

South Ribble Borough Council Infrastructure Funding Statement

1 April 2022 – 31 March 2023

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 Statement annually by 31 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 2022/23.

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.

Developer Contributions

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.

A 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](#). It is incumbent for Lancashire County Council to provide South Ribble Borough an annual report detailing what CIL funding passed over to them has been spent on

A total £434m new investment will lead to the expansion and improvement of the transport infrastructure in South Ribble and Preston at an unprecedented rate, enabling a forecast 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 Lancashire County Council as the accountable body for the LEP and for 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.
- Lancashire County Council – 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 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
- Developments on Homes England strategic housing sites

Section 106 Agreements

S106 agreements (also 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 and public open space 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		2022/23 Amount £	Notes
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;	4,121,582.61	
b	the total amount of CIL receipts for the reported year;	4,070,256.48	
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;	3,100,365.75	
f	the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;	3,380,893.51	
	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:	2,806,154.89	LCC – City Deal
	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);	0.00	
	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;	203,584.44 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;	3,300,365.00	LCC – City Deal
i	the amount of CIL passed to—		
	i any parish council under regulation 59A or 59B ; and	90,626.42	
	ii any person under regulation 59(4)	0.00	
	summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including—		
j	i the total CIL receipts that regulations 59E and 59F applied to;	0.00	
	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;	0.00	
k	summary details of any notices served in accordance with regulation 59E , including—		

Requirement		2022/23 Amount £	Notes	
	i	the total value of CIL receipts requested from each parish council;	0.00	
	ii	any funds not yet recovered from each parish council at the end of the reported year;	0.00	
		the total amount of—		
1	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;	3,380,893.51	
	ii	CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;	0	
	iii	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;	0	
	iv	CIL receipts from previous years to which regulation 59E or 59F 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;	0.00	
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;	0.00	
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;	0.00	
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) ;	0.00	
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;	0.00	
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) .	0.00	

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

CIL monies are passed over to the City Deal, along with other sources of funding. They 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
- Developments on Homes England strategic housing sites

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;	85,416	
b	the total amount of money under any planning obligations which was received during the reported year;	1,507,050.15	
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;	0.00	
summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—			
d	i in relation to affordable housing, the total number of units which will be provided;	326	100% affordable dwellings required on Former Lostock Hall Primary School site, 30% of 920 required on Pickerings Farm.
	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;	n/a	LCC is responsible for requesting/receiving funds for education provision. Please refer to LCC Infrastructure Funding Statement.
e	the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	5,728,125.48	

Requirement		2022/23 Amount £	Notes	
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);	2,593,124.00		

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;	5,728,125.48		
			810,801.00	Transport
			3,524,589.00	Affordable Housing
			10,000.00	Air Quality
			1,009,744.00	Public Open Space
			372,991.00	Other Public Infrastructure

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;	2,593,124.00		
			2,035,255.00	Affordable Housing
			125,486.00	Open space & Leisure
			432,383.00	Green Infrastructure

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	0.00		
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Requirement		2022/23 Amount £	Notes
	money was used to provide (wholly or in part);		
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 (“commuted sums”), 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,	0.00	N/A - These services are provided by LCC
b	summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year.	0.00	N/A - These services are provided by LCC
5	For the purposes of paragraph 3—		
a	where the amount of money to be provided under any planning obligations is not known, an 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.”		

2022/23 Projects Funded from S106 Contributions

Footway adjacent to the River Lostock and Western drive in Leyland –
Footpath improvements work included upgrading the existing stone footway to 750M of
2M wide tarmac footway.



Birch Avenue Playground Refurbishment –
This project involved the full refurbishment of Birch Avenue playground following public
consultation, Works completed in December 2022.





Moss Side Playground Refurbishment –
This project involved the full refurbishment of Moss Side playground following public consultation, works completed in August 2022.



The Holme PF Playground Refurbishment –
This project involved the full refurbishment of the Holme playground following public consultation, works completed in August 2022.



Hurst Grange pond works –
This work included reconstruction of the pond banks and path edgings using stone filled gabions and coir rolls planted with native aquatic species and construction of fences with leaning rails.

