



# **Annual Infrastructure Funding Statement**

**1<sup>st</sup> April 2022 – 31<sup>st</sup> March 2023**

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## **1.1 Developer Contributions**

Developer contributions are planning tools that can be used to secure financial and non- financial contributions, or other works, to provide infrastructure to support development and mitigate the impact of development. The term 'developer contributions' usually refers to the Community Infrastructure Levy (CIL) and Planning Obligations (secured either through Section 106 Agreements or Unilateral Undertakings).

## **1.2 Community Infrastructure Levy**

The Community Infrastructure Levy (CIL) was introduced nationally in 2010 and allows local authorities in England and Wales to raise funds from developers who are undertaking new building projects in their area. The money can be used to pay for a wide range of infrastructure that is needed to support new development. The principle behind CIL is that most development has some impact on infrastructure and so should contribute to the cost of providing or improving infrastructure. CIL is governed by the CIL Regulations 2010 (as amended).

Preston City Council adopted CIL in August 2013 and the CIL charging schedule came into effect on the 30<sup>th</sup> September 2013. Within Preston, developer contributions by way of the Community Infrastructure Levy paid by developers is passed over to the Lancashire City Deal to be spent on infrastructure items approved within the Infrastructure Delivery Plan.

The Lancashire City Deal is an agreement between the Government and four local partners; Lancashire County Council, Lancashire Enterprise Partnership (LEP), Preston City Council and South Ribble Borough Council.

A total £434m new investment will lead to the expansion and improvement of the transport infrastructure in Preston and South Ribble at an unprecedented rate, enabling a forecast 20,000 new jobs and 17,420 new homes to be created.

It will provide a huge boost to the local economy, which is expected to grow by £1 billion over the next ten years.

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 and Communities Agency (HCA) receipts from local land sales.
- Lancashire County Council – Capital Grants, New Homes Bonus and Land Receipts.
- Preston City and South Ribble Borough Councils – Business Rate Retention and New Homes Bonus.
- Private Sector – Developer contributions.

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

**Broughton Bypass** – The completed Broughton Bypass, 1.95km in length, follows a route to the east of the village of Broughton and provides a link between the Broughton roundabout at Junction 1 on the M55 and the A6 Garstang Road, north of Broughton crossroad junction. The main purpose of the Broughton Bypass scheme is to relieve congestion on the A6 through Broughton and improve the environment of the village

**Public realm** - works on major transport corridors including New Hall Lane and Broughton village

**Preston Western Distributor (PWD)** – A £191m including a new motorway junction, four new bridges and three underpasses which will provide connectivity to new and existing housing areas of North West Preston and Cottam

**Cottam Parkway** – new two platform station on the Fylde rail line to provide access to the railway network and new job opportunities at the Enterprise Zone at Warton

**City Centre Regeneration** – public realm improvements within the City Centre

### ***1.3 Planning obligations***

A Planning Obligation is a legal agreement between a developer and the Local Planning Authority (LPA) where the developer agrees to provide contributions (either financially or in-kind) to offset any negative impacts caused by construction and development. As such, Planning Obligations assist in mitigating the impact of what would otherwise be unacceptable development to make it acceptable in planning terms.

Planning Obligations are secured via a planning agreement usually entered into under Section 106 of the Town and Country Planning Act 1990 by a person with an interest in the land and the LPA or, more occasionally, via a Unilateral Undertaking entered into by a person with an interest in the land without the LPA. As a result, Planning Obligations are often referred to as S106s, and the term S106s and Planning Obligations may be used interchangeably throughout this Infrastructure Funding Statement to refer to the contributions secured through this kind of planning agreement.

Since the introduction of CIL, it has been the intention of Government that the use of S106s should be 'scaled back' so that CIL is the main way in which infrastructure funding is collected. Therefore, whilst this Council uses CIL as the main mechanism to secure infrastructure funding, we continue to use S106s for site-specific infrastructure needs, and have a number of outstanding S106 contributions yet to be used that pre-date the adoption of CIL in September 2013.

#### ***1.4 Infrastructure Funding Statement***

The CIL Regulations 2010 (as amended) set out how CIL monies must be administered, and how they relate to S106s. Under CIL Regulation 121A (introduced by the 2019 amendment), from December 2020, LPAs must publish an Infrastructure Funding Statement (IFS) to identify infrastructure needs, the total cost of the infrastructure, anticipated funding from developer contributions and the choices the LPA has made about how these contributions will be used. In doing so, LPAs should consider known and expected infrastructure costs, taking into account other possible sources of funding to meet those costs. This statement will set out the information required by CIL Regulation 121A.

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## Infrastructure Funding Statement Schedule 2022/23

SCHEDULE 2 Matters to be included in the annual infrastructure funding statement (Regulation 121A Schedule 2(1))

<b>Community Infrastructure Levy (CIL) Report</b>			
<b>Requirement</b>		<b>Amount</b>	<b>Comment</b>
2.	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;	<b>£5,195,840.66</b>	Total value of CIL as set out in all Demand Notices issued in the 2022/23 financial year. NB: Instalments/amounts due may not all fall within the same financial year.
b	the total amount of CIL receipts for the reported year;	<b>£6,424,810.62</b>	
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;	<b>£0</b>	All CIL received prior to the reported year, minus Neighbourhood CIL (NCIL) and CIL admin spend, was transferred to the City Deal to be spent on items within the Infrastructure Delivery Plan.
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;	<b>£856,746.34</b>	CIL received within 2022/23 but not transferred to the City Deal and Parish Council's until the reported year.
e	the total amount of CIL expenditure for the reported year;	<b>£3,130,680.50</b>	Transferred to the City Deal to be spent on items within the Infrastructure Delivery Plan, as mentioned within 1.2 of this Report, plus the amount of CIL spent on administrative expenses (5%)
f	the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;	<b>£2,951,656.06</b>	CIL received within the reported year but not transferred to the City Deal
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;	<b>£2,809,440.28</b>	CIL receipts spent on infrastructure items mentioned within 1.2 of this report
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);	<b>£0</b>	
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;	<b>£321,240.22</b>	
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;	<b>£2,951,656.06</b>	CIL receipts to be spent on infrastructure items mentioned within 1.2 of this report
i	the amount of CIL passed to—		

## Community Infrastructure Levy (CIL) Report

Requirement		Amount	Comment	
i	any parish council under regulation 59A or 59B; and	<b>£1,199,220.40</b>	Barton	£7,592.01
			Broughton	£572,363.66
			Goosnargh	£2,135.90
			Grimsargh	£79,224.64
			Ingol and Tanterton	£72,976.62
			Lea & Cottam	£12,745.05
			Whittingham	£287,311.26
			Woodplumpton	£164,871.26
ii	any person under regulation 59(4)	<b>£0</b>		
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;	<b>£0</b>	This regulation applies to those CIL receipts that would have been passed to a local council under regulations 59A and 59B had that part of the chargeable development been within the area of a local council
	ii	the items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been spent, and the amount of expenditure spent on each item.		
	ii	the items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated, and the amount of expenditure allocated 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;	<b>£0</b>	
	ii	any funds not yet recovered from each parish council at the end of the reported year;	<b>£0</b>	
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;	<b>£2,951,656.06</b>	CIL received within the reported year but not transferred to the City Deal or passed to any parish council until after the reported year.
	ii	CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;		
	iii	CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;		

## Community Infrastructure Levy (CIL) Report

Requirement		Amount	Comment
	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		
	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;		
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).		

SCHEDULE 2 Matters to be included in the annual infrastructure funding statement - Regulation 121A Schedule 2(3)(4)

<b>S106 Obligations Report</b>				
<b>Requirement</b>		<b>Amount</b>	<b>Comment</b>	
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;	<b>£2,585,767.47</b>	Off-site affordable housing contribution	£279,317
			East West Link Road	£2,149,080.24
			Education	£157,370.23
			NB: Education and Travel Plan contributions are paid directly to Lancashire County Council, from the developer, as the Education and Highways authority	
b	the total amount of money under any planning obligations which was received during the reported year;	<b>£1,012,894.81</b>	Employment and Skills	£17,000
			Public Transport	£824,077.27
			East West Link Road	£15,1105.74
			Affordable Housing	£20,711.80
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;	<b>£189,270.00</b>		
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;	<b>123 units</b>	06/2017/1432: 6; 06/2018/1230: 10; 06/2020/1344: 75; 06/2021/1119: 8; 06/2020/0652: 10; 06/2018/0705: 14	
	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;		<b>Lancashire County Council are responsible for requesting and receiving funds for education provision. Please refer to their Infrastructure Funding Statement for information on this.</b>	
e	the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	<b>£3,809,608.68</b>		
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);	<b>£818,048.47</b>		



## S106 Obligations Report

Requirement		Amount	Comment
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>£3,396,844.35</b>	Please refer to Table 1 below
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;		Please refer to Table 2 below
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);	<b>NIL</b>	
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;	<b>NIL</b>	
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.	<b>£1,171,084</b>	
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,		Lancashire County Council are responsible for highways agreements. Please refer to their Infrastructure Funding Statement for details in regards to highways.
b	summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year.		
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.”		

Table 1: Total amount of Section 106 contributions allocated but not spent within the reported year:-

CIL Equivalent	Public Transport	Highways	Cycling	Open Space	Healthcare	Affordable Housing
£1,087,410.45	£831,840.96	£534,550.63	£358,400.86	£106,140.98	£457,788.67	£20,711.80

Table 2: Total amount of Section 106 contributions spent by the authority (including transferring it to another person to spend) within the reported year, by category:-

Community Facilities	Canal Towpath Improvements	Highways	Travel Plan	Employment & Skills Monitoring	East West Link Road	Bus Stop Improvements	Affordable Housing
£9,530.52	£10,329	£60,000	£12,000	£17,000	£443,188.95	£30,000	£236,000

<sup>1</sup> Contributions transferred to Lancashire County Council as Highways Authority. Please refer to their Infrastructure Funding Statement for actual spend.

## Appendix

### **Building Foundations: Making a difference in Preston**

On behalf of the Council Calico Enterprise uses each financial contribution secured for the monitoring of Employment and Skills to check that targets within the applicant's Employment Plan are delivered during the construction of the development.

This monitoring task involves liaison with the council, planning applicants, their agents and developers to ensure that the commitments made by the applicant within their Employment Plan are communicated as relevant.

In liaison with the council's Community Engagement Team Calico Enterprise signposts applicants to local providers of education, training, employability schemes, job clubs and skills provision from which local labour, work experience candidates, job seekers and apprentices can be sourced.

This function helps developers to navigate the employment and skills system and its wide range of national and local initiatives, agencies, organisations and community groups to optimise the social value achieved from major developments in Preston.

Calico Enterprise advises applicants how to target opportunities arising from their Employment Plan and related Action Plan towards residents from areas of deprivation and those under-represented groups within the construction sector. This helps to support those who may experience disparities in equality, diversity and inclusion in respect of access to employment, training, skills and STEM subject education pathways.

This monitoring service is called Building Foundations. The service supports the implementation of Core Strategy Policy 15: Skills and Economic Inclusion and related local planning guidance – the Central Lancashire Employment Skills SPD (September 2017) and Building Foundations: Central Lancashire Employment Skills SPD Preston Addendum (December 2021).

In the reporting year, the Council agreed £51,000 through S106 agreements. £17,000 was received from agreements signed in previous years and the same amount was paid out.

