



**Buckinghamshire Council**  
**Infrastructure Funding Statement**  
**1 April 2022 to 31 March 2023**

## 1. Introduction

- 1.1 Local Authorities that receive contributions from developers must produce<sup>1</sup> an Infrastructure Funding Statement (IFS) annually. This sets out details of developer contribution receipts and the infrastructure projects or types of infrastructure the Authority intends may be funded at least in part by the Community Infrastructure Levy (CIL).
- 1.2 Where parishes receive a proportion of CIL they are also required to produce a report for each financial year in which they receive CIL receipts.
- 1.3 This is to provide local communities and developers with clarity and transparency on contributions received (including 'in-kind' contributions where infrastructure is provided directly), how these have been or are to be used, and, more broadly on the role of development in funding infrastructure.
- 1.4 This statement sets out the position of the Council for the 2022/23 financial year. It covers both section 106 (s106) and CIL contributions.

### Headlines for 2022-23

- CIL is currently collected in the South, East and West areas of Buckinghamshire.
- 499 affordable homes were handed to registered providers across Buckinghamshire.
- Buckinghamshire Council:
  - Secured £14,319,045 of s106 contributions from new development.
  - Secured £6,405,351 in CIL.
  - Passed £727,098 of 22/23 CIL receipts (the local allocation) to town and parish councils, with a further £335,763 secured for the unparished area of High Wycombe.
- The Council spent £17,462,345 of s106 funds on infrastructure to mitigate development impacts and £4,624,377 of CIL on infrastructure to support the development of the area.

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<sup>1</sup>As required by the Community Infrastructure Levy (Amendment) (England) Regulations 2019 No.1103 that came into force 1 September 2019



## Developer Contributions to Infrastructure

- 1.5 Development often drives requirements for new infrastructure and is itself an important source of funding for infrastructure. Developer contributions can be provided:
- Through planning obligations within s106 agreements<sup>2</sup> and unilateral undertakings – where it is not possible to address unacceptable impacts through a planning condition.
  - Through CIL – a fixed charge levied on new development to fund infrastructure.
- 1.6 Developers may also enter into s278 agreements<sup>3</sup> that allow them to make permanent alterations or improvements to a public highway, with the agreement of the Council, as part of a planning approval.

## 2. Planning Obligations

- 2.1 Planning obligations are either set out within bilateral agreements or within unilateral undertakings. These are deeds between the local authority and developers that can be attached to a planning permission, to make developments that would otherwise be unacceptable in planning terms acceptable.
- 2.2 Under section 106 of the Town and Country Planning Act 1990 as amended, planning obligations are capable of:
- (a) restricting the development or use of the land in any specified way
  - (b) requiring specified operations or activities to be carried out in, on, under or over the land
  - (c) requiring the land to be used in any specified way
  - (d) requiring a sum or sums to be paid to the authority

Therefore, planning obligations can:

- Prescribe the nature of development (for example, requiring a given portion of housing as affordable).
- Compensate for loss or damage created by a development (for example, loss of open space).
- Mitigate a development's impact (for example, through increased public transport provision).

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<sup>2</sup> Section 106 of the Town and Country Planning Act 1990 (as amended)

<sup>3</sup> Section 278 of the Highways Act 1980

- 2.3 Regulations<sup>4</sup> state that a planning obligation may only constitute a reason for granting planning permission if it is:
- necessary to make the development acceptable in planning terms;
  - directly related to the development; and
  - fairly and reasonably related in scale and kind to the development.
- 2.4 Where financial contributions are required by a planning obligation within a section 106 agreement or a unilateral undertaking these are often referred to as section 106 or simply s106 contributions.
- 2.5 It may be necessary for a Council to secure contributions from a number of developments over a period of time before there are sufficient funds and it is in a position to implement the scheme for which funds have been secured.
- 2.6 The following tables<sup>5</sup> 1 and 2 show:
- s106 contributions held at 31 March 2023, split into the different infrastructure categories for which they have been secured, across each of the council areas<sup>6</sup>.
  - s106 contributions collected between 1 April 2022 and 31 March 2023, split into the different infrastructure categories for which they have been secured.

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<sup>4</sup> These tests are set out as statutory tests in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 (as amended by the 2011 and 2019 Regulations) and reiterated in National Planning Policy Framework (paragraph 56)

<sup>5</sup> Throughout, figures have been compiled from excel data, hence may include small apparent rounding errors

<sup>6</sup> These correspond to the areas of the forerunner Councils prior to the establishment of Buckinghamshire Council. Aylesbury Vale corresponds to Buckinghamshire North, Chiltern to Buckinghamshire East, South Bucks to Buckinghamshire South, and Wycombe to Buckinghamshire West

**Table 1 – s106 contributions held at 31 March 2023, split into the different infrastructure categories for which they have been secured across each of the council areas.**

<b>Infrastructure</b>	<b>North Area</b>	<b>East Area</b>	<b>South Area</b>	<b>West Area</b>	<b>Buckingham shire County Area</b>	<b>Total (£)</b>
Affordable Housing	1,620,626	2,156,819	2,361,426	794,410	0	6,933,281
Open Space & Leisure	16,662,800	0	0	1,008,070	0	17,670,870
Transport/ Highways	812,609	0	0	1,563,649	12,672,557	15,048,815
Education	0	0	0	4,798	13,144,365	13,149,163
Community Facilities	0	0	0	94,462	0	94,462
Burnham Beeches SAC*	0	4,048	173,489	0	0	177,537
Other	1,643,398	0	0	138,726	0	1,782,124
<b>Total (£)</b>	<b>20,739,433</b>	<b>2,160,867</b>	<b>2,534,915</b>	<b>3,604,115</b>	<b>25,816,922</b>	<b>54,856,252</b>

\*Funds are passed on to the City of London Corporation and are not retained by the Council.

**Table 2 – s106 contributions collected<sup>7</sup> between 1 April 2022 and 31 March 2023**

Infrastructure	North Area	East Area	South Area	West Area	Buckinghamshire County Area	Total (£)
Affordable Housing	0	64,230	0	394,487	0	458,717
Open Space & Leisure	1,474,023	0	0	465,267	0	1,939,290
Transport/ Highways	0	0	0	0	831,427	831,427
Education	0	0	0	0	10,773,347	10,773,347
Community Facilities	0	0	0	0	0	0
Burnham Beeches SAC*	0	4,048	173,489	0	0	177,537
Other	0	0	0	138,727	0	138,727
<b>Total (£)</b>	<b>1,474,023</b>	<b>68,278</b>	<b>173,489</b>	<b>998,481</b>	<b>11,604,774</b>	<b>14,319,045</b>

\*The Burnham Beeches Special Area of Conservation contribution is only collected in East and South Area. Funds are not retained by the Council but are passed on to the City of London Corporation.

2.7 These figures show how development has contributed to infrastructure and how far the Council has succeeded in securing s106 contributions to mitigate the impact of development.

The levels of contributions secured in the different areas reflects:

- The levels of development, especially major developments, in the different areas, and development impacts.
- The availability of CIL as another source of developer funding in some areas.
- The schemes to which s106 funds were secured and local infrastructure priorities, in accordance with relevant Supplementary Planning Documents<sup>8</sup>.

<sup>7</sup> Based on invoice issued date, with the exception of North Area for which figures are based on payment receipt date until records are fully aligned with finance system

<sup>8</sup> <https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/local-development-plans/local-planning-guidance/>

## S106 expenditure in 2022/23

2.8 S106 contributions are considered when projects are included in the Council's budget setting process. Specific s106 contributions are then drawn upon to fund these projects, in compliance with the terms of the relevant s106 agreements.

2.9 A number of projects have been implemented in 2022-23 with s106 funding. These include:

**Open Space/Leisure.** Schemes were widely delivered across the North of the County including significant investment to refurbish Winslow Public Hall and development of Wing Recreation Ground. S106 funding contributed towards a new Pavilion in Haddenham plus final payments were made to the new Aston Clinton Community Centre. Improvements were also funded for Village Halls and Community Centres in Aylesbury, Cheddington and Steeple Claydon. There was also investment to deliver improvements to many play areas, outdoor fitness facilities and skateparks right across the Aylesbury Vale area.

Other Contributions were used to celebrate the County's Paralympic Heritage at the Guttman Sports & Leisure Centre in Aylesbury and the other Community Events in the Town, such as the annual Whizzfizz Festival.

**Education.** Schemes included completion of extensive works at Chiltern Hills Academy and Holmer Green Senior School to expand both schools by two forms of entry (fe) to meet the increase in pupils across the county. The former works involved a new teaching block, remodelling of an existing block to provide new fit for purpose science facilities, new library, an additional Design Technology room, remodelled and improved SEND facilities, a Multi Use Games Area, new changing rooms and an extension of the School's English block. The scheme also provided a new pedestrian crossing to make access to the school safer for pupils.

The works at Holmer Green included a new two storey teaching block, a new 4 court sports hall, conversion of the existing rooms into science and IT classrooms, a new dining room with catering kitchen, extension to sixth form facilities, a new multi-use games area and staff car park. The scheme also provided a new pedestrian crossing to make access to the school safer for pupils.

In Aylesbury the new Kingsbrook School, opened to its first cohort of secondary school pupils in September 2022. When full the school will be home to 1080 pupils. It has been carefully designed such that it can be expanded in the longer term, should the need arise, to become either an 8fe school or ultimately a 10fe school. The building has excellent sustainable credentials being thermally efficient to reduce carbon emissions, helping meet Carbon reduction targets.

In addition to the above, projects at John Colet School, Denham Green Academy and Princes Risborough School have been progressed to provide new facilities to accommodate bulge classes to meet local demand for places. Projects to provide



additional Special School places have also been progressed at Stocklake Park and Furze Down special schools.

**Transport & Highways.** Schemes included the signalisation of Crest Road High Wycombe. This has been designed to mitigate traffic from, and facilitate the development of, the Cressex Island site while safeguarding the operation of the adjacent Handy Cross junction with the M40. The Council also completed a new 1700m traffic-free cycleway linking the new housing developments at Berryfields and Buckingham Park in Aylesbury.

Also in Aylesbury the Council delivered a public transport corridor along one of the main routes into the town centre. The project aims to improve traffic flow, journey times, and cycling and walking routes along the A41 Bicester Road. It comprises a package of measures that includes:

- junction improvements
- intelligent transport systems
- pedestrian and cycling facility improvements
- bus stop improvements

More widely the Council has also invested in supporting bus services and in some locations providing new bus shelters and/or real time passenger information displays.

**499 affordable homes** were handed over to registered providers across Buckinghamshire. Of these 394 were in the North area. 58 one bedroom units of temporary accommodation were completed and opened at Bridge Street in High Wycombe on the site of a former car park. This increased the number of temporary homes in High Wycombe by 65 per cent, enabling the Council to meet growing local need. Compared to the old accommodation at Saunderton Lodge, the new accommodation has space for more families and brings people closer to local amenities such as transport facilities, GP surgeries and schools as well as other support services.

2.10 A summary of s106 expenditure is shown in Table 3 below. A full breakdown is included at Appendix A.

**Table 3 - Summary of s106 expenditure in 2022-23**

Area	Amount (£)
North area	2,069,082
East area	105,000
South area	166,042
West area	1,547,230
Former Buckinghamshire County functions	13,574,990
<b>Total</b>	<b>17,462,345</b>

### 3. The Community Infrastructure Levy

- 3.1 The Community Infrastructure Levy (CIL) is a charge which can be levied by local authorities on new development in their area after it has gone through a process of assessing the evidence base in public prior to the adoption of the levy.
- 3.2 This process takes account of the cost of infrastructure, the viability of development, other sources of funding for infrastructure and the administrative expenses in connection with the levy. The levy rates are published in the charging schedule for each area on the Council's website. This information can be found at <https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/community-infrastructure-levy/>.
- 3.3 In contrast to s106 contributions:
- There does not need to be a direct link between the payment and the infrastructure provided
  - The use of CIL is not specified at the point of collection
  - Its calculation is an administrative process rather than a negotiation based on an assessment of development impacts
  - It applies to all developments, including those that are smaller in scale
  - A proportion of the CIL is passed to town and parish councils to be allocated locally and to cover its administration.
- 3.4 Prior to the establishment of Buckinghamshire Council, CIL was adopted by three of the former Councils:
- Wycombe District Council, which covered the area now referred to as West Buckinghamshire, adopted CIL in 2012.
  - Chiltern District Council and South Bucks District Council, which covered the areas now referred to as East and South Buckinghamshire, adopted a common charging schedule in February 2020.
- 3.5 The charging schedules for these areas continue for the respective areas as part of Buckinghamshire Council. The former Aylesbury Vale area does not currently have a CIL charging schedule in operation.

#### Use of CIL

- 3.6 According to the CIL regulations, the Council as Charging Authority, can use up to 5% of CIL collected towards administration of CIL.
- 3.7 The Council also has a duty to pass funds to town or parish councils ('local councils'). This is known as the 'local allocation' and amounts to 15% of CIL funds collected in a given area, rising to 25% in areas which have an adopted Neighbourhood Development Plan. The local allocation in the unparished area of High Wycombe is also ring-fenced for use within that area. Parish Councils are required to publish their CIL receipts and expenditure on a yearly basis on their websites.

3.8 The regulations state that the funds passed to ‘Local Councils’ must be used:

*‘to support the development of the local area by funding (a) the provision, improvement, replacement, operation or maintenance of infrastructure; or (b) anything else that is concerned with addressing the demands that development places on an area.’*

This is a wider definition of how the funds may be used compared to how Buckinghamshire Council can use CIL funds (as the Council is restricted to funding infrastructure to support the development of the area).

3.9 According to the CIL regulations, the Council as Charging Authority, can spend the remaining CIL on:

*“the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of its area”* (Regulation 59 as amended<sup>9</sup>).

The Planning Act 2008 states that ‘infrastructure’ includes roads and other transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities, and open spaces.

3.10 Government guidance on the use of CIL<sup>10</sup> says that it can be used:

*‘to fund a wide range of infrastructure, including transport, flood defences, schools, hospitals, and other health and social care facilities’<sup>11</sup>.*

This definition allows the levy to be used to fund a very broad range of facilities such as play areas, open spaces, parks and green spaces, cultural and sports facilities, healthcare facilities, academies and free schools, district heating schemes and police stations and other community safety facilities.

This flexibility gives local areas the opportunity to decide what infrastructure they need to deliver their Development Plan. Charging authorities may not use the levy to fund affordable housing.

The levy can be used to increase the capacity of existing infrastructure or to repair failing existing infrastructure, if that is necessary to support development.

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<sup>9</sup> [The Community Infrastructure Levy \(Amendment\) Regulations 2012 \(legislation.gov.uk\)](https://www.legislation.gov.uk/uksi/2012/2713/contents/part-2/section-59)

<sup>10</sup> [Community Infrastructure Levy - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/community-infrastructure-levy)

<sup>11</sup> for further details, see [section 216\(2\) of the Planning Act 2008](#), and [regulation 59](#), as amended by the [2012](#) and [2013 Regulations](#)



## CIL collected in 2022-23

- 3.11 The Council collected £5,310,355 in the West Buckinghamshire (formerly Wycombe) area. Tables 4 and 5 provide a breakdown of CIL collected and transferred to Local Councils.

**Table 4 -- West Buckinghamshire (formerly Wycombe District) CIL overview (31 March 2023) (£)**

<b>Total CIL receipts for the year (a) + (b) + (c) + (d)</b>	<b>5,310,355</b>
CIL Retained by Buckinghamshire Council excl. Unparished Area (a)	4,166,889
Total CIL allocated to administrative expenses (b)	265,518
Total CIL secured for Local Councils (c)	542,185
Total CIL ring-fenced for Unparished Area (d)	335,763
Total CIL expenditure during 2022-23 (e) See Table 8	3,768,463
Opening Balance 1 April 2022 (f)	5,360,436
Closing Balance 31 March 2023 (g) = (f) +(a) – (e)	5,758,862

**Table 5 - West Buckinghamshire (formerly Wycombe) area CIL allocated to Local Councils during 2022-2023 (as at 31 March 2023)**

Parish	Amount (£)
Bedlow Cum Saunderton	14,079.96
Chepping Wycombe Parish Council	27,419.41
Fawley Parish Meeting	8,549.29
Great and Little Kimble	69,961.86
Hughenden Parish Council	118,108.35
Lane End Parish Council	10,618.29
Little Marlow Parish Council	18,396.76
Longwick Cum Ilmer Parish	117,136.78
Marlow Bottom Parish Council	14,932.39
Marlow Town Council	9,980.07
Princes Risborough Town Council	16,388.53
Radnage Parish Council	2,508.65
Stokenchurch Parish Council	18,087.94
Wooburn And Bourne End Parish Council	89,645.94
West Wycombe Parish	6,370.89
<b>Total</b>	<b>542,185.11</b>

The table excludes the local allocation of CIL ring-fenced for the Unparished Area of High Wycombe.

- 3.12 The Council collected £1,094,996 in the East and South Buckinghamshire (formerly Chiltern and South Bucks) areas. Tables 6 and 7 provide a breakdown of CIL collected and transferred to Local Councils (parishes and town councils).

**Table 6 - East and South Buckinghamshire (formerly covered by Chiltern & South Bucks District Council) CIL overview (31 March 2023) (£)**

<b>Total CIL receipts for the year (a) + (b) + (c)</b>	<b>1,094,996</b>
CIL Retained by Buckinghamshire Council (a)	855,333
Total CIL allocated to administrative expenses (b)	54,750
Total CIL secured/passed to Local Councils (c)	184,913
Total CIL expenditure during 2022-23 (d) See Table 9	855,914
Opening Balance 1 April 2022 (e)	0
Closing Balance 31 March 2023 (f) = (e) + (a) - (d)	-581

**Table 7 East and South Buckinghamshire areas (formerly Chiltern & South Bucks District): CIL allocated to Local Councils during 2022-2023 (as at 31 March 2023)**

Parish	Amount (£)
Ashley Green	1,548
Beaconsfield	46,892
Chalfont St Giles	3,450
Chalfont St Peter	39,220
Chesham	5,997
Denham	13,878
Dorney Parish Council	4,262
Farnham Royal	3,596
Gerrards Cross	22,690
Great Missenden Parish Council	9,266
Iver Heath	1,185
Little Chalfont Parish Council	6,881
Penn	21,517
Seer Green	563
Stoke Poges	1,500
Taplow	2,468
<b>Total</b>	<b>184,913</b>

### Demand notices issued in 2022/23

- 3.13 Demand notices issued in the West Area totalled £6,744,699 (this was more than the sum actually collected)
- 3.14 Demand notices issued in East/South totalled £1,094,996

### CIL expenditure in 2022/23

- 3.15 In total £4,624,377 of CIL was spent on infrastructure to support the development of the area in 2022-2023.

**Table 8 CIL Funded Projects in West Buckinghamshire during 2022-2023**

<b>Project</b>	<b>Amount (£)</b>
Wycombe Schools - expansions and improvement (Holmer Green Secondary)	750,000
Marlow Bridge Improvements	327,189
Court Garden Leisure Complex Refurbishment	57,907
Spade Oak Lake infrastructure works	68,154
A40 London Road Highways improvements	23,446
Highways Improvement Works (West area)	2,313,578
Globe Park (Westhorpe interchange)	74,286
New play area at the Desborough Rec Grounds	153,903
<b>Total</b>	<b>3,768,463</b>

- 3.15 The expenditure in Table 8 excludes any projects that may be funded from the local allocation ring fenced for the High Wycombe Town Committee. These projects are addressed separately in the annual CIL update provided to the High Wycombe Town Committee.

**Table 9 CIL Funded Projects in East and South Buckinghamshire during 2022-2023**

<b>Project</b>	<b>Amount (£)</b>
Chiltern Lifestyle Centre	855,914
<b>Total</b>	<b>855,914</b>

#### 4. The infrastructure projects or types of infrastructure the authority intends to be funded at least in part by CIL

- 4.1 The Council has ambitious plans in the face of significant infrastructure challenges and requirements in an area where development is constrained by designations such as green belt and Area of Outstanding Natural Beauty (AONB). As a large unitary authority Buckinghamshire Council has extensive responsibilities for infrastructure. Over the last 12 months continued inflationary pressures have added to the delivery challenge. The Council has been working with contractors to reduce the cost of projects as much as possible and to seek alternative or additional funds to enable project delivery.
- 4.2 Infrastructure challenges and requirements will be considered further as part of the work that is underway on [The Local Plan for Buckinghamshire | Buckinghamshire Council](#). This is scheduled to be in place by 2028.
- 4.3 This will include work to clarify what infrastructure will be expected to be provided directly by development, or directly funded by development through s106 contributions and s278 works, and what funding gaps remain.
- 4.4 Where development gives rise to the need for infrastructure directly the Council aims to secure contributions through planning obligations, in compliance with the 'Regulation 122' tests (see paragraph 2.3) and in preference to using CIL.
- 4.5 Section 4 of the Council's Capital & Investment Strategy 2022 to 2023 covering this period was published on 1 February 2022 and is available [here](#)<sup>12</sup>. It sets out key areas where one might expect to see investment directed, taking account of capital

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<sup>12</sup> The latest version was published in the Feb 2023 Council meeting with the Council Budget. [Agenda for Cabinet on Tuesday, 14th February, 2023, 10.00 am - Modern Council \(modern.gov.co.uk\)](#)



investment objectives and corporate priorities. This includes infrastructure that supports the development of the area and which may be funded by CIL:

- Investments that facilitate growth, economic development and regeneration, such as Wycombe area regeneration, and Princes Risborough growth areas.
- New infrastructure such as roads and schools to support the growth in housing.
- Meeting the statutory requirement to provide school places.

4.6 New and emerging priorities will become clear as work on the Local Plan for Buckinghamshire, the Local Transport Plan 5, and other Council strategies and projects progresses.

4.7 In this context the CIL collected by the Council is only one relatively small funding source, but one that offers flexibility in how it may be used, provided this is for infrastructure that supports the development of the area.

### Decision Making

4.8 The Council has integrated CIL into the capital budget setting process as a corporate resource, with the capital budget included in the Medium Term Financial Plan (MTFP) which is reviewed annually. (The approved Buckinghamshire Council Capital Programme 2022/23 to 2025/26 is available [here](#).)

4.9 The Capital and Investment Strategy sets out guidance on prioritisation of bids. In addition, in relation to CIL the Council will:

- Be conscious of the broad relationship between schemes and development that generate CIL while recognising the impacts of development.
- Only use CIL to fund infrastructure that supports the development of the area.
- In view of the extensive range of infrastructure requirements identified to support the development of the area, not apply CIL to fund off site infrastructure specifically required to enable new developments (i.e. where contributions to that infrastructure would be R122 compliant and development would be viable). In those cases developer contributions are to be secured by way of planning obligations in order to provide infrastructure necessary to make the development acceptable in planning terms.
- Over the period 2023/24-2027/28, until a new Local Plan and Infrastructure Delivery Plan are in place or until otherwise reviewed, focus CIL on schemes in the West, South and East areas for which s106 contributions or other external funding are not available and which support: the protection of priority areas at risk from flooding; the cost of providing education places; updating and integrating Council systems e.g. CCTV, to achieve long term savings and resilience; traffic calming in Castlefield; essential highways asset maintenance, with a focus on bridges, classified roads and locally significant routes; the replacement and improvement of larger play and recreation areas; and new Electric Vehicle Charging Points as part of the Council's climate change strategy.

4.10 Each year the Capital Programme will be developed as part of the MTFP, culminating in approval by full Council in February of each year. This follows the process set out

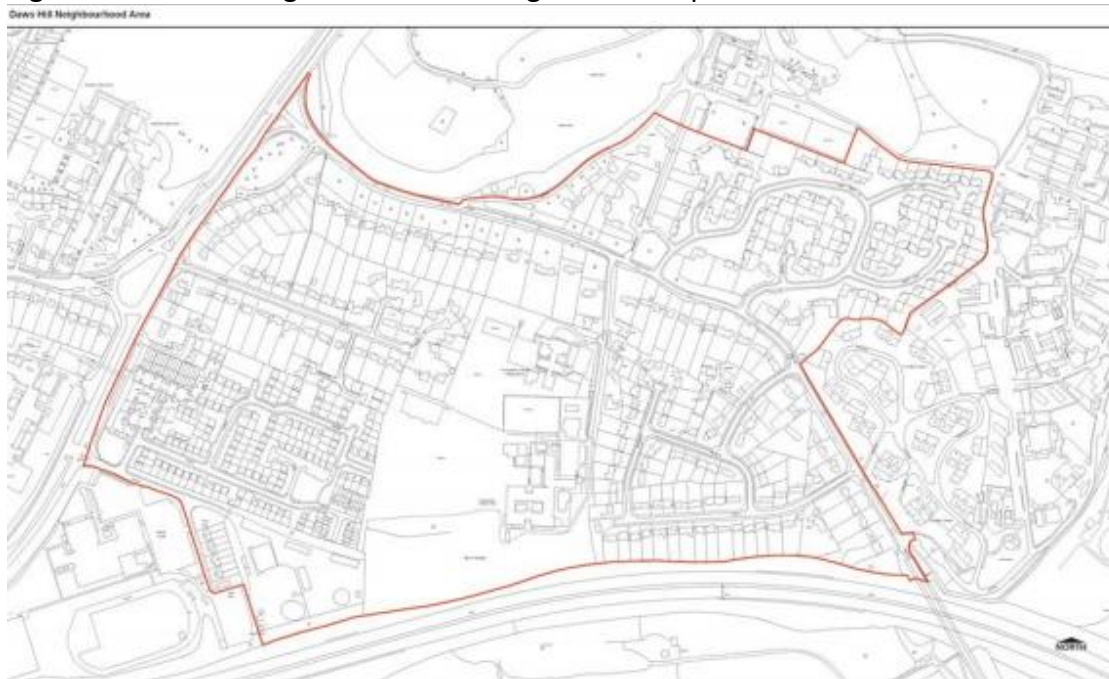
in the Capital Investment Strategy 2022 to 2023. The Council's resources (capital and revenue) are unfortunately very constrained, hence there are essential infrastructure requirements for which CIL is needed to support new development in Buckinghamshire. The Council therefore needs to be guided by its overall priorities as set out in the Capital and Investment Strategy, and as enlarged upon above.

- 4.11 The Council aims to make timely use of developer contributions in accordance with the terms of the s106 agreement and as opportunities arise to bring forward schemes. This process takes account of the need for scheme design and development, the potential need for further match funding, and the need to obtain any necessary consents and land (where required).
- 4.12 The Council is keen to ensure Member involvement in the allocation and use of CIL. Given that CIL has been integrated into the capital budget setting process as a corporate resource, the Council focuses on ensuring there is Member involvement in highlighting key priorities as part of the budget setting process.
- 4.15 If Members are aware of key local priorities, then there are two routes that can be taken. The first is to ensure that the relevant Cabinet Member is aware of that priority and takes this into account in terms of considering it against all portfolio priorities. The second is to influence the use of the local allocation of CIL that is passed to town and parish councils. This is at least 15% of CIL received. There is typically greater latitude in the scope of the use of these funds (as these councils have fewer funding responsibilities and the rules concerning the use of CIL are less strict).

#### [The unparished area of High Wycombe](#)

- 4.12 In relation to the unparished area of High Wycombe, the High Wycombe Town Committee recommends schemes to be funded from the local allocation of CIL collected within that area.
- 4.13 Within the unparished area, and since 12 December 2019 the Daws Hill Neighbourhood Plan has been adopted ('made'). Accordingly, within the Daws Hill Neighbourhood Plan area, since that time, the local allocation collected has been 25% rather than 15%. However, the level of CIL liable development and hence the sums involved are relatively small.
- 4.14 In accordance with the regulations the local allocation collected within the Daws Hill area can be used to support the development of that part of the charging authority's area that is not within the area of a local council, i.e. the unparished area.

Figure 1. Plan showing the Daws Hill neighbourhood plan area.



## 5 Next Steps

- 5.1 From 1 December 2022 the Council consolidated officers responsible for managing CIL and s106 contributions from the legacy councils into a single team that is part of Transport Strategy and Funding within the Planning and Environment service. The team has been reviewing the processes used across different legacy areas to ensure that these are consistent and robust. This will drive improvements and efficiencies in the administration and management of developer contributions.
- 5.2 The Council has installed an upgrade to the software and reporting system Exacom which is already used to manage developer contributions in the West area of Buckinghamshire. Since December 2023 this has been operational across Buckinghamshire. In practice this means new planning application data from the Uniform planning software is now linked with Exacom so that Exacom is importing all the required planning data to enable the Council to administer CIL/S106. This will speed up the rate at which CIL applications can be processed and ensure more consistent record keeping in the future.
- 5.3 Following a decision by 11 July [Cabinet](#) work is being undertaken to consider the case for a single charging schedule for Buckinghamshire, that includes the North and Central area (formerly Aylesbury Vale). A decision on the way forward will be made in 2024.

## Appendix A – S106 spend 2022-23 (£)

### North Area (formerly Aylesbury Vale Area)

<b>Project</b>	<b>Expenditure (£)</b>
Cheddington Pavilion	1,106
Nash Play Area	37,716
Weston Turville Village Hall Solar Panels	14,846
Alfred Rose Community Centre	3,607
Stoke Mandeville - Eskdale Road Car Park	21,929
Weston Turville Recreation Ground	55,715
Steeple Claydon Village Hall	21,450
Soulbury Play Area	37,758
National Paralympic Heritage Trust	23,600
Whitchurch Play Area and Outdoor Gym	58,472
Slapton Play & Fitness equipment	16,775
Winslow Public Hall	687,614
Ashendon Play Area	12,924
Cottesloe Green Play Area	11,550
Walton Court Play Area	64,200
Steeple Claydon MUGA	99,546
Oakley Play Area	20,324
Aston Clinton Community Centre	158,448
Grendon Underwood Toddler Play Area	43,159
Cheddington Outdoor Fitness equipment	18,469
Marsh Gibbon Play Area	19,248

Haddenham Airfield Pavilion	133,143
Aylesbury Town Centre Secret Window	5,602
Cuddington Playground	14,016
Southcourt Community Centre	2,236
Aylesbury Whizzfizz Festival	47,851
Cheddington Zip Wire	9,988
Buckingham Park Tree Planting	2,750
Paralympic Flame Lighting Cauldron	6,776
Wing Recreation Ground	146,670
Pitstone Skatepark	4,204
Weston Turville Picnic Benches	2,581
Marsh Gibbon Village Hall Car Park	36,000
Stewkley Recreation Ground	21,565
Buckingham Skatepark	231
Berryfields/Buckingham Park Greenway	40,010
Walton Street Public Realm	5,497
Kingsbury/Market Square Regeneration	88,844
SE Aylesbury Link Road	42,567
Waddesdon Greenway	30,097
<b>Total</b>	<b>2,069,082</b>

**East/South Area (formerly Chiltern and South Bucks Area) -- Affordable Housing**

<b>Project</b>	<b>Expenditure (£)</b>
Funding agreed for Paradigm Housing for small scale affordable housing development	105,000
Catalyst Housing Equity Share scheme	72,500
Major repairs to void properties to prevent properties being sold off	93,542
<b>Total</b>	<b>271,042</b>

**West Area (formerly Wycombe Area)**

<b>Project</b>	<b>Expenditure (£)</b>
<b><i>Affordable Housing</i></b>	
Bridge Court Temporary Accommodation	1,503,013
<b><i>Other</i></b>	
Cressex Park and Ride	44,217
<b>Total</b>	<b>1,547,230</b>

## Contributions secured for functions related to the former Buckinghamshire County Council

### Transport and Highways

Crest Road Signalisation	214,359
Pinewood Iver Active Travel Network	33,716
Aston Clinton Traffic Calming Scheme	19,238
Long Crendon Highway Scheme (delivered)	9,599
Denham Local Priority Scheme	101,203
Berryfields to Buckingham Park Cycle Route (delivered))	235,135
Cheddington Sustainable Transport Scheme	725
Cuddington Traffic Calming Feasibility	3,726
Wingrave Feasibility Study	4,995
NPIF A418, Oxford Road Aylesbury	4,731
A41 Bicester Road PPTC	580,670
SEALR (South East Aylesbury Link Road)	1,125,005
Blackpond Lane Farnham Common Footpath Scheme (delivered)	37,797
Bus Stop Improvements	43,706
22.23 s106 Bus Services Contribution	414,350
<b>Other Projects</b>	
Langley Park Woodland Management	20,130
<b>Total</b>	<b>2,849,085</b>

## Education

<b>Project*</b>	<b>Expenditure (£)</b>
Stocklake Park	383,380
Furze Down School	287,657
Denham Green E-Act Bulge	125,258
Green Ridge Primary Expansion	150,893
Brookmead School	358,362
Green Ridge Primary Expansion	55,757
Cottesloe School 1fe Expansion	82,513
Princes Risborough Upper School Bulge	615,566
John Colet 1fe Expansion	1,261,624
Waddesdon Secondary School	950
St Michael's Aylesbury	54,220
Buckingham Upper School Expansion	180
The Misbourne School 1fe Expansion	132,365
Forward Funding - Buckingham Upper School Expansion	1,145,572
Forward Funding - St Michaels Aylesbury	2,837,390
Forward Funding - St. Louis School	309,151
Forward Funding - Bierton Primary School - Places	371,215
Forward Funding - Great Kimble Expansion	260,312
Forward Funding - Green Ridge Primary Academy	11,248
Forward Funding - Hampden Fields Primary School	6,263
Forward Funding - Haddenham Junior School	345,685
Forward Funding- Furze Down School	311,957
Forward Funding - Stocklake Park SEN	24,612



Forward Funding - Sir Henry Floyd	1,043,356
Forward Funding - Lent Rise	56,086
Forward Funding - Brushwood	73,022
Forward Funding - William Harding	200,053
HIF Programme Team Funding 2022-23	136,365
Staff Recharge 22-23	84,892
<b>Overall Total</b>	<b>10,725,905</b>

\* Forward funded projects have already taken place using funding from non s106 reserves that have been allocated on the basis that they will be repaid from future s106 contributions.