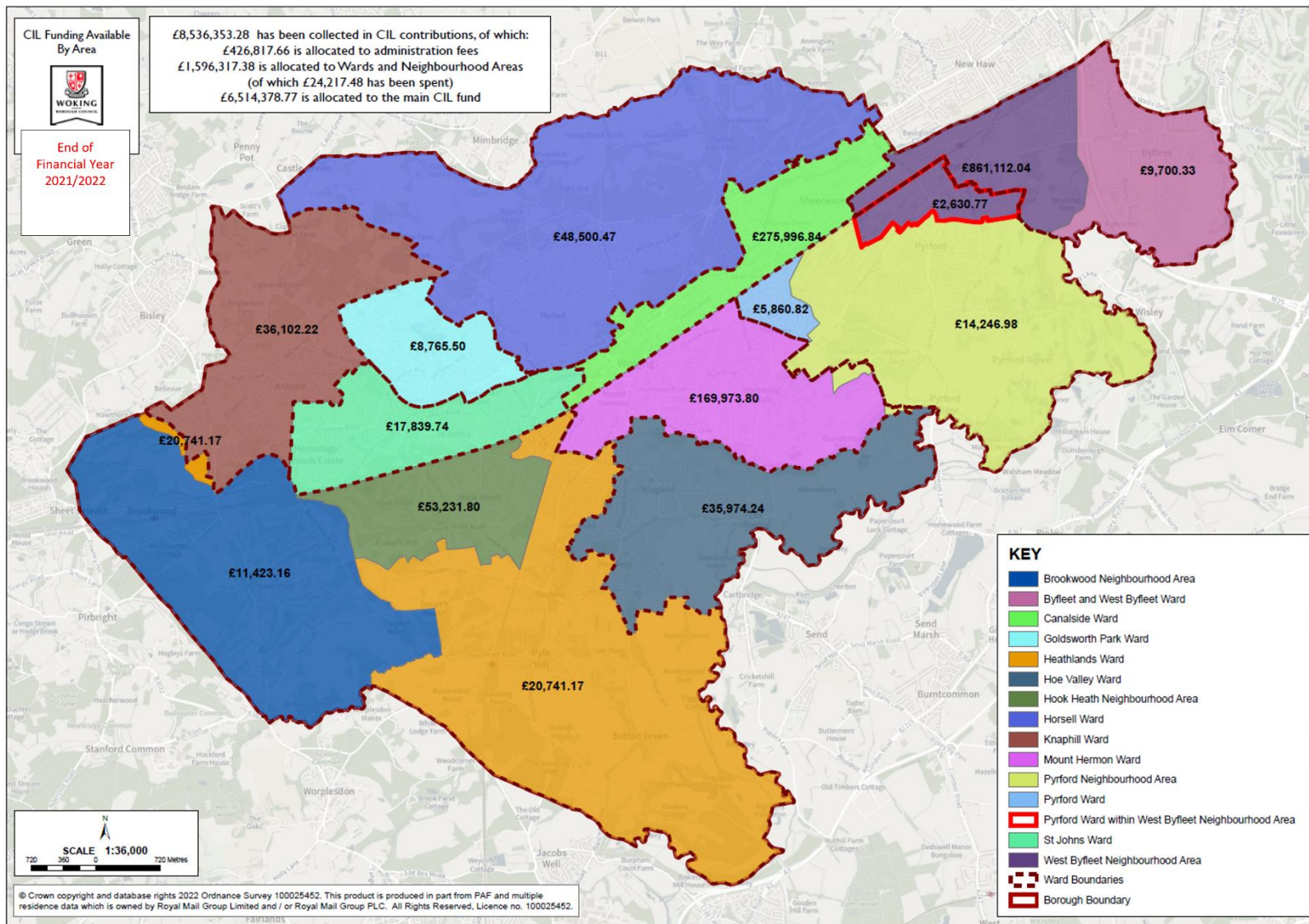


Figure 6: Map of Funds Apportioned to Wards and Neighbourhood Areas as at the end of Financial Year 2021/22

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.³

Types of Infrastructure to be Funded Wholly or Partly by CIL

In the forthcoming year (1 January 2023 to 31 December 2023 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 Requirements⁴.

Please note the IDP is a live document and was recently updated in February 2022⁵.

³ [Map showing CIL receipts available to wards and neighbourhood areas](#)

⁴ [Infrastructure Delivery Plan](#) and [Schedule of Infrastructure Delivery Requirements](#)

⁵ [Infrastructure Delivery Plan \(Updated February 2022\)](#)

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 2021/22, 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.”⁶

Please note allocated SANG money is placed into a SANG reserve to be spent on further SANGs.

Total value of CIL receipts received before Financial Year 2021/22, which are as yet unallocated	£2,169,248
Total value of CIL receipts received and allocated before Financial Year 2021/22	£6,978,909.79
Total value of CIL receipts received before Financial Year 2021/22, which were allocated in Financial Year 2021/22	£0.00
Total value of CIL receipts which were received during Financial Year 2021/22 which are as yet unallocated	1,839,136 (Committed to Neighbourhoods & Wards)
Total value of CIL receipts which were allocated but not spent in Financial Year 2021/22	1,839,136

Figure 7: Allocation of CIL Receipts within the Main Fund

CIL Expenditure

For the Financial Year 2021/22, CIL expenditure had been made on the following:

- Administration - £108,178;
- SANG reserve - £865,423
- Spent on strategic projects - £1,473,306 (Town Centre Infrastructure)
- Neighbourhood & Wards - £46,762

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

⁶ [Woking Core Strategy](#), p.59

CIL receipts from prior to the Financial Year 2021/22, other than those to which Regulation 59F applied, retained at the end of Financial Year 2021/22	<p style="text-align: center;">£2,518,210 (<i>£2,169,248 excluding CIL Administration</i>). <i>Money retained is committed to infrastructure projects.</i></p>
CIL receipts from the Financial Year 2021/22, other than those to which Regulation 59F applies, retained at the end of Financial Year 2021/22	<p style="text-align: center;">£1,947,314 (<i>£1,839,136 excluding CIL Administration</i>). <i>Money retained is committed to infrastructure projects.</i></p>

Figure 8: Retained CIL Funds at the end of Financial Year 2021/22

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 **£3,971,853** were entered into during Financial Year 2021/22. *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 2021/22 (£)
Strategic Access Management and Monitoring (SAMM) Financial Contribution	SAMM	£2,113,853
Affordable Housing	Overage clause	None with a numerical cap <i>(Please refer to non-financial obligations)</i>
Housing Infrastructure Fund (HIF)	HIF	£1,858,000
Total		£3,971,853

Figure 9: Financial Section 106 Obligations Agreed in Financial Year 2021/22

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 2021/22:

Infrastructure Category	Details of non-financial obligations secured through Section 106 agreements during the Financial Year 2021/22
Affordable Housing	PLAN/2020/0568 (Land North and South of Goldsworth Road), 48 affordable housing units, and co-operation in the provision of the York Road Project premises.
	PLAN/2020/0568 and PLAN/2019/0753 (at New Central) require late-stage reviews of affordable housing viability. Neither of these clauses has a numerical cap; affordable housing could potentially be required up to the level in Policy CS12.
Transport	PLAN/2020/0568 and PLAN/2019/0753 require the owner to support car schemes for residents.
Site Maintenance	PLAN/2020/0568 requires the owner to fund refuse collection from the flats.

Figure 10: Non-Financial Section 106 Obligations Agreed in Financial Year 2021/22

Section 106 Payments Received

Receipts of financial Section 106 obligations during Financial Year 2021/22 totalled **£470,322.17**.

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

Infrastructure Category	Contribution Type	Value of Section 106 payments received during 2021/22 (£)
Affordable Housing	Off-site provision	302,492.50
Open Space and Leisure (Tree Planting)	Woking College 3G Pitch	10,000
Green Infrastructure	Strategic Access Management and Monitoring	157,829.67
Total		470,322.17

Figure 11: Financial Section 106 Receipts during Financial Year 2021/22

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 2021/22, Section 106 payments to a value of **£8,816,762.80** 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 2021/22 (£)
Affordable Housing		6,055,634.00
Education		2,068,060.19
Flood and Water Management		243,718.11
Green Infrastructure	Strategic Access Management and Monitoring	2,890.40
Green Infrastructure	Thames Basin Heaths Special Protection Area	104,666.29
Transport and Travel	Footpath Improvements	264.00
Highways		9,461.36
Open Space and Leisure	Sports recreation	32,175.00
Other	Environmental Improvements	254,628.88
Other	Public Art	45,264.57
Total		8,816,762.80

Figure 12: Section 106 Payments Allocated in Financial Year 2021/22

Section 106 Expenditure

£328,135.17 of financial Section 106 contributions have been spent during the Financial Year 2021/22. The expenditure is as per *Figure 13* below, and includes money transferred to other organisations:

Infrastructure Category	Project	Value of Section 106 expenditure in 2021/22 (£)
Affordable Housing	63-65 High Street, Old Woking	309,086.38
Education	Brookwood Farm SEND School	15,939
Open Space and Leisure	Woking College 3G Pitch	3,109.79
Other Items (including repayment of borrowing)		0
Section 106 Monitoring Fees		0
Total		328,135.17

Figure 13: Section 106 Expenditure in Financial Year 2021/22

At the end of Financial Year 2021/22, **£8,896,127.88** of financial Section 106 receipts were retained. This includes allocated and unallocated funds.