

HEADS OF TERMS
Preston, South Ribble and Lancashire City Deal

Between

- (1) **Lancashire County Council** of PO Box 78 County Hall Preston PR1 8RJ ("the County Council") and
- (2) **Preston City Council** of Town Hall, Lancaster Road, Preston PR12RL; and
- (3) **South Ribble Borough Council** of Civic Centre, West Paddock, Leyland, PR25 1DH

Background

1. The Preston, South Ribble and Lancashire City Deal agreement with the Government was signed on 13th September 2013. It builds on the strong economic performance of the area over the last ten years and will help to ensure that the City Deal area continues to grow by addressing strategic transport infrastructure and development challenges to deliver new jobs and housing across the City Deal area.
2. The City Deal provides for
 - More than 20,000 net new private sector jobs, including 5,000 in the Lancashire Enterprise Zone;
 - Nearly £1 billion growth Gross Value Added;
 - 17,420 new homes; and
 - £2.3 billion in leveraged commercial investment.
3. The Parties have given a joint commitment to ensure full implementation of the City Deal proposed by the Parties and the Lancashire Enterprise Partnership.
4. These Heads of Terms set out the principal terms and conditions on and subject to which the Parties intend to enter into a detailed legally binding agreement ("the Formal Agreement")

Definitions

- 1 In these Heads of Terms
 - 1.1 "Parties" shall mean together Lancashire County Council, Preston City Council and South Ribble Borough Council;

- 1.2 "The District Councils" shall mean Preston City Council and South Ribble Borough Council
- 1.3 "City Deal Agreement" means the agreement signed by the District Councils, the County Council, the Lancashire Enterprise Partnership and the Government on 13th September 2013.
- 1.3 "City Deal Fund" means the monies held by the County Council (as accountable body for the Lancashire Enterprise Partnership) to utilise towards expenditure identified in the Infrastructure Delivery Plan and in furtherance of the City Deal Agreement.
- 1.4 "Legal Challenge" means the judicial review applications made by Fox Strategic Land and Property Limited against Chorley Borough Council, Preston City Council and South Ribble Borough Council
- 1.5 "S.106 Agreement" means an agreement made under section 106 of the Town and Country Planning Act 1990.
- 1.6 "Operational Financial Arrangements" – see schedule 1
- 1.7 "Monitoring Information" – see schedule 3
- 1.8 "City Deal Monitoring Group" means officers from the Districts Councils, County Council and Homes and Communities Agency with responsibility for preparing and submitting the annual monitoring framework to the City Deal Stewardship Board
- 1.9 "City Deal Stewardship Board" means board consisting of representatives from the Homes and Communities Agency, the Lancashire Enterprise Partnership, the County Council and the District Councils with responsibility for guiding the disposal of the assets listed in the City Deal Agreement, in accordance with wider City Deal economic and housing growth objectives.

Key Terms

2. Financial Arrangements

- 2.1 The District Councils agree to make payments to the Infrastructure Delivery Fund of New Homes Bonus, Community Infrastructure Levy and Business Rates in accordance with the principles and timescales detailed in the Operational Financial Arrangements set out in Schedule 1. For the purposes

of Community Infrastructure Levy payments the itemised list of residential and commercial sites referenced within Schedule 1 is set out in Schedule 2.

- 2.2 The District Councils agree to make such payments of Community Infrastructure Levy as are properly due and payable to the Parish/Town Councils in accordance with the principles detailed in the Operational Financial Arrangements set out in Schedule 1.
- 2.3 The County Council agree to pay financial assistance to the District Councils for community provision (for the avoidance of doubt this does not include community infrastructure referred to in the IDP) in accordance with the provisions of the Operational Financial Arrangements set out in Schedule 1.
- 2.4 In the event of a government policy change which the Parties considers may have a material adverse effect on the viability of the Infrastructure Delivery Plan all parties will work together in good faith with Government to review the City Deal Agreement.

3. Planning

- 3.1 Until the outcome of the Legal Challenge is known in respect of any planning consent to which an applicant will be obliged to pay Community Infrastructure Levy and which, under the requirements of Schedule 1 will be payable to the City Deal Fund, the relevant District Council will use best endeavours to enter into a legally binding agreement with the applicant (whether by way of a S.106 Agreement or otherwise) to secure any Community Infrastructure Levy contribution due. Should the Legal Challenge be successful the District Councils will use best endeavours to secure appropriate contributions for infrastructure under S.106 obligations until a revised Community Infrastructure Levy charge is in place.
- 3.2 Unless otherwise agreed in writing, in respect of any S.106 Agreement which provides for a financial contribution for a County Council function the District Council may include the County Council as a party to such S.106 Agreement.

4. Monitoring

- 4.1 All Parties will maintain the relevant records identified in the Monitoring Information shown in Schedule 3 and provide those to the County Council, for onward provision to the City Deal Stewardship Board, on an annual basis or such other frequency as is reasonably requested by the County Council. Submission dates for each category of information will be agreed by the City Deal Monitoring Group.

4.2 Notwithstanding paragraph 4.1 above the Parties will provide to the County Council such other additional reasonable information as requested by the City Deal Stewardship Board in a timely fashion in order to ensure the efficient implementation of the City Deal and/or accountability to the City Deal Stewardship Board.

5. General

5.1 The Parties intend that these Heads of Terms will be superseded by the Formal Agreement but agree that pending such agreement they regard these Heads of Terms as a true and accurate record of the key terms and conditions of their intended arrangement and as such regard them as legally binding.

5.2 The Parties agree to act in good faith to deliver the housing and economic growth objectives of the City Deal Agreement.

5.3 The flow of funds from the Parties under this agreement are solely for the purpose of implementing the programmes set out in the Infrastructure Delivery Plan (IDP) at appendix A. It is acknowledged that the IDP will be reviewed and rolled forwards annually.

5.4 The Parties will agree to participate (along with relevant government departments and agencies) in at least two formal reviews of the City Deal Agreement, including a review of the operation of the Infrastructure Delivery Fund, Operational Financial Arrangements and the annual Infrastructure Delivery Plan ("the Arrangements"). Such reviews are anticipated to take place at financial year end 2018/19 and 2023/24 and the Parties acknowledge that they may result in the need to consider certain variations to the Arrangements in order to ensure delivery of the housing and economic growth objectives of the City Deal.

IN WITNESS whereof the parties have executed these Heads of Terms on the dated stated on the first page.

The Common Seal of
LANCASHIRE COUNTY COUNCIL
was hereunto affixed in the presence of

The Common Seal of
PRESTON CITY COUNCIL
was hereunto affixed in the presence of

The Common Seal of

SOUTH RIBBLE BOROUGH COUNCIL

was hereunto affixed in the presence of

SCHEDULE 1

OPERATIONAL FINANCIAL ARRANGEMENTS

1. Infrastructure Delivery Fund

1.1 The Parties agreed that Lancashire County Council, as the accountable body for the City Deal, will establish an Infrastructure Delivery Fund to ensure governance and financial control of the complex funding streams. This document sets out the operational principles for the flow of funds between the three councils.

2. New Homes Bonus (NHB) – The District Councils' share

2.1 Received in 12 equal monthly instalments from central government starting each April based on the annual change in effective housing stock in the 12 month period to the preceding October each year. NHB is received for 6 years by the local authority starting in the year following each October change (increase only) in effective housing stock; the recurring amount will be transferred to the Infrastructure Delivery Fund each year for the full 6 years or until the end of the 10 year City Deal period, whichever is earlier. As soon as practically possible, but within 30 days of receipt of NHB, the District Councils shall transfer the relevant amount to the Infrastructure Delivery Fund. The number of years NHB is contributed by District Councils to the Infrastructure Delivery Fund will be extended in the event of a "run on" of the deal. This is covered in more detail in the section 9 below.

2.2 The NHB calculator, published before April each year, will be used to calculate the amount of NHB each District Council shall transfer to the Infrastructure Delivery Fund. A baseline number of dwellings will be set for each district at April 2014. In order to set this baseline the District Councils will gather housing data as at 01 April 2014 in order to set the baseline of effective housing stock. It will also require District Councils doing this at 31 March 2024 for the final calculation of NHB contributions to give 10 years' worth of housing growth. A cash ceiling will be set to ensure payments of NHB are limited to those created by City Deal.

2.3 The first contributions of NHB to the Infrastructure Delivery Fund will be made between April 2015 and March 2016, for housing growth between April 2014 and October 2014. If housing growth is as projected when the deal

was signed, the final contributions will be made between April 2025 and March 2026 for housing growth between October 2023 and March 2024, in order to account for 10 years' worth of housing growth.

2.4 The cash ceilings for each District Council are shown in the table below.

District Council	Cash Limit
Preston City Council	£28.051m
South Ribble Borough Council	£25.409m
Total	£53.460m

2.5 Any additional payments of NHB received for affordable homes will also be contributed to the Infrastructure Delivery Fund and be subject to the cash ceiling.

2.6 If any major changes to the NHB scheme are made by central government, the arrangements contained in this document will require review by the Parties.

2.7 The effect of movements in the number of long-term empty properties will be removed when calculating the NHB due to be contributed by District Councils to the Infrastructure Delivery Fund.

3 Financial assistance to District Councils for community provision

3.1 Financial Assistance will be provided to District Councils for community provision and to mitigate significant financial risks for the two District Councils that could impact on the deliverability of the City Deal in the longer term if not addressed.

3.2 The amounts transferred to District Councils has been calculated and agreed with the District Councils. These transfers will take place annually at the end of September in ten equal annual instalments in City Deal years one to ten.

3.3 The table below sets out the aggregate amounts payable to the districts:-

Year	Preston	South Ribble	County Council Financial Assistance to be shared between two District Councils
Annual payment	£803,100	£492,200	£1,295,300

Total	£8,031,000	£4,922,000	£12,953,000
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4 Community Infrastructure Levy (CIL)

4.1 The CIL will be paid to the charging authority by developers. Preston City Council members approved their charging schedule and instalments policy in August 2013. Depending on the total CIL liability, developers will pay in instalments. The final instalment is no longer than 720 days from the date development commenced, regardless of the total liability, and in all cases at least 50% of the liability is due within one year of development commencing. South Ribble Borough Council does not yet have an equivalent instalments policy, though this is a possibility in the future. The districts will contribute CIL to the Infrastructure Delivery Fund, as soon as practically possible within 30 days of receipt.

4.2 Preston City Council and South Ribble Borough Council will contribute 100% of CIL collected (net of parish/town council payments) on the identified sites to the Infrastructure Delivery Fund, to contribute towards transport infrastructure, community infrastructure and "public realm" expenditure identified within the Infrastructure Delivery Plan. The Parties will use their best endeavours to encourage parish/town councils to contribute to their share of any CIL payments to the Infrastructure Delivery Fund.

4.3 As there is an itemised list of City Deal residential and commercial developments in the City Deal model, the CIL referred to in 4.2 above (net of parish/town council payments) for these specified sites will be contributed to the Infrastructure Delivery Fund when they are received by District Councils from developers.

4.4 Identified residential developments in the City Deal model are those taken from district council Local Plans as at November 2013 outlined in Schedule 2. The arrangements for the CIL on additional housing are set out in paragraph 8.1 of this document. With the exception of CIL on "other retail development in major residential sites" covered in paragraph 4.6 of this document, commercial development for which CIL will be contributed to the Infrastructure Delivery Fund is identified in the final City Deal model, which formed part of the signed Deal Document.

4.5 The planning teams at each of the District Councils will be responsible for identifying when CIL received is for development included in the City Deal and for making arrangements for this CIL to be contributed to the Infrastructure Delivery Fund. There are currently discussions ongoing relating to an officer being employed to co-ordinate developer contributions to the City Deal. This post may be funded through CIL contributions as CIL regulations state that 5% of CIL raised can be used

for administration. In the event of an officer being employed between the three local authority partners to co-ordinate developer contributions, a separate agreement regarding the funding of this post will be required.

4.6 The City Deal financial model includes a provision for CIL on other retail development in major residential sites. The major residential sites in each district are laid out below.

4.7 Preston – North West Preston (inc. Cottam Hall and Eastway); Whittingham (including the hospital site and Whittingham Lane); and Preston City Centre.

4.8 South Ribble – Pickerings Farm; Vernon Carus; Gasworks; Moss Side Test Track; Moss Lane/Heatherleigh; Altcar Lane; Grasmere Avenue; Wheelton Lane; Wesley Street; Brindle Road; Group One; and Arla, School Lane.

4.9 Payments of CIL to the parish/town councils will be either 15% or 25%, with the higher percentage used if the parish council has an approved neighbourhood plan in place. There is a £100 cap per council tax dwelling for the Parish portion of CIL, unless there is an approved neighbourhood plan, in which case there is no cap. Instalment arrangements can be agreed by District Councils with the parish councils. In the absence of such an arrangement, the charging authority (district council) will be required to pass on payments within 28 days of the end of each six month period in the financial year.

4.10 As it is the responsibility of the charging authorities (District Councils) to pay the parish councils their share of CIL, the payments of CIL to parish councils will be made by the district council themselves in line with their instalment policy. In order to report the amount of City Deal CIL transferred to parish councils in City Deal finance reports, the amounts transferred must be recorded by District Councils.

4.11 Any changes to the CIL scheme will require the review of these arrangements by the parties.

5 Other Developer Contributions

5.1 The City Deal model includes other developer contributions payable towards Infrastructure Delivery Plan deliverables, referred to as "CIL plus", and section 106 and 278 agreements. It is envisaged that all these contributions will be made through section 106 (s106) and 278 (s278) agreements. Normal procedures that apply to these contributions will continue; the amounts received by the county council for City Deal infrastructure will be recorded within the Infrastructure Delivery Fund. District Councils will transfer contributions received from developers to the Infrastructure Delivery Fund as soon as practically possible but within 30 days of receipt.

5.2 Other developer contributions related to infrastructure works included within the City Deal will continue to be contributed to the Infrastructure Delivery Fund until all relevant amounts have been received. These contributions are not constrained by the length of the City Deal period.

6 Business Rate Retention at Strategic City Deal Locations

6.1 The business rate growth will be determined by setting a baseline for each district council in each year. The baseline will be adjusted based on the inflationary increase in each year and allowing for any other central government adjustments to business rates. The business rates included in the financial model for each district will then be added to each baseline to create ceilings. The district proportion of business rates collected above the baseline up to the ceiling will then be payable by the District Councils to the Infrastructure Delivery Fund.

6.2 The basis of setting the baseline is yet to be agreed by the parties. As 2013/14 is the first year of the current localised business rate scheme, presently not all implications of central government business rate announcements and the scheme itself are known. Local authorities are awaiting further guidance from central government regarding the mechanisms and methodology of how the business rates system operates. Specifically, local authorities are awaiting the National Non-Domestic Rates return form (NNDR3) for 2013/14 from central government. Further work will be undertaken by the parties on the method of setting the business rates baseline once the implications of announcements and the scheme are fully understood, including its financial impact on Districts within the overall Formula Grant system, and when agreed by the Parties will be recorded as a variation in this Agreement.

6.3 The baseline must be changed if business rates are reset by central government. The ceiling for business rates will be set each year and will not be a cumulative 10 year ceiling. Therefore, District Councils will benefit from accelerated growth or windfall growth over and above the ceiling each year. This creates a further incentive to encourage growth.

6.4 The process of contributions being made to the Infrastructure Delivery Fund shall mirror precept payments to the county council.

6.5 The table below demonstrates how the business rate contributions will work (with example baseline figures only).

Year	Baseline (£) example figures only. Baseline still to be agreed.	Modelled growth (£)	Ceiling (£)

Year 1 (14/15)	26,303,169	31,000	26,334,169
Year 2 (15/16)	26,500,000	263,000	26,763,000
Year 3 (16/17)	26,976,000	500,000	27,476,000
Year 4 (17/18)	27,200,000	670,000	27,870,000
Year 5 (18/19)	27,708,000	692,000	28,400,000
...Continues to year 10.			

6.6 If a significant unforeseen change to the valuation list occurs, such as a major appeal, the business rate contribution to the Infrastructure Delivery Fund in that year shall be reviewed by the parties. Payments by District Councils in respect of business rate contributions will be made for the period of the City Deal agreement. The City Deal agreement presented to government considered the contribution of business rates for a 10-year period.

7 City Deal Capital Expenditure made by District Councils

7.1 Project spending by District Councils will be drawn down against actual spending in the same way as the county council's capital spending. Within the overall deal governance arrangements the annual Infrastructure Delivery Plan includes spending proposed by all the Parties, such as green and community infrastructure works. The transfer of funds to the Parties will be made from the Infrastructure Delivery Fund by Lancashire County Council in line with the actual local partner spend on the expenditure agreed in the Infrastructure Delivery Plan.

8 Additional Housing

8.1 The City Deal agreement with Government included delivery of 2,000 additional homes over the life-time of the Deal. However the sites for these additional houses are yet to be identified and allocated in the relevant statutory development plans. It will be the role of the Parties to consider and agree an appropriate distribution for these additional 2,000 homes as part of the development planning process. Once agreed these sites will be added to the itemised site list under Schedule 2 and CIL will be contributed to the Infrastructure Delivery Fund on this additional housing.

9 Run On of the City Deal

9.1 The Parties understand that the pace of housing and economic growth set out in the Deal may be influenced by external factors out of the control of the local authorities. A change in pace of delivery will impact on the flow of funds into the Infrastructure Delivery Fund, and this needs to be reflected

in these operational agreements to ensure there is not a "guillotine" effect at the end of the 10-year deal period in the event of a delay on the flow of funds into the Infrastructure Delivery Fund. In the event of such delay, the Parties agree to extend the period of time over which contributions are made to the fund, by a further 5 years (i.e. 15 years) and for a period in excess of this by agreement of the Parties.

9.2 If the pace of residential development is slower than currently envisaged, the number of years over which NHB is contributed by District Councils to the Infrastructure Delivery Fund will be extended. Subject to 9.1 above, such extension shall continue for such period as is necessary to ensure that:

In respect of Preston City Council

- 1 All NHB contributions in respect of the housing sites detailed in Schedule 2, with the exception of the re-use of empty homes, have been paid into the Infrastructure Delivery Fund and
- 2 In the event that the contributions in 1 above represent less than 8,457 houses (as adjusted in accordance with paragraph 8.1 above) (together the "PCC houses"), further NHB contributions have been made in respect of additional housing sites within the City Deal area which, when taken together with those contributions in 1 above, represent NHB contributions from the PCC houses, have been paid into the Infrastructure Delivery Fund.

These payments will cease once contributions have been received from the PCC houses or the relevant cash ceiling identified in paragraph 2.4 above has been reached whichever is the earlier.

In respect of South Ribble Borough Council

- 1 All NHB contributions in respect of the housing sites detailed in Schedule 2 have been paid into the Infrastructure Delivery Fund, with acknowledgement that only 50% of NHB received for sites east of the railway line in South Ribble will be contributed to the Infrastructure Delivery Fund and
- 2 In the event that the contributions in 1 above represent less than 6,905 houses (as adjusted in accordance with paragraph 8.1 above) (together the "SRBC houses"), further NHB contributions have been made in respect of additional housing sites within the city deal area which, when taken together with those contributions in 1 above, represent NHB contributions from the SRBC houses, have been paid into the Infrastructure Delivery Fund.

These payments will cease once contributions have been received from the SRBC houses or the relevant cash ceiling identified in paragraph 2.4 above has been reached whichever is the earlier

9.3 Subject to 9.1 above if the agreed proportions of CIL have not been contributed to the Infrastructure Delivery Fund on all identified residential sites, including any additional housing arising as a consequence of paragraph 8.1, and commercial development at the end of the 10-year deal period, the period in which this CIL is contributed to the Infrastructure Delivery Fund will be extended. This provision is not dependent on an Infrastructure Delivery Fund deficit at the end of the 10-year period.

9.4 If the pace of commercial development is slower than currently envisaged, this may have an effect on the business rates contributed to the Infrastructure Delivery Fund. In the event of the amount of business rates contributed to the Infrastructure Delivery Fund being lower than envisaged in the City Deal Document, the Parties will act reasonably and review (at or around the end of the financial year 2023/24) the business rates arrangements to determine whether the current arrangements for locally retained business rate contributions would work over a longer period.

10 Infrastructure Delivery Fund – Balance at the end of the Deal

10.1 Provided that the District Councils have paid to the Infrastructure Delivery Fund all relevant contributions as are detailed in this document (whether during or after the 10 year period) and further provided that the District Councils have adhered to any variations in the arrangements agreed by virtue of a review or otherwise then any deficit on the Infrastructure Delivery Fund will be the responsibility of Lancashire County Council as the accountable body to resolve with the relevant government departments.

10.2 A surplus on the Infrastructure Delivery Fund on completion of the agreement will be set aside for the building of a bridge over the River Ribble.

11 Local Government Finance System

11.1 Any substantive changes in the Local Government Finance system will trigger a review amongst the Parties.

12 Minimum Revenue Provision

12.1 There will be an annual review to determine whether Minimum Revenue Provision should be charged by the County Council on any net cumulative deficit on the fund.

SCHEDULE 2

ITEMISED SITE LIST

[Preston and South Ribble Housing per Local Plans*](#)

District	Strategic	Site	Total in Planning
Preston	NE Preston	Whittingham Hospital	650
Preston	NE Preston	North of Eastway	300
Preston	NE Preston	Eastway	140
Preston	NE Preston	Sharoe Green Hospital	102
Preston	NE Preston	Whittingham Road (Ridings Depot)	90
Preston	NE Preston	NW Preston (Lime Chase)	70
Preston	NE Preston	Whittingham Lane	64
Preston	NE Preston	Fire & Rescue HQ, Garstang Road	40
Preston	NE Preston	NW Water Depot, Longridge Road	35
Preston	NE Preston	Eastway Nurseries, Eastway	24
Preston	NE Preston	NW Preston (rear of RC primary school)	22
Preston	NE Preston	Brookfield Arms, Croasdale Avenue	15
Preston	NE Preston	DJ Ryan Depot, Inglewhite Rd	10
Preston	NE Preston	2 Black Bull Lane, Cadley	8
Preston	NE Preston	Booker Cash & Carry, Holme Slack Lane	6
Preston	NW Preston	NW Preston	1,509
Preston	NW Preston	Cottam Hall	1,094
Preston	NW Preston	NW Preston (Haydock Grange)	450
Preston	NW Preston	NW Preston (Hoyles Lane)	350
Preston	NW Preston	NW Preston (Maxy House Farm)	350
Preston	NW Preston	NW Preston (Lightfoot Lane)	330
Preston	NW Preston	Cottam Brickworks	206
Preston	NW Preston	NW Preston (Lightfoot Green Lane)	125
Preston	NW Preston	Tulketh Mill, Balcarres Road	51
Preston	NW Preston	Tulketh Sports College, Tag Lane	30
Preston	NW Preston	Land North of Tom Benson Way	30
Preston	NW Preston	Howarth Road, Tulketh	15
Preston	Preston City	City Centre Allocations Allowance	530
Preston	Preston City	Argyll Road Depot	300
Preston	Preston City	Tetrad, New Hall Lane	114
Preston	Preston City	Jubilee Trading Estate, Fylde Rd	64
Preston	Preston City	Parker Street	50
Preston	Preston City	Skeffington Rd / Castelon Rd	38
Preston	Preston City	Lancashire House, Winckley Sq	35
Preston	Preston City	Stagecoach Bus Depot, Selbourne St	32
Preston	Preston City	Park Campus, Moor Park	32
Preston	Preston City	Deepdale Mill	28
Preston	Preston City	Shelley Rd / Wetherall St	27
Preston	Preston City	Spar Dist'n Depot, Blackpool Road	23
Preston	Preston City	Goldenhill School, Cromwell Rd	20
Preston	Preston City	Bodmin St / Taunton St / Frome St	20
Preston	Preston City	6-16 Marsh Lane	20
Preston	Preston City	City Centre Extant Planning Permissions	16
Preston	Preston City	Meadow House, Meadow Street	14
Preston	Preston City	Brethrens Meeting Rm, Egerton Rd	12
Preston	Preston City	69 Bow Lane	6
Preston	Preston City	Derby Inn, 212 Ribbleton Lane	5
Preston	Preston City	Land off Elizabeth Street	5
Preston	Preston City	Stephensons Arms, 21-23 East Street	5
Preston	Not area	Re-use of empty homes	975
Preston	Not area	Extant Planning Permissions (Small Sites)	92
South Ribble	Cuerden &	Moss Side TT	750
South Ribble	Cuerden &	Wheleton Lane	471

South Ribble	Cuerden & Moss Side	Altcar Lane	430
South Ribble	Cuerden &	Moss Lane / H'leigh (South)	350
South Ribble	Cuerden &	Moss Lane / H'leigh (North)	250
South Ribble	Cuerden &	Grasmere Ave	160
South Ribble	Cuerden &	Former Prestolite Premises, Cleveland Rd	82
South Ribble	Cuerden &	Roadferry Depot, Carr Lane	80
South Ribble	Cuerden &	Land south of Centurion Way	68
South Ribble	Cuerden &	Rear of Dunkirk Mill	47
South Ribble	Cuerden &	Dunkirk Mill, Dunkirk Lane	35
South Ribble	Cuerden &	Fishwick's Depot, Hewitt St	19
South Ribble	Leyland East	Land off Brindle Road	250
South Ribble	Leyland East	Group One	211
South Ribble	Leyland East	Arla , School Lane	209
South Ribble	Leyland East	Wesley Street Mill	195
South Ribble	Leyland East	Coupe Foundry, Kittlingbourne Brow	80
South Ribble	Leyland East	Land off Browedge Rd, Bamber Bridge	60
South Ribble	Leyland East	Railway Crossing, Brindle Road	42
South Ribble	Leyland East	LCC Offices, Brindle Road	22
South Ribble	Penwortham	Pickerings Farm	1,350
South Ribble	Penwortham	Vernon Carus	475
South Ribble	Penwortham	Lostock Hall Gasworks	350
South Ribble	Penwortham	Land off School Lane, Longton	83
South Ribble	Penwortham	Wateringpool Lane, Lostock Hall	80
South Ribble	Penwortham	South of Longton Hall, Chapel Ln	80
South Ribble	Penwortham	Land off the Cawsey, Pen'ham	75
South Ribble	Penwortham	Liverpool Rd / Jubilee Rd	72
South Ribble	Penwortham	Land at Longton Hall, Chapel Lane	48
South Ribble	Penwortham	Land off Liverpool Road, Hutton	45
South Ribble	Penwortham	Lostock Hall Primary, Avondale Drive	30
South Ribble	Penwortham	Land off Long Moss Lane	27
South Ribble	Penwortham	Gas Holders, Lostock Hall	25
South Ribble	Penwortham	Land off Claytongate Drive	15
South Ribble	Penwortham	Rear of Chapel Meadow, Longton	10
South Ribble	Not area	Small sites with planning permission	170
South Ribble	Not area	Small Sites identified from the SHLAA	121
South Ribble	Not area	Large sites under construction (≥0.4ha) not	38
Total Preston Housing			8,579
Total South Ribble Housing			6,905

* The housing list is taken from the Preston Local Plan 2012-2026 Publication Version (July 2013), and South Ribble Site Allocations and Development Management Policies Development Plan Document (Partial Version - November 2013). The housing numbers above differ from the numbers included in the Deal Document as local Plans have been updated since the housing numbers were prepared for the Deal documents. |

City Deal Commercial Development Sites for CIL Purposes	
District	Development
Preston	Horrockses Quarter
Preston	Cottam Hall convenience retail
Preston	Convenience retail and other retail on residential development sites
South Ribble	Cuerden
South Ribble	Convenience retail and other retail on residential development sites

SCHEDULE 3

MONITORING ARRANGEMENTS

Preston, South Ribble & Lancashire City Deal

Revised list of outputs

Housing

1. Total number of Housing units submitted for planning from identified and agreed Housing Sites in Year 1 against planned.
(Housing Sites defined as being those in adopted Local Plans and as agreed in the City Deal.)
Data owner = PCC / SRBC
2. Total number of Housing units granted planning permission in Year 1 against planned.
Data owner = PCC / SRBC
3. Number of City Deal Housing Sites at which construction is actively taking place.
Data owner = PCC / SRBC
4. Total number of Housing unit completions in Year 1 against planned.
(Completions defined as housing built ready for sale.)

Data owner = PCC / SRBC

Commercial Floorspace

5. Quantity of Commercial Floorspace from identified and agreed Employment Sites submitted for planning in Year 1 against planned.
(Employment Sites defined as being those in adopted Local Plans and as agreed in the City Deal.)
Data owner = PCC / SRBC
6. Quantity of Commercial Floorspace granted planning permission in Year 1 against planned.
Data owner = PCC / SRBC
7. Quantity of new Commercial Floorspace completed in Year 1 (gross internal area in m²) against planned.
Data owner = PCC / SRBC
8. Retail Vacancy Rate in city and town centres.
(i.e. Preston City Centre & Leyland Town Centre)
(Commercial Floorspace taken to represent all uses in Classes A, B, C1 and D [i.e. all uses other than residential.]

Data owner = LCC

Finance

9. Public sector capital investment in Year 1 (gross, in £s) against planned.
Data owner = LCC
10. Private sector capital investment in Year 1 (gross, in £s) against planned.
Data owner = LCC
11. Number of HCA sites submitted for planning permission from those identified through City Deal, in Year 1 against planned.
Data owner = HCA
12. Number of HCA sites, from those identified through City Deal, granted planning consent in Year 1 against planned.

Data owner = HCA

13. Total number of housing completions and new floorspace completed on HCA sites.

Data owner = HCA

(HCA sites those as set out in the City Deal agreement and subject to work of the Stewardship Board.)

Critical Infrastructure

14. Broughton Bypass
- a. Design status
 - b. Commencement of WEBTAG appraisal
 - c. Commencement of land assembly
 - d. Submission of planning permission
 - e. Planning permission consented
 - f. Physical work commencement
 - g. Completion and open for use

Data owner = LCC

15. Penwortham Bypass
- a. Design status
 - b. Commencement of WEBTAG appraisal
 - c. Commencement of land assembly
 - d. Submission of planning permission
 - e. Planning permission consented
 - f. Physical work commencement
 - g. Completion and open for use

Data owner = LCC

16. Preston Western Distributor
- a. Design status
 - b. Commencement of WEBTAG appraisal
 - c. Commencement of land assembly
 - d. Submission of planning permission
 - e. Planning permission consented
 - f. Physical work commencement
 - g. Completion and open for use

Data owner = LCC

17. South Ribble Western Distributor
- a. Design status
 - b. Commencement of WEBTAG appraisal
 - c. Commencement of land assembly
 - d. Submission of planning permission
 - e. Planning permission consented
 - f. Physical work commencement
 - g. Completion and open for use

(Reporting to be against forecast completion Years for each subset [i.e. a-g].)

Data owner = LCC

Sustainable Transport Infrastructure

18. Sustainable Transport Infrastructure completions in Year 1 against planned.
(Sustainable Transport Infrastructure to include Preston Bus Station, Rail Infrastructure including Cottam Parkway, Public Transport Corridors, and any other discretely identified pieces of Sustainable Transport Infrastructure with value >£100k completed on housing or employment sites specifically identified through City Deal.)

Data owner = LCC

Community Infrastructure

19. Community infrastructure completions in Year 1 against planned.
(Community Infrastructure defined as meaning new schools, new health facilities, public realm, public transport, green infrastructure and leisure.)
(Reporting will be against discretely identified pieces of Community Infrastructure with value >£100k completed on housing or employment sites specifically identified through City Deal.)

Data owner = LCC, PCC, SRBC

Employment

20. Jobs created through City Deal.

Data owner = LCC

Core Data Set (*LCC to collate all data 21-27*)

21. Resident Population.
22. Number of Businesses.
23. Employment Rate.
24. Employment Density.
25. Gross Weekly Pay – by residence & by employer.
26. Indices of Multiple Deprivation – number of wards.
27. Ratio of median house price to earnings.

16th January 2014