



Annual Infrastructure Funding Statement

1st April 2023 – 31st March 2024

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1.1 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 this 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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1.2 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).

1.3 Community Infrastructure

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 30th September 2013. Within Preston, developer contributions by way of the Community Infrastructure Levy paid by developers are passed over to the Lancashire City Deal to be spent on infrastructure items approved within the Infrastructure Delivery Plan (IDP).

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 (From March 2024 the LEP ceased to exist).

New investment, totaling £434m was agreed to enable expansion and improvement of the transport infrastructure in Preston and South Ribble with the aim of enabling a forecast 20,000 new jobs and 17,420 new homes to be created. The requirement for new homes in Preston was 9,579, to date City Deal has supported delivery of over 8,500 homes.

Delivery of City Deal Sites in Preston is providing a huge boost to the local economy, which was expected to grow by £1 billion over the ten years from initial agreement of the deal.

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 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 previously administered by the LEP, Highways England (formerly Highways Agency) funding for new and existing motorway junctions and retention of Homes and Communities Agency (no 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) – The completed road named Edith Rigby Way opened in July 2023. It represents a £191m investment including a new motorway junction, four new bridges and three underpasses which provide connectivity to new and existing housing areas of North West Preston, Bartle and Cottam.

Animate Preston Cinema and Leisure Scheme – £3.25m contribution towards £45m investment in cinema and leisure complex situated next to Preston Markets. This scheme will create an important entertainment destination in the city centre, supporting Preston's growing cultural offer. Construction work started on site in early 2023 and completed in November 2024. Animate is set to open in Spring 2025.

Harris Library scheme – £1m contribution towards the refurbishment of the Grade I Listed Museum, Art Gallery and Library with the aim of enhancing and protecting the building for generations to come. The new Harris will provide new and upgraded spaces, facilities and services in an innovative cutting-edge environment.

North West Preston Linear Park – contribution towards this project, which is in its early stages. Linear Park will form a green corridor through the North-West of the city. The estimated start date for is likely to be in the next 3-5 years and will include an alternative off-road route for the Guild Wheel. It will also provide an opportunity to enhance biodiversity.

Cottam Parkway – A new two platform station is to be provided on the Fylde rail line to provide access to the railway network and new job opportunities at the Enterprise

Zone at Warton.

1.4 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.

Infrastructure Funding Statement Schedule 2023/24

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

Community Infrastructure Levy (CIL) Report			
Requirement		Amount	Comment
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;	£3,803,909.31	Total value of CIL as set out in all Demand Notices issued in the 2023/24 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;	£4,288,437.48	
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	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;	£2,951,656.07	CIL received within 2023/24 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;	£4,306,478.23	Transferred to the City Deal to be spent on items within the Infrastructure Delivery Plan, as mentioned within 1.2 of this Report
f	the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;	£1,818,581.37	CIL received within the reported year but not transferred to the City Deal or Parish Council
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;	£4,306,478.23	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);	£0	
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;	£140,460	
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;	£1,818,581.37	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	£900,612.11	Barton	£16,715.32
			Broughton	£300,511.35
			Goosnargh	£2,509.40
			Grimsargh	£79,706.04
			Ingol and Tanterton	£78,755.72
			Whittingham	£222,058.42
			Woodplumpton	£200,355.86
ii	any person under regulation 59(4)	£0		
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;	£0	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;	£0		
	ii any funds not yet recovered from each parish council at the end of the reported year;	£0		
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;	£1,818,581.37	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)

S106 Obligations Report															
Requirement		Amount	Comment												
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;	£683,947	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Employment and Skills</td> <td style="text-align: right;">£77,000</td> </tr> <tr> <td>East West Link Road</td> <td style="text-align: right;">£109,369</td> </tr> <tr> <td>Travel Plan</td> <td style="text-align: right;">£6,000</td> </tr> <tr> <td>Transport</td> <td style="text-align: right;">£100,000</td> </tr> <tr> <td>BNG</td> <td style="text-align: right;">£150,000</td> </tr> <tr> <td>Education</td> <td style="text-align: right;">£241,578</td> </tr> </table> <p>Some agreements have a viability review mechanism which means at a certain trigger of development a viability review will take place and further contributions may be due</p> <p>NB: Education and Travel Plan contributions are paid directly to Lancashire County Council, from the developer, as the Education and Highways authority</p>	Employment and Skills	£77,000	East West Link Road	£109,369	Travel Plan	£6,000	Transport	£100,000	BNG	£150,000	Education	£241,578
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East West Link Road	£109,369														
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BNG	£150,000														
Education	£241,578														
b	the total amount of money under any planning obligations which was received during the reported year;	£1,287,102.10	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Employment and Skills</td> <td style="text-align: right;">£34,000</td> </tr> <tr> <td>Public Transport</td> <td style="text-align: right;">£60,000</td> </tr> <tr> <td>Sports Facilities</td> <td style="text-align: right;">£351,973.16</td> </tr> <tr> <td>Pedestrian & Cycleway</td> <td style="text-align: right;">£66,189.71</td> </tr> <tr> <td>Affordable Housing</td> <td style="text-align: right;">£774,939.23</td> </tr> </table>	Employment and Skills	£34,000	Public Transport	£60,000	Sports Facilities	£351,973.16	Pedestrian & Cycleway	£66,189.71	Affordable Housing	£774,939.23		
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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;	£189,270.00													
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;	87 units													
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;		Lancashire County Council are responsible for requesting and receiving funds for education provision. Please refer to their Infrastructure Funding Statement for information on this.												
e	the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£1,270,102.10													
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);	£355,090.60													

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;	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);	NIL
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;	NIL
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.	£7,592,230.35
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 regard 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:-

Employment and Skills Monitoring	Public Transport	Cycling	Sports Facilities	Affordable Housing
£17,000	£60,000	££66,189.71	£351,973.16	£774,939.23

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:-

Cycling/walking	Highways	Travel Plan	Affordable Housing
£73,224	£101,202.50	£8,564.10	£172,100

¹ 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

The Central Lancashire Employment Skills SPD requires an Employment Plan to be provided as part of a major planning application when locally set thresholds set out in the Employment Skills SPD are exceeded. Employment Plans identify the number of employment, training, skills and community engagement opportunities at the consented scheme’s construction stage.

Working alongside the Council, Calico Enterprise Ltd supports planning applicants and provides guidance to ensure that the employment and skills opportunities commitments made in their Employment Plan, meet the Employment Skills SPD guidance and Core Strategy Policy 15 (Skills and Economic Inclusion), and are delivered.

Of the three approved Henry Boot – Barnfield employment developments at Preston East, Unit 1 Unit 2 were completed in 2023, as reported in the second Building Foundations monitoring report and Unit 6 commenced development and is under construction in this monitoring period.

The Caxton Road employment development at Fulwood Park (App Ref: 06/2022/0860) was previously anticipated to commence in January 2023 but has not yet commenced. It currently appears that the next Building Foundations Employment Plan likely to be delivered on site will be either Caxton Road, for which the S106 employment and skills monitoring contribution has been paid or an employment development involving the provision of 16no. Class B2 use units within 2no. buildings at Tustin House, Site F, Red Scar Industrial Estate (App Ref: 06/2023/0778) for which the S106 employment and skills monitoring contribution has been paid.

There are currently 16no. agreed Section 106 planning obligations requiring a monitoring contribution for employment and skills.

