

# **South Ribble Borough Council Infrastructure Funding Statement**

**1 April 2023 – 31 March 2024**

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# South Ribble Borough Council Infrastructure Funding Statement 2023/2024

## 1. 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 Infrastructure Funding (IFS) Statement annually. 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 2023/24.

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.

## 2. Developer Contributions

### 2.1. Community Infrastructure Levy (CIL)

CIL was introduced by South Ribble Borough Council on 1 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 Section 106.

The regulations set out the methodology for how monies collected from the CIL are to be distributed as illustrated in the table below.

Purpose of Funding	% Allocated
Administration	5% of all receipts
Neighbourhood area portion	15% of CIL collected within that area capped at £100 per dwelling, excluding surcharges receipts
Neighbourhood area where there is a neighbourhood plan in place	25% of CIL collected within that area uncapped, excluding surcharges receipts.
CIL Infrastructure	All remaining CIL receipts collected for the financial year.

The CIL infrastructure proportion of South Ribble's CIL collected is passed on to Lancashire County Council (LCC) as part of our City Deal Partnership to be spent on infrastructure items approved within the [Infrastructure Delivery Plan](#). Lancashire County Council are also required to publish an annual IFS report detailing what CIL funding passed over to them has been spent on.

Under the City Deal, a total of £434m new investment will lead to the expansion and improvement of the transport infrastructure in South Ribble and Preston enabling a forecasted 20,000 new jobs and 17,420 new homes to be created.

The City Deal finances are monitored using the Infrastructure Delivery Fund (IDF). Detailed operational financial arrangements for the IDF have been agreed by City Deal partners and the Fund is administered by the LCC as the accountable body for the City Deal. The IDF includes a mix of national and local resources from:

- Central Government – Long term transport funding secured as part of Lancashire's Growth Deal and administered by the LEP, Highways England (formerly Highways Agency) funding for new and existing motorway junctions and retention of Homes England receipts from local land sales.
- LCC – Capital Grants, New Homes Bonus and Land Receipts.
- South Ribble Borough and Preston City Councils – Business Rate Retention and New Homes Bonus.
- Private Sector – developer contributions.

CIL monies passed over to the City Deal, along with other sources of funding, have been spent on or continue to part fund the following infrastructure items:

- Cuerden Strategic Site;
- Samlesbury Enterprise Zone;
- Penwortham Bypass;
- A582 South Ribble Western Distributor;
- New Ribble Crossing; and
- Developments on Homes England strategic housing sites.

## **2.2. Section 106 Agreements**

S106 agreements (a type of planning obligation) are a legal agreement authorised by Section 106 of the Town and Country Planning Act 1990 and made between local authorities, the owner of the land, who is normally the applicant/developer, and any other relevant party.

Planning Obligations are usually completed following a resolution to grant planning permission (normally major developments) to mitigate the impact of new developments.

Planning obligations are subject to three legal tests. These are that;

- they must be directly relevant to the proposed development, and
- 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 and public open space or off-site in the form of financial payments.

The planning obligations may also be non-financial, such as the provision of affordable housing or the creation of environmental monitoring schemes.

### 3. SCHEDULE 2 Matters to be Included in the Annual Infrastructure Funding Statement (Regulation 121 schedule 2)

#### 3.1. Community Infrastructure Levy (CIL) Report

Requirement		2022/23 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;	1,339,211.51
b	the total amount of CIL receipts for the reported year;	1,869,440.72
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;	£0
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;	£0
e	the total amount of CIL expenditure for the reported year;	£1,100,746.77
f	the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;	£3,483,886.11
	in relation to CIL expenditure for the reported year, summary details of—	
g	i the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item:	<p>Each infrastructure project and the CIL money spent is listed below:</p> <ol style="list-style-type: none"> <li>1. Penwortham Bypass land claims and landscaping work- £0.194m</li> <li>2. Preston western distributor (A582) and associated roads - construction- £1.37m</li> </ol> <p>Please note, all expenditure above is the total spend by LCC under the City Deal, of which all contributions sent to LCC by South Ribble</p>

Requirement			2022/23 Amount £
			Borough Council were incorporated.  Please refer to the LCC IFS for further detail.
	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);	£0
	iii	the amount of CIL spent on administrative expenses pursuant to <a href="#">regulation 61</a> , and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation;	£93,472.03
			5.00%
h		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;	All CIL receipts collected are allocated automatically to the City Deal (with the exception of the CIL admin and parish council apportionments)  Therefore, the allocated CIL is not assigned to any single individual project, but rather goes into a funding pot at LCC for expenditure on City Deal projects
i		the amount of CIL passed to—	
	i	any parish council under <a href="#">regulation 59A or 59B</a> ; and	£153,339.15
	ii	any person under regulation <a href="#">59(4)</a> <a href="#">(for the purposes of this report, this means LCC under the City Deal)</a>	£1,100,746.77
		summary details of the receipt and expenditure of CIL to which regulation <a href="#">59E or 59F</a> applied during the reported year including—	
j	i	the total CIL receipts that regulations <a href="#">59E and 59F</a> applied to;	£3,725.99
	ii	the items of infrastructure to which the CIL receipts to which regulations <a href="#">59E and 59F</a> applied have been allocated or spent, and the amount of expenditure allocated or spent on each item;	£0
		summary details of any notices served in accordance with regulation <a href="#">59E</a> , including—	
k	i	the total value of CIL receipts requested from each parish council;	£0
	ii	any funds not yet recovered from each parish council at the end of the reported year;	£0
l		the total amount of—	

Requirement		2022/23 Amount £
	i CIL receipts for the reported year retained at the end of the reported year other than those to which regulation <a href="#">59E or 59F</a> applied;	£3,483,886.11
	ii CIL receipts from previous years retained at the end of the reported year other than those to which regulation <a href="#">59E or 59F</a> applied;	£3,483,886.11
	iii CIL receipts for the reported year to which regulation <a href="#">59E or 59F</a> applied retained at the end of the reported year;	£0
	i v CIL receipts from previous years to which regulation <a href="#">59E or 59F</a> applied retained at the end of the reported year.	£0
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	
	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 <a href="#">regulation 73(9)</a> has not been spent;	
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 <a href="#">regulation 73(6)(d)</a> ;	
f	the value of a part of acquired land must be determined by applying the formula in <a href="#">regulation 73(10)</a> 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 <a href="#">regulation 73A(7)(e)</a> .	



### 3.2. Infrastructure projects the authority intends will be, or may be, funded at least in part by CIL

CIL Infrastructure funds, passed over to the City Deal, along with other sources of funding, have been spent or continue to part fund the following infrastructure items:

- Cuerden Strategic Site;
- Samlesbury Enterprise Zone;
- Penwortham Bypass;
- A582 South Ribble Western Distributor;
- New Ribble Crossing; and
- Developments on Homes England strategic housing sites.

CIL receipts passed over to Parish / Town Councils (in accordance with Regulation 59A) are spent by those Parish / Town Councils in accordance with Regulation 59C.

Each Parish / Town Council must publish their own report annually to stipulate which projects have been funded, or part funded, by their CIL receipts as required by Regulation 121B. You will need to visit the Parish / Town Council websites to view their reports.

Any CIL receipts collected from areas where all or part of a chargeable development is not within the area of a Parish / Town Council, are collected by the Charging Authority as though a Parish / Town Council is in place. Such receipts must be expended as though they have been assigned to a Parish / Town Council in accordance with Regulation 59F.

There are currently no projects that have been identified for CIL funding by the 'South Ribble Parish Council'.

### 3.3. Section 106 Obligations Report

Requirement		2022/23 Amount £	Notes
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;	£126,238	

Requirement		2022/23 Amount £	Notes	
b	the total amount of money under any planning obligations which was received during the reported year;	£1,152,813.80		
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;	£0.00		
d	summary details of any <b>non-monetary contributions</b> 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;	35		
	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;	£0	LCC is responsible for requesting/receiving funds for education provision. Please refer to LCC IFS.	
e	the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£5,554,338		
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);	£1,175,877		
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;			
		<b>Total Allocated</b>	<b>Category</b>	
		£3,638,389	Affordable Housing	See next page for the Category breakdown by Item
		£1,055,753	Public Open Space	

Requirement	2022/23 Amount £	Notes	
	£742,929	Transport	
	£117,267	Other Public Infrastructure	
	Category Breakdown by Item		
	Allocated	Category	Item
	£ 3,217,138	Affordable Housing	Council Construction Schemes- McKenzie Arms and Extra Care
	£250,000	Affordable Housing	Penwortham Affordable Housing
	£31,768	Public Open Space and Leisure	New Longton Regen
	£21,098	Public Open Space and Leisure	Playing Pitch Public Open Space
	£30,927	Public Open Space and Leisure	Ribble Sidings Park Wetland/Playground
	£2,807	Public Open Space and Leisure	Land Adjacent Alderfield Play Area
	£16,660	Public Open Space and Leisure	Public Open Space on Land North of Watkin Lane
	£15,213	Public Open Space and Leisure	Open spaces Bent Lane/Strawberry Park
	£21,072	Public Open Space and Leisure	Public Open Space at Land at Group One, Royal Ordnance site, Euxton
	£98,439	Public Open Space and Leisure	Worden Park Extension
	£277,515	Public Open Space and Leisure	Paradise Park
	£1,414	Public Open Space and Leisure	Worden Park Play Equipment
	£21,098	Public Open Space and Leisure	Worden Park Playing Pitch
	£21,098	Public Open Space and Leisure	Worden Park Playing Pitch Upgrades
	£56,006	Public Open Space and Leisure	Land at Arla Foods, School Lane, Bamber Bridge Tree Works

Requirement	2022/23 Amount £	Notes	
	£5,000	Public Open Space and Leisure	Leigh Brow Farm Public Open Space
	£9,732	Public Open Space and Leisure	Central Parks Masterplan
	£4,513	Public Open Space and Leisure	King George V Playing Fields, Higher Walton Public Open Space Facilities
	£98,332	Public Open Space and Leisure	Withy Grove Park Public Open Space
	£88,700	Public Open Space and Leisure	Community Pitches at Lostock Hall Academy, Todd Lane North, Lostock Hall
	£134,123	Public Open Space and Leisure	Longton Playing Fields/Longton Pitch Drainage
	£100,238	Public Open Space and Leisure	Withy Grove Park Drainage Playing Pitch Drainage Improvement
	£24,000	Transport	New Longton Regen
	£102,000	Transport	Flensburg Way Cycle and Footpaths
	£24,237	Transport	Traffic Calming
	£22,000	Transport	Farington Moss Bus Stops
	£77,000	Transport	Lostock Hall Highways Contribution
	£170,000	Transport	Farington Moss Highways Contributions
	£170,000	Transport	Farington Moss Highways
	£6,000	Transport	Leyland Lane Traffic Management
	£22,000	Transport	Land West of Grasmere Bus Shelters
	£1,500	Transport	Northgate, Leyland Highways Contributions
	£3,552	Transport	Land off Churchill Way/Chapel Brow Traffic Management
	£6,000	Transport	Former Fishwick's Gargae Highways Contribution
	£10,000	Transport	Golden Hill Lane Highway Works
	£30,000	Transport	Leyland Lane Speed Camera

Requirement		2022/23 Amount £	Notes	
		£3,000	Transport	Land formerly LCC Offices Highway Facilities Improvements
		£3,000	Transport	Traffic Infrastructure Improvements
		£24,500	Transport	Bus Stops in Proximity to Land at Brindle Road to the S/E of The Hospital Inn Railway Crossing
		£2,340	Transport	Bamber Bridge Church Rd and Holme Park
		£3,000	Transport	Brindle Road Mobile SPiDs
		£2,900	Transport	Bamber Bridge Station Cycle Lockers
		£12,000	Transport	Grey Gables Farm 257 Brindle Road Monitoring Travel Plan Submission
		£2,900	Transport	Cycle Parking at Land at Brindle Road Bamber Bridge
		£3,000	Transport	Land at Brindle Road Bamber Bridge SPiDs
		£18,000	Transport	Land at Brindle Road Bamber Bridge Travel Plan Monitoring Fee
		£56,931	Other Public Infrastructure	Leyland Train Station
		£10,000	Other Public Infrastructure	Air Quality Monitoring at Former Test Track Site
		£25,000	Other Public Infrastructure	Former Test Track Art Works
		£25,336	Other Public Infrastructure	Town Centre Investment
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;			

Requirement		2022/23 Amount £	Notes	
		<b>Total Spent</b>	<b>Category</b>	
		£788,335	Affordable Housing	
		£385,670	Open Space and Leisure	
		£1,872	Transport	
		<b>Breakdown by Item</b>		
		<b>Spent</b>	<b>Category</b>	<b>Item</b>
		£24,859	Public Open Space and Leisure	New Longton Regeneration
		£15,493	Public Open Space and Leisure	King George V Playing Fields, Higher Walton
		£32,531	Public Open Space and Leisure	Open spaces Bent Lane/Strawberry Park
		£6,898	Public Open Space and Leisure	Sand/Woodchip Pit Edge Replacements - Withy Grove & Gregson Lane Playgrounds
		£81,483	Public Open Space and Leisure	Playground - Hutton
		£123,000	Public Open Space and Leisure	Worden Park Infrastructure and Landscaping
		£27,644	Public Open Space and Leisure	Lostock Hall St Gerard's FC / Lostock Hall Grant
		£24,000	Public Open Space and Leisure	Lostock Hall Grant
		£49,762	Public Open Space and Leisure	Withy Grove Park Drainage

Requirement			2022/23 Amount £	Notes	
			£1872	Transport	Bamber Bridge Church Rd and Holme Park
			£788,335	Affordable Housing	Council Construction Schemes- McKenzie Arms and Extra Care
	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 <a href="#">regulation 121A</a> ) 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 ("commuted sums"), also identify separately the total amount of commuted sums held.	£114,300		
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,	£0.00	Please refer to LCC IFS	
b		summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year.	£0.00	Please refer to LCC IFS	
5		For the purposes of paragraph 3—			
a		where the amount of money to be provided under any planning obligations is not known, an			

Requirement		2022/23 Amount £	Notes
	authority must provide an estimate;		
b	a non-monetary contribution includes any land or item of infrastructure provided pursuant to a planning obligation;		
c	where the amount of money spent in respect of monitoring in relation to delivery of planning obligations is not known, an authority must provide an estimate."		



## 4. 2023/24 Projects Funded from S106 Contributions

### 4.1. McKenzie Arms Affordable Housing Development

This affordable housing development project delivered a total of 15 dwellings. This includes 12 (one and two bedroom) apartments and three (three bedroom) townhouses.

Images of the project are shown below:





#### **4.2. Jubilee Gardens Extra Care**

The Jubilee Gardens Extra Care project is a mixed use development currently under construction. The project is set to deliver 75 self-contained aged care apartments alongside a commercial offer which will include a café and hair salon.

CGI images indicating the expected completed project appearance are shown below:





