



South Ribble Borough Council Infrastructure Funding Statement

2019-2020

December 2020

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Introduction to Infrastructure Funding Statement (IFS)

Following the Community Infrastructure Levy Regulations 2010 (as amended) Regulation 121A, it is now a requirement to publish an annual Infrastructure Funding Statement by 31st December. This report is a summary of developer contribution receipts, allocations, expenditure and any unspent or unallocated receipts collected from section 106 agreements and community infrastructure levy (CIL) within the financial year 2019/20.

In addition, it is a requirement to publish an infrastructure list detailing any infrastructure projects or types of infrastructure which we intend will be, or may be, wholly or partly funded by CIL. The infrastructure list will replace the CIL Regulation 123 list.

Developer Contributions

Community Infrastructure Levy (CIL)

CIL was introduced by South Ribble Borough Council on 1st September 2013. The levy is a charge on development involving new or additional gross internal area for residential and non-residential buildings, including extensions, annexes and new dwellings.

Its purpose is to help deliver infrastructure that is needed to meet the future growth needs of the borough. CIL can be used to fund a wide range of infrastructure including transport, flood defences, schools, hospitals and other health and social care facilities. It does not cover the delivery of affordable housing, which will still require a planning obligation under S106.

Section 106 Agreements

S106 agreements (as known as planning obligations) are legal obligations made between local authorities and developers to make a development acceptable which would otherwise be unacceptable in planning terms.

Planning obligations must be directly relevant to the proposed development, necessary to make the development acceptable in planning terms and fairly and reasonably related in scale and kind to the development.

S106 contributions can either be provided on-site, for example through the provision of affordable housing or off-site in the form of financial payments.

SCHEDULE 2 Matters to be included in the annual infrastructure funding statement (Regulation 121 Schedule 2)

Community Infrastructure Levy (CIL) Report		
Requirement		Amount
1.	The matters to be included in the CIL report are—	
a	the total value of CIL set out in all demand notices issued in the reported year;	£3,836,094.22
b	the total amount of CIL receipts for the reported year;	£3,082,727.59
c	the total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated;	£1,282,899.52
d	the total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year;	£150,000.00
e	the total amount of CIL expenditure for the reported year;	£1,297,569.81
f	the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;	£1,868,566.28
g	in relation to CIL expenditure for the reported year, summary details of—	
	i	the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item;
		See table below

Infrastructure Item	Amount of CIL spent
Lancashire County Council - City Deal	£1,147,569.81
Lancashire County Council - Cross Borough Link Road	£150,000.00
	£1,297,569.81

ii	the amount of CIL spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	-
iii	the amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation;	£154,136.38
		5%
in relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL (including land payments) has been allocated, and the amount of CIL allocated to each item;		See table below

Infrastructure Item	Amount allocated
Lancashire County Council - City Deal	£1,868,566.28
	£1,868,566.28

A large proportion of our CIL collected is passed onto Lancashire County Council as part of our City Deal Partnership. Through City Deal, Lancashire County Council provide highway infrastructure and local community infrastructure such as schools and health facilities which are required to support new development in our area.

i	the amount of CIL passed to—		
	i	any parish council under regulation 59A or 59B; and	-
	ii	any person under regulation 59(4)	-
j	summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including—		
	i	the total CIL receipts that regulations 59E and 59F applied to;	-

	ii	the items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item;	-
k		summary details of any notices served in accordance with regulation 59E, including—	
	i	the total value of CIL receipts requested from each parish council;	-
	ii	any funds not yet recovered from each parish council at the end of the reported year;	-
l		the total amount of—	
	i	CIL receipts for the reported year retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£1,631,021.40
	ii	CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	£1,360,614.00
	iii	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	-
	iv	CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.	-
2		For the purposes of paragraph 1—	
a		CIL collected by an authority includes land payments made in respect of CIL charged by that authority;	-
b		CIL collected by way of a land payment has not been spent if at the end of the reported year—	
	i	development (within the meaning in TCPA 1990) consistent with a relevant purpose has not commenced on the acquired land; or	N/A
	ii	the acquired land (in whole or in part) has been used or disposed of for a purpose other than a relevant purpose; and the amount deemed to be CIL by virtue of regulation 73(9) has not been spent;	N/A
c		CIL collected by an authority includes infrastructure payments made in respect of CIL charged by that authority;	-
d		CIL collected by way of an infrastructure payment has not been spent if at the end of the reported year the infrastructure to be provided has not been provided;	-
e		the value of acquired land is the value stated in the agreement made with the charging authority in respect of that land in accordance with regulation 73(6)(d);	-

f	the value of a part of acquired land must be determined by applying the formula in regulation 73(10) as if references to N in that provision were references to the area of the part of the acquired land whose value is being determined;	-
g	the value of an infrastructure payment is the CIL cash amount stated in the agreement made with the charging authority in respect of the infrastructure in accordance with regulation 73A(7)(e).	-

CIL Infrastructure List

Infrastructure Project
Public Transport
Leyland transport hub
Leyland railway station minor improvements
Midge Hall new railway station
Cycle Schemes
River Lostock to Lancashire Business Park
Cycle paths connecting Lostock Hall/Walton Park/Capitol Centre/Brownedge Rd/Factory Lane to railway /Tram Rd links
Links around the Penwortham area
Cycle ways around Bamber Bridge and links to Preston
Moss Side to Leyland
Longton loop
Highway Improvements
Highway improvements to connect Cuerden Strategic site to highway network and A582 improvements
Cuerden site transport network
Churchill Way improvement scheme
Health
New Leyland medical centre
New primary care facility at Penwortham/Lostock Hall
Redevelopment and relocation of Bamber Bridge Clinic
Education
Penwortham/Lostock Hall 2 form entry primary school with site
Leyland/Farington 2 form entry primary school with site
Green Infrastructure/public realm
Towngate, Leyland junction improvements and museum enhancements
Upgrading Hough Lane Leyland

Central Park, Lostock Hall
Town centre development and investment
Community Facilities
Community and neighbourhood centres
Environmental
Air quality action plan
Leisure
Borough and local leisure provision

S106 Obligations Report		
Requirement		Amount
3	The matters to be included in the section 106 report for each reported year are—	
a	the total amount of money to be provided under any planning obligations which were entered into during the reported year;	£1,504,609.00
b	the total amount of money under any planning obligations which was received during the reported year;	£1,332,783.15
c	the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;	£164,413.74
d	summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—	
	i	in relation to affordable housing, the total number of units which will be provided;
	ii	in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;
e	the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£7,179,297.90
f	the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);	£1,080,077.07
g	in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;	See table below

Infrastructure Item	Amount allocated
To be paid to LCC for Transport / Highways	£522,689.19
Affordable Housing	£4,934,991.99
Open Space & Leisure	£1,624,685.51
Town Centre Enhancements	£96,931.21
	£7,179,297.90

h		in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—	
	i	the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;	See table below

Infrastructure Item	Amount allocated
Affordable Housing	£330,313.66
Open Space & Leisure	£733,871.41
	£1,064,185.07

h	ii	the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	£0.00
	iii	the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations;	£0.00
i		the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer-term maintenance, also identify separately the total amount of commuted sums held.	£0.00
4		The matters which may be included in the section 106 report for each reported year are—	
a		summary details of any funding or provision of infrastructure which is to be provided through a highway agreement under section 278 of the Highways Act 1980 which was entered into during the reported year,	N/A – These services are provided by Lancashire County Council
b		summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year.	N/A – These services are provided by Lancashire County Council

Future s106 Infrastructure Item – McKenzie Arms Affordable Housing

Building work for 15 new affordable houses on the McKenzie Arms site in Bamber Bridge is set to begin in 2021. The development will see a range of three-bedroom townhouses, one-bedroom apartments and two-bedroom apartments. The delivery of these affordable houses will be largely funded by section 106.

