

Infrastructure Funding Statement 2024/25 – Summary

December 2025

Total Community Infrastructure Levy (CIL) collected in 2024/25:

£4,603,690

Total S106 received in 2024/25:

£1,645,287

Major projects delivered:

Jubilee Gardens Extra Care, McKenzie Arms Affordable Housing, improvements to parks, redevelopment of playgrounds, construction of new playing pitches and transport

What this means for residents: New affordable homes, better parks, improved transport, and investment in local infrastructure.

1 What is CIL and S106?

Community Infrastructure Levy (CIL) and Section 106 (S106) agreements are ways the Council collects money from developers to help fund local infrastructure. This money pays for infrastructure such as parks, play areas, improvements to the road and footpath network, and affordable housing.

CIL is a standard charge on new developments at rates agreed in the Council's charging schedule. The charging schedule was agreed in 2013, but subject to annual indexation. S106 obligations are negotiated between the applicant and the case officer during the determination of a planning application. These obligations may involve financial contributions or the direct provision of items such as affordable housing or public open space. Once planning permission is granted and the S106 agreement is completed, the terms become legally binding and cannot be altered informally. Any changes must be sought through a formal application under Section 106A of the Town and Country Planning Act 1990. Such applications will be assessed on their own merits, taking into account relevant planning policies and viability considerations.

2 How is the money spent?

- CIL and S106 funds are used to deliver infrastructure and community projects that provide tangible benefits for local residents.
- Funding is allocated to Parish and Town Councils (where they exist), the City Deal partnership, and specific infrastructure projects across South Ribble. The Council does not control how funds allocated to Parish & Town Councils or the City Deal partnership are spent.
- Parish and Town Councils typically receive 15% of CIL collected in their area, rising to 25% if they have an adopted Neighbourhood Plan (see figures 1 and 2 below). In areas without a parish or town council, the Council retains and spends the Neighbourhood Area Portion in line with statutory regulations.
- S106 is not allocated to Parish and Town Councils but the Council may collect money on behalf of other public organisations, such as Lancashire County Council for road or education related projects.
- Elected members and residents play a key role, via consultation in the Local Plan preparation process, which shapes priorities for projects by identifying schemes necessary to support the proposed scale of growth, ensuring spending reflects local needs and delivers community benefit.

Figure 1: CIL allocation for area with no Neighbourhood Plan

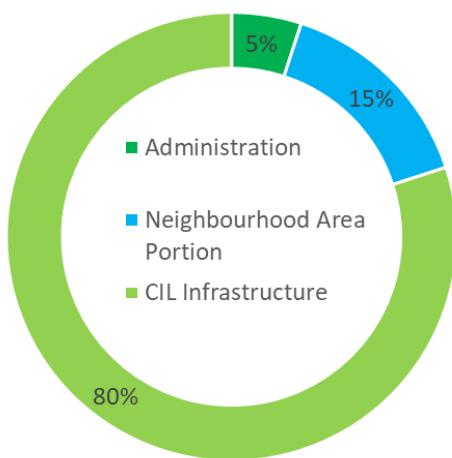
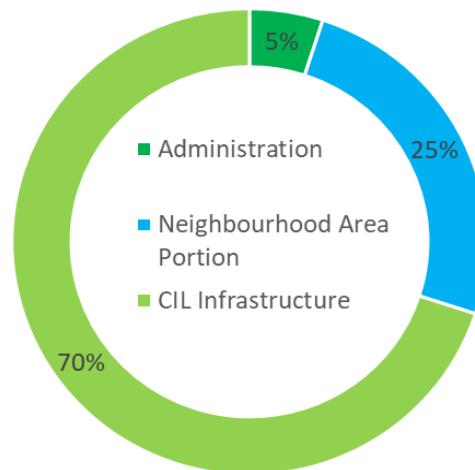


Figure 2: CIL allocation for area with Neighbourhood Plan



Preston City Deal 2024 Agreement

The revised Preston City Deal, agreed in 2024, reaffirms the partnership between local authorities to deliver significant housing, employment, and infrastructure growth. The City Deal, first signed in 2013, commits to unlocking strategic sites through major transport schemes such as the Preston and South Ribble Western Distributors and A582 corridor improvements, supporting the delivery of over 17,000 homes and 20,000 jobs.



According to the revised City Deal, most CIL contributions generated from the developments in the borough are transferred to the City Deal partnership.

As of 31 October 2025, the remaining CIL to be paid to the City Deal is approximately £4 million.

3 Key Projects Delivered in 2024/25

Jubilee Gardens Extra Care:

75 new apartments for older residents, with a café and hair salon. £574,845 of S106 money was spent in 2024/25.



Mckenzie Arms Affordable Housing:

15 new homes, including apartments and townhouses. £3,701,889 of S106 money was spent in 2024/25.



Withy Grove Sports Pitch Hub:

Construction of two full-size 3G football pitches and a new pavilion. £100,238 of S106 money was spent in 2024/25.



Margaret Road Playground:

Redevelopment of the existing playground facility, including the installation of brand-new equipment and safety surfacing. £30,927 of S106 money was spent in 2024/25.



New Longton Playground:

Redevelopment of existing playground with new equipment and multi-use sports arena. £50,000 of S106 money was spent in 2024/25.



Worden Park Infrastructure and Landscaping:

Upgrade of footpaths to golden resin-bonded gravel surfacing. £19,573 of S106 money was spent in 2024/25.



These projects demonstrate the positive impact of member led investment in local infrastructure.

4 What monies have been collected and for what purpose?

Total value of CIL set out in all demand notice issued in 2024/25: £5,540,736.30

Total CIL collected in 2024/25: £4,603,690

for the following purposes:

- Parish / Town Councils: £349,852
- Non-parished areas: £344,288
- City Deal: £3,679,365
- Administration: £230,185

Total S106 monies collected in 2024/25: £1,645,287

for the following purposes:

- Affordable Housing: £888,345

- Open Space & Leisure: £498,607
- Transport and others: £258,335

See Appendices of IFS for full breakdown by project and area.

5 How projects are identified

To make sure funding is spent where it will make the biggest difference, all projects must link directly to the Local Plan. This plan sets out where new homes, jobs and services will be built, and what infrastructure, such as roads, schools, parks and community facilities is needed to support that growth.

The Infrastructure Delivery Plan (IDP) turns these priorities into a clear list of projects, backed up by evidence and costs. Because the IDP is tested as part of the Local Plan process, it is the main document used to show which projects are suitable for developer contributions.

This means any proposal for spending must be clearly supported by the needs and priorities identified in the IDP. If a project is not already identified in the Local Plan or IDP, it may not meet the tests required for funding.

Suggestions for projects can be made. However, these suggestions must be in line with the Local Plan and IDP and must be supported by strong evidence to be considered for a Section 106 agreement. Suggestions can be made through the planning application representation process, and planning officers can advise on whether a project is likely to qualify.

As the City Deal concludes over the next 18-24 months, the Council will have a greater say in how CIL funds are allocated locally. This is your opportunity to champion projects that matter most to your communities.