



# **ANNUAL INFRASTRUCTURE FUNDING STATEMENT 2020**

**December 2020**

# **Annual Infrastructure Funding Statement – 2020**

## **1.0 Introduction to this Statement**

1.1 Planning obligations are legal obligations entered into to mitigate the impacts of a development proposal. This can be via a planning agreement entered into under section 106 of the Town and Country Planning Act 1990 by a person with an interest in the land and the local planning authority; or via a unilateral undertaking entered into by a person with an interest in the land without the local planning authority. It is therefore generally referred to as a ‘S106 Agreement’.

1.2 Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms. They must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

These tests are set out as statutory tests in regulation 122 of The Community Infrastructure Levy Regulations 2010 (as amended by the 2011 and 2019 Regulations) and as policy tests in the National Planning Policy Framework (NPPF).

1.3 ‘Infrastructure’ is the term given to the range of services, facilities and structures needed for places and society to function. New development can put a strain on existing infrastructure but can also secure new improved infrastructure and also support services and facilities which may be in danger of closure. Pressure on infrastructure caused by new development should be offset by infrastructure investment funded by that development. Additional and improved infrastructure may be provided on site by the developer. It is often the case however that in order for development to integrate into existing patterns of infrastructure a developer will make a financial contribution towards the upgrade of existing infrastructure or for the provision of new infrastructure by the infrastructure provider.

1.4 The areas potentially subject to contributions include but are not limited to:

- Affordable housing;

- Highway and transport infrastructure including sustainable transport measures;
- Flood prevention and surface water drainage including future maintenance;
- Green infrastructure, including future maintenance;
- Education;
- Health care provision.

Regulation 10 of The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 which came in to force on 1 September 2019 also now allows local planning authorities to require a contribution in respect of the cost of monitoring in relation to the delivery of planning obligations in the authority's area.

- 1.5 Policy SP7 of the Wyre Local Plan adopted in February 2019 (WLP31) establishes a framework for the provision of necessary infrastructure and for the provision of developer contributions through Section 106 obligations or through the Community Infrastructure Levy if one is introduced in Wyre in the future. It applies to any proposed development including development allocated in this Local Plan.
- 1.6 Lancashire County Council is the local highway authority and local education authority and is entitled to enter in to S106 agreements jointly with Wyre Council and other parties with an interest in the land in cases where contributions are required to provide highway improvements to mitigate the impact of a development and to provide for necessary school places generated by the development. Any monetary contributions relating to those matters are therefore collected by Lancashire County Council and not by Wyre Council. Monies received by Lancashire County Council do not, therefore appear in this annual funding statement.
- 1.7 This Annual Funding Statement is drafted to meet the requirements of Regulation 9 of The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019.

## **2.0 Details of S106 contributions**

- 2.1 The tables set out as Appendices 1- 6 to this statement provide information on the following matters relating to s106 agreements entered in to, and both monetary and non-monetary contributions required received.

**Appendix 1** - the total amount of money to be provided under any planning obligations which were entered into during 2020

**Appendix 2** - the total amount of money under any planning obligations which was received during 2020

**Appendix 3** - the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the council.

**Appendix 4** – summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of the total number of affordable housing units which will be provided.

**Appendix 5** - the total amount of money (received under any planning obligations) which was allocated but not spent during 2020 for funding infrastructure, and summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item.

**Appendix 6** - the total amount of money (received under any planning obligations) which was spent by the authority during 2020 and summary details of the items of infrastructure on which that money was spent, and the amount spent on each item.

In the appendices, the term '**allocated**' means that the amount, whether some or all of the contribution received, has been committed to be spent on a specific, approved, infrastructure project in accordance with the terms of the S106 agreement.

### **3.0 Summary**

- 3.1 A total of eight s106 agreements were entered in to during 2020 which included provision for monetary contributions to local infrastructure as well as non-monetary contributions. The total of such monetary contributions is **£912,468**. Of this **£411,774** will be collected by Wyre Council and the remainder will be collected by Lancashire County Council as such monies relate to highways and/or education infrastructure.

Of the money to be collected by Wyre Council;-

- **£221,089** is for the provision of affordable housing in the borough

- **£99,866** is for the provision or improvement/enhancement of public open space in the borough.
- **£18,618** will be collected on behalf of the Fylde and Wyre Clinical Commissioning Group (CCG) for healthcare provision.
- **£71,201** will be collected for the purposes of the provision of a new village hall.
- **£1,000** is for the purposes of monitoring the delivery of the s106 agreements.

In addition to the monetary contribution, these agreements made provision for the development of a total of **92** affordable houses within the development sites and the provision of land for the relocation of Thornton Football Club.

3.2 During 2020 the total amount of monetary contributions received was **£142,625**.

Of the money collected;-

- **£1,000** has been collected for the purposes of monitoring the S106 agreements.
- **£141,625** is for the provision of affordable housing in the borough

3.3 Of the money collected under s106 agreements received before 2020 **£443,012** has yet to be spent or allocated.

Of the money which has yet to be spent or allocated;-

- **£26,147** has been collected for the purposes of mitigating flood risk in Thornton (Hillhouse)
- **£9,184** is for monitoring developments affecting contaminated land
- **£281,137** is for the provision of affordable housing in the borough
- **£126,544** is for the provision or improvement/enhancement of public open space in the borough

3.4 This year the council has allocated, but not yet spent a total of **£45,149** of the s106 contributions.

3.5 This year the council has allocated and spent a total of **£4,921** of the s106 contributions.

3.6 This year the amount of money received (under planning obligations) spent on repaying money borrowed, including any interest was **£0**.

- 3.7 This year the amount of money (received under planning obligations) spent in respect of monitoring compliance (including reporting under regulation 121A) in relation to the delivery of planning obligations was **£0**.
- 3.8 The total amount of money (received under any planning obligations) during any year which has been retained at the end of this year (i.e. unspent) is **£630,786**. None of the retained money has been allocated for the purposes of longer term maintenance (“commuted sums”).

## Appendix 1

### Summary of monetary contributions to be provided under planning obligations entered in to in 2020

Application Reference No.	Description of Development	Location of Development	Date of s106 agreement	Details of monetary contribution to be provided
18/00680/OULMAJ	Variation of condition 03 (affordable housing) on application 16/01043/OULMAJ	Land off Holts Lane, Poulton-Le-Fylde	04/02/2020	£56,000 (to LCC)
19/00764/FULMAJ	Demolition of existing Public House and redevelopment of the site to provide 15 no. new affordable dwellings with associated parking and amenity space.	Sandpiper Hotel, Cleveleys Avenue, Thornton Cleveleys	08/07/2020	£13,410
20/00284/FULMAJ	Erection of 55 residential dwellings with vehicular access from Westfield Road and associated public open space.	Land South of Westfield Road Cloughton-on-Brock	10/09/2020	£59,148 and £75,242 (to LCC)
19/00167/FULMAJ	Erection of 45 dwellings (net increase of 36 plots over and above the outline planning permission and subsequent reserved matters and 9 plot substitutions.	Land at Arthurs Lane, Hambleton	15/10/2020	£256,000 (to LCC)
18/00540/FULMAJ	Proposed residential development of 16 dwellings, public open space, landscaping and associated infrastructure with vehicular access taken from West End	Land South of West End and Pinfold House, Great Eccleston	29/10/2020	£138,701 and £50,162 (to LCC)
19/00641/FULMAJ	Erection of 17 residential dwellings (plot substitution application to change the house types / tenure mix for the affordable units previously approved under reference 16/00481/OUTMAJ and 17/00631/REMMAJ)	Land north and south of Preston Road, Inskip	09/11/2020	£63,290 (to LCC)

19/01281/FULMAJ	Erection of 49 one and two bedroom retirement apartments for the over 55's	Former Ashdell Nurseries Victoria Road East, Thornton Cleveleys	10/110/2020	£200,515
			<b>TOTAL to be provided</b>	<b>£912,468</b>

LCC = Lancashire County Council



## Appendix 2

### Summary of monetary contributions under planning obligations received during 2020

Application Reference No.	Description of Development	Location of Development	Date of s106 agreement	Monetary contribution received
17/00995/FULMAJ	Erection of 21 dwellings (substitution of house types including 4 additional plots to original planning permission ref 14/00226/OUTMAJ and 17/00026/REMAJ)	Land at Stricklands Lane, Stalmine	12/02/19	£50,389
18/00857/FULMAJ	Erection of 31 dwellings (revised layout and house types from permissions 14/00607/OUTMAJ and 16/00444/RELMAJ (Plots 60-78, 97-101 and 104-110) including an additional 7 new dwellings.	Land off Carr Head Lane, Poulton-Le-Fylde, Lancashire, FY6 8EG	05/09/19	£91,236
20/00284/FULMAJ	Erection of 55 residential dwellings with vehicular access from Westfield Road and associated public open space.	Land South of Westfield Road Cloughton-on-Brock, PR3 0PH	10/09/2020	£500
18/00540/FULMAJ	Proposed residential development of 16 dwellings, public open space, landscaping and associated infrastructure with vehicular access taken from West End	Land South of West End and Pinfold House, Great Eccleston	29/10/2020	£500
			<b>TOTAL</b>	<b>£142,625</b>

## Appendix 3

### Summary of monetary contributions under planning obligations received before 2020, not yet allocated.

Application Reference No.	Description of Development	Location of Development	Amount of monetary contribution received	Amount of monetary contribution not yet allocated
10/00215/FULMAJ	Erection of 267 dwellings	Land off Bourne Road Thornton Cleveleys	£10,000	£2,133
11/00212/FULMAJ	Erection of a new technology centre	Victrex Technology Centre, Fleetwood Road North, Thornton Cleveleys	£9,692	£9,692
12/00274/FULMAJ	Erection of new PEEK manufacturing facility	Land at East Road, Hillhouse International Works, Fleetwood Road North, Thornton Cleveleys	£7,142	£7,142
13/00312/FULMAJ	Extension to existing building	Victrex Technology Centre, Fleetwood Road North, Thornton Cleveleys	£2,125	£2,125
14/00093/FULMAJ	Erection of new workshop, amenity block and a control building	Victrex Technology Centre, Fleetwood Road North, Thornton Cleveleys	£1,377	£1,377
14/00518/FULMAJ	Erection of 27 dwellings	Land South of Ribblesdale Drive, Forton	£74,829	£74,829
12/00074/LMAJ	Residential development consisting of 186 dwellings	Land at Bourne Road, Thornton Cleveleys	£10,000	£5,653
14/00016/FULMAJ	New community complex and training ground for Fleetwood Town Football Club	Land West of Butts Road, (Formerly Poolfoot Farm), Thornton Cleveleys	£5,811	£5,811

14/00772/FULMAJ	Erection of 61 residential dwellings and 29 over 55 retirement apartments (Class C3) and the erection of a bowling green pavilion (Class D2)	Land off Victoria Road East (Former Ashdell Nurseries), and Land off Fleetwood Road South (Former Depot) Thornton-Cleveleys	£51,685	£10,679
16/00062/OUTMAJ	Erection of 10 dwelling houses and creation of new access	Land at Hollins Lane, Forton	£78,218	£78,218
15/00072/FULMAJ	Erection of 29 dwellings	799 Garstang Road, Barton, Preston	£50,448	£50,448
16/00059/FULMAJ	Removal of condition 04 (affordable housing) on outline consent 14/00786/OUTMAJ	Land off the west side of Carr Lane, Hambleton	£168,844	£168,844
14/00835/FULMAJ	Erection of 14 dwellings	Land adjacent to The Jolly Sailor, Radcliffe Road, Fleetwood	£10,015	£10,015
16/00853/FULMAJ	Erection of mixed use development comprising retirement living housing and free standing retail unit	The Bourne Poacher, 325 Fleetwood Road North, Thornton Cleveleys	£14,648	£14,648
13/00200/OULMAJ	Outline application for mixed use development consisting of Class B1 (office) floorspace, Class C3 (residential) and a local centre consisting of a supermarket, Class A1/A2/A3/A4 and A5 uses	Land at Norcross Lane, Thornton Cleveleys	£2,000	£1,398
		<b>TOTAL</b>	<b>£496,834</b>	<b>£443,012</b>

## Appendix 4

### Summary of non-monetary contributions under planning obligations entered in to in 2020

Application Reference No.	Description of Development	Location of Development	Date of s106 agreement	Details of non – monetary contribution
19/00764/FULMAJ	Demolition of existing Public House and redevelopment of the site to provide 15 no. new affordable dwellings.	Sandpiper Hotel, Cleveleys Avenue, Thornton Cleveleys, Lancashire, FY5 2NH	08/07/2020	15 on site affordable housing units
20/00284/FULMAJ	Erection of 55 residential dwellings with vehicular access from Westfield Road and associated public open space	Land South of Westfield Road Cloughton-On-Brock, PR3 0PH	10/09/2020	55 on site affordable housing units
19/00167/FULMAJ	Erection of 45 dwellings (net increase of 36 plots over and above the outline planning permission and subsequent reserved matters and 9 plot substitutions).	Land at Arthurs Lane Hambleton FY6 9AT	15/10/2020	12 on site affordable housing units
18/00540/FULMAJ	Proposed residential development of 16 dwellings.	Land South of West End and Pinfold House, Great Eccleston	29/10/2020	4 (four) on site affordable housing units
19/00347/FULMAJ	Hybrid planning application consisting of full planning permission for the erection of 41 dwellings and outline permission for up to 45 dwellings and 42 apartments (all matters reserved except for access).	Site of Thornton Cleveleys Football Club, Bourne Road, Thornton Cleveleys	19/11/2020	6 (six) on site affordable housing units (phase 1 only)  Provision of land for relocation of football club
			<b>TOTAL</b>	<b>92 on site affordable housing units</b>

## Appendix 5

### Summary of monetary contributions under all planning obligations received, allocated during 2020 but not spent

Application Reference No.	Description of Development	Location of Development	Amount of monetary contribution received	Amount of monetary contribution allocated but not spent	Details of Infrastructure to be provided
19/00156/FULMAJ	Erection of 39 affordable residential dwellings (resubmission of 18/00734/FULMAJ)	Land south of Rosslyn Avenue, Preesall	£45,149	£45,149	Enhancement and maintenance of Preesall Playing Fields
			<b>TOTAL</b>	<b>£45,149</b>	

## Appendix 6

### Summary of monetary contributions under all planning obligations received, spent during 2020

Application Reference No.	Description of Development	Location of Development	Amount of monetary contribution received	Amount of monetary contribution spent during 2020	Details of Infrastructure provided
14/00772/FULMAJ	Erection of 61 residential dwellings and 29 over 55 retirement apartments (Class C3) and the erection of a bowling green pavilion (Class D2)	Land off Victoria Road East (Former Ashdell Nurseries) and land off Fleetwood Road South (former depot), Thornton-Cleveleys	£51,685	£4,707	Creation of footpaths on public open space in the locality.
13/00200/OULMAJ	Outline application for mixed use development consisting of Class B1 (office) floorspace, Class C3 (residential) and a local centre consisting of a supermarket, Class A1/A2/A3/A4 and A5 uses	Land at Norcross Lane, Thornton Cleveleys	2,000	214	Monitoring work associated with contaminated land on development site
			<b>TOTAL SPENT</b>	<b>£4,921</b>	