



ANNUAL INFRASTRUCTURE FUNDING STATEMENT 2023

December 2023

Annual Infrastructure Funding Statement – 2023

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) 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 into 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 (partial update of 2022) adopted January 2023 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 into 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 appear in this annual funding statement and those contributions have not been monitored as this is the responsibility of Lancashire County Council.
- 1.7 This Annual Funding Statement is drafted to meet the requirements of The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, covers the calendar year 2023 and must be published by 31 December.

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 into, and both monetary and non-monetary contributions required received by the council.

Appendix 1 - the total amount of money to be provided under any planning obligations which were entered into during 2023.

Appendix 2 - the total amount of money under any planning obligations which was received during 2023.

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 2023, 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 2023 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 2023 and summary details of the items of infrastructure on which that money was spent, and the amount spent on each item.

Note:

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 five s106 agreements were entered into during 2023 which included provision for monetary contributions to local infrastructure as well as non-monetary contributions. From these five agreements, **£331,376.70** could be collected by Wyre Council. This figure includes an estimated amount.

Of the money to be collected by Wyre Council:

- **£44,437.00** is for the provision of affordable housing in the borough.
- **£107,596.70** is for the provision or improvement/enhancement of public open space in the borough.
- **£179,343.00** is to support the provision and improvement of healthcare facilities in the borough.

In addition to the sums above, contributions will be made towards the cost of monitoring the s106 agreements. s106 agreements can also allow for non-monetary contributions. In 2023 these agreements have made non-monetary provision for a total of approx. **120 affordable houses** within development sites.

- 3.2 During 2023 the total amount of monetary contributions received was **£398,827.47**.

Of the money collected:

- **£139,695.16** has been provided for the purpose of providing public open space and/or recreational facilities in the locality of development sites.
- **£209,978.18** is for the provision of affordable housing in the borough.
- **£49,154.13** is for the provision of healthcare facilities in the borough.

- 3.3 The money collected under s106 agreements received before 2023 is **£1,540,241.86** of which **£1,490,947.20** has yet to be spent or allocated.

Of the money which has yet to be spent or allocated:

- **£26,147.52** has been collected for the purposes of mitigating flood risk in Thornton (Hillhouse)
- **£1,062,956.36** is for the provision of affordable housing in the borough
- **£348,589.32** is for the provision or improvement/enhancement of public open space in the borough
- **£53,254.00** is for the provision of community health infrastructure

- 3.4 This year the council has allocated, but not yet spent, a total of **£14,647.66** of the s106 contributions.
- 3.5 This year the council has allocated and spent a total of **£98,305.46** 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 **£2,500**.
- 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 **£1,892,935.33**. 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 into in 2023

Application Reference Number	Proposal	Location	Date of section 106	Amount of contribution
21/01394/FUL	Erection of six detached dwellings, garages, associated access and landscaping	Land To South of Copp Lane	2.10.23	£37,405.00 - Affordable housing contribution
21/01394/FUL	Erection of six detached dwellings, garages, associated access and landscaping	Land To South of Copp Lane	2.10.23	£7,032.00 - Additional affordable housing contribution
22/00762/FULMAJ	Erection of 158 dwellings with associated access, parking, landscaping, public open space and infrastructure	Land North of Bourne Way, Fleetwood Road North, Thornton Cleveleys	5.10.23	£97,915.00 - Healthcare contribution
22/00762/FULMAJ	Erection of 158 dwellings with associated access, parking, landscaping, public open space and infrastructure	Land North of Bourne Way, Fleetwood Road North, Thornton Cleveleys	5.10.23	£55,929.00 - Green Infrastructure contribution
20/01018/LMAJ	HYBRID application: 1) Full planning application for the erection of 80 dwellings with vehicular access from Lambs Road and to land to the east (phase 3) and pedestrian access to land to the south (phase 1) and associated works to include landscaping and green infrastructure 2) Outline planning application for the erection of up to 194 dwellings, a one-form entry primary school (1.36ha) and a convenience retail store (up to 280sqm net sales floorspace) with associated works (all matters reserved for subsequent approval)	Land Off Lambs Road and Raikes Road, Thornton Cleveleys, Lancashire	29.09.23	£53,515* - Public Health contribution

20/01018/LMAJ	HYBRID application: 1) Full planning application for the erection of 80 dwellings with vehicular access from Lambs Road and to land to the east (phase 3) and pedestrian access to land to the south (phase 1) and associated works to include landscaping and green infrastructure 2) Outline planning application for the erection of up to 194 dwellings, a one-form entry primary school (1.36ha) and a convenience retail store (up to 280sqm net sales floorspace) with associated works (all matters reserved for subsequent approval)	Land Off Lambs Road and Raikes Road, Thornton Cleveleys, Lancashire	29.09.23	£20,671 - Healthcare contribution
21/01477/FULMAJ	Erection of 13 No. affordable dwellings	Land At Ormerod Street	14.08.23	£7,242.00 - Healthcare contribution
21/01477/FULMAJ	Erection of 13 No. affordable dwellings	Land At Ormerod Street	14.08.23	£41,667.70 - Green Infrastructure contribution
22/00094/OUTMAJ	Demolition of existing dwelling and erection of 33 apartments for over 55's, including ancillary accommodation and parking with details of access, appearance, layout and scale included	Craiglands Hillylaid Road, Thornton Cleveleys, Lancashire, FY5 4EB	12.05.23	£10,000.00 - Green Infrastructure contribution
Total				£331,376.70

* Denotes an Estimated Figure in accordance with The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019

Appendix 2

Summary of monetary contributions under planning obligations received during 2023

Application Reference Number	Development Description	Location Of Development	Date of Section 106	Amount Received
21/00341/FULMAJ	Erection of 44 residential dwellings with associated highway and landscaping infrastructure	Land west of Broadway, Fleetwood Lancashire	28.04.2022	£104,036.48
21/00341/FULMAJ	Erection of 44 residential dwellings with associated highway and landscaping infrastructure	Land west of Broadway, Fleetwood Lancashire	28.04.2022	£14,071.51
21/00750/FULMAJ	Erection of 42 age-restricted specialist bungalows for people aged 55 and over (Use Class C3) with associated car parking, open space and vehicular access from Blackpool Road (re-submission of application 19/00809/FULMAJ)	Land to the south of Blackpool Road, Poulton-Le-Fylde, Lancashire	18.05.2022	£23,595.62
19/01281/FULMAJ	Erection of 49 1 and 2 bedroom retirement apartments for over 55's	Land at former Ashdell Nurseries, Victoria Road, East Thornton Cleveleys, Lancashire, FY5 3SZ	11.11.20	£209,978.18
19/01281/FULMAJ	Erection of 49 1 and 2 bedroom retirement apartments for over 55's	Land at former Ashdell Nurseries, Victoria Road, East Thornton Cleveleys, Lancashire, FY5 3SZ	11.11.20	£35,658.68
19/01281/FULMAJ	Erection of 49 1 and 2 bedroom retirement apartments for over 55's	Land at former Ashdell Nurseries, Victoria Road, East Thornton Cleveleys, Lancashire, FY5 3SZ	11.11.20	£11,487.00
Total				£398,827.47

Appendix 3

Summary of monetary contributions under planning obligations received before 2023, not yet allocated or spent.

Application Reference Number	Development Description	Location	Date of Section 106	Amount Received	Amount of Money Not Yet Allocated or Spent
20/00825/FULMAJ	Outline application for a residential development of 38 dwellings, with associated access from the A6 Lancaster Road (matters of appearance and landscaping reserved) (Pursuant to variation of condition 3 on approved application 18/00906/OUTMAJ to amend the affordable housing scheme)	Land Bound by A6 and Hollins Lane, Forton, PR3 0BL	27.10.2022	£139,485	£139,485
21/01502/FULMAJ	Demolition of existing building and erection of a 66 bedroom care home with associated access, parking and landscaping	Crofters, Garstang Bypass Road, Garstang, Preston, Lancashire, PR3 1PH	16.09.2022	£15,701	£15,701
16/00550/FULMAJ, 19/00429/FULMAJ, 20/00618/FULMAJ	Erection of 3 storey building following partial demolition of existing building to provide approx. 1400sqm (gross) of retail floor space (Class A1) and 18 residential apartments with associated new and reconfigured car parking	Garstang Business And Community Centre, 96 High Street, Garstang, Preston, Lancashire, PR3 1EB	21.12.2018	£17,781.12	£17,781.12
19/00764/FULMAJ	Demolition of existing Public House and redevelopment of the site to provide 15 no. new affordable dwellings, consisting of 3 no. 2 bedroom houses, 3no. 1 bedroom apartments and 9 no. 2 bedroom apartments with associated parking and amenity space.	Sandpiper Hotel, Cleveleys Avenue, Thornton Cleveleys, Lancashire, FY5 2NH	07.08.2020	£15,461.77	£15,461.77
20/00405/LMAJ	Erection of 210 residential dwellings with vehicular access from Bourne Road and associated public open space and infrastructure.	Land at Bourne Road, Thornton Cleveleys, FY5 4QA	30.03.2021	£220,492.19	£220,492.19
20/00212/FULMAJ	Erection of 70 dwelling houses and associated infrastructure with new access off A6 Preston Lancaster New Road	Land South of Prospect Farm, West of A6, Garstang	16.11.2021	£23,772.00	£23,772.00

18/00690/FULMAJ	Erection of 6 dwellings (plots 32-34 and 118-120) (substitution of house types including 3 additional plots to planning permission ref. 14/00681/OUTMAJ and 16/00987/REMMAJ) and erection of sub station	Land at Daniel Fold Farm, Daniel Fold Lane, Catterall, PR3 0JZ	26.07.19	£54,331.00	£54,331.00
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	10.09.20	£13,781.00	£13,781.00
18/00822/FULMAJ	Conversion of barn in to 3 dwellings and erection of 8 dwellings with associated access off Garstang Road (A6)	Catterall Lodge Farm, Garstang Bypass Road, Catterall, Lancashire, PR3 0QA	09.07.19	£152,957.46	£152,957.46
18/00822/FULMAJ	Conversion of barn in to 3 dwellings and erection of 8 dwellings with associated access off Garstang Road (A6)	Catterall Lodge Farm, Garstang Bypass Road, Catterall, Lancashire PR3 0QA	09.07.19	£50,794.44	£50,794.44
17/00995/FULMAJ	Erection of 21 dwellings (Plots 7, 16-19, 37, 39-40, 44-45, 57-59, 68-69, 70-71, 78-79, 80-81) (substitution of house types including 4 additional plots to original planning permission ref 14/00226/OUTMAJ and 17/00026/REMMAJ) and sub-station	Land at Stricklands Lane, Stalmine, Lancashire	12.02.19	£50,389.00	£50,389.00
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	£91,236.62	£91,236.62
14/00835/FULMAJ	Erection of 14 dwellings	Land Adjacent to The Jolly Sailor, Radcliffe Road, Fleetwood, FY7 6SB	02.06.15	£9,000.00	£9,000.00

16/00059/FULMAJ	Removal of condition 04 (affordable housing) on outline consent 14/00786/OUTMAJ	Land off the west side of Carr Lane Hambleton Lancashire	23.05.16	£168,843.86	£168,843.86
15/00072/FULMAJ	Erection of 29 dwellings following demolition of existing dwelling & outbuildings (affordables to be provided on site also)	799 Garstang Road, Barton, Preston, Lancashire, PR3 5DQ	07.07.2015	£50,448.00	£50,448.00
16/00062/OUTMAJ	Erection of 10 residential dwelling houses and creation of new access	Land at Hollins Lane, Forton, PR3 0AB	13.07.16	£78,217.54	£78,217.54
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	27.03.2015	£51,685.36	£41,007.36
14/00518/FULMAJ	Erection of 27 dwellings	Land South of Ribblesdale Drive, Forton, Lancashire	05.03.15	£24,060.00	£24,060.00
14/00016/LMAJ	New community complex and training ground for Fleetwood Town Football Club comprising 15 grass sports pitches, 1 3G pitch with flood lighting, protective netting, vehicular accesses off Butts Road, Ormerod Street and Gamble Road, erection of clubhouse, changing room building, groundsman compound, car parking facilities, 23 allotments, attenuation pond and associated fencing and landscaping	Land West of Butts Road (Formerly Poolfoot Farm), Thornton Cleveleys, Lancashire	19.11.14	£5,810.61	£5,810.61
14/00093/FULMAJ	Erection of new workshop, amenity block and a control building	Victrex Plant Hillhouse International Works Fleetwood Road North, Thornton Cleveleys, Lancashire, FY5 4QD	02.12.2014	£1,377.11	£1,377.11

13/00312/FULMAJ	Extension to existing building	Victrex Hillhouse International Works Fleetwood Road North, Thornton Cleveleys, Lancashire, FY5 4QD	03.09.13	£2,125.44	£2,125.44
12/00274/FULMAJ	Erection of new PEEK manufacturing facility with associated utilities, structures, hardstanding and access	Land at East Road Hillhouse International Works Fleetwood Road North, Thornton Cleveleys, Lancashire, FY5 4QD	11.10.12	£7,141.85	£7,141.85
11/00212/FULMAJ	Erection of a new technology centre incorporating offices and laboratories	Victrex Technology Centre, Fleetwood Road North, Thornton Cleveleys, FY5 4QD	26.10.11	£9,692.51	£9,692.51
19/00156/FULMAJ	Erection of 39 affordable residential dwellings with associated infrastructure including new pedestrian and vehicular access off Rosslyn Avenue (resubmission of 18/00734/FULMAJ)	Land South of Rosslyn Avenue, Preesall	01.08.19	£45,149.00	£21,180.00
18/00973/OUTMAJ	Variation of conditions 7, 8, 23 and 24 on planning permission 17/00579/OUTMAJ to alter the approved housing mix, occupancy criteria, affordable housing and layout to provide 14 bungalows for the over 50's (C3 Use Class) and 36 retirement living apartments together with communal facilities, landscaping and car parking	Duniollie, Kepple Lane, Garstang, Preston, PR3 1PB	26.04.2021	£225,860.32	£225,860.32
Total				£1,525,594.00	£1,490,947.20

Appendix 4

Summary of non-monetary contributions under planning obligations entered into in 2023

Application Reference Number	Description of Development	Location of Development	Date of s106 agreement	Details of non-monetary contribution
22/00762/FULMAJ	Erection of 158 dwellings with associated access, parking, landscaping, public open space and infrastructure	Land North Of Bourne Way Fleetwood Road North Thornton Cleveleys	5.10.23	36 on site affordable houses
20/01018/LMAJ	HYBRID application: 1) Full planning application for the erection of 80 dwellings with vehicular access from Lambs Road and to land to the east (phase 3) and pedestrian access to land to the south (phase 1) and associated works to include landscaping and green infrastructure 2) Outline planning application for the erection of up to 194 dwellings, a one-form entry primary school (1.36ha) and a convenience retail store (up to 280sqm net sales floorspace) with associated works (all matters reserved for subsequent approval)	Land Off Lambs Road And Raikes Road, Thornton Cleveleys, Lancashire	29.09.23	80 on site affordable houses
21/01477/FULMAJ	Erection of 13 No. affordable dwellings	Land At Ormerod Street, Thornton Cleveleys, Lancashire, FY5 4HU	14.08.23	4 on site affordable houses
Total				120

Appendix 5

Summary of monetary contributions under all planning obligations received, allocated during 2023 but not spent

Application Reference Number	Description of Development	Location of Development	Amount of monetary contributions received	Amount of monetary contribution allocated but not spent	Details of Infrastructure to be provided
17/00469/FULMAJ	Variation of condition 02 on application 16/00853/FULMAJ to amend the approved site layout and the elevations and floor plans that relate to the approved retail unit	The Bourne Poacher, 325 Fleetwood Road North, Thornton Cleveleys, Lancashire, FY5 4LF	£14,647.66	£14,647.66	Improvements at Pheasants Wood, including enhancements to existing paths, creating a boardwalk feature overlooking the pond, and improvements to access points
Total			£14,647.66	£14,647.66	

Appendix 6

Summary of monetary contributions under all planning obligations received, spent during 2023

Application Reference Number	Description of Development	Location of Development	Amount of monetary contribution received	Amount of monetary contribution spent in 2023	Details of Infrastructure to be 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	£51,685.36	£10,678.00	Phase III of King George's Playing Field
19/00156/FULMAJ	Erection of 39 affordable residential dwellings with associated infrastructure including new pedestrian and vehicular access off Rosslyn Avenue (resubmission of 18/00734/FULMAJ)	Land South of Rosslyn Avenue, Preesall	£45,149.00	£23,969.00	Maintenance and enhancement of Preesall Playing Field
19/01281/FULMAJ	Erection of 49 1 and 2 bedroom retirement apartments for over 55's	Land at former Ashdell Nurseries, Victoria Road, East Thornton Cleveleys, Lancashire, FY5 3SZ	£11,487.00	£11,487.00	Refurbishment and/or reconfiguration at Thornton Medical Centre and/or Beechwood Surgery
20/00405/LMAJ	Erection of 210 residential dwellings with vehicular access from Bourne Road and associated public open space and infrastructure	Land at Bourne Road Thornton Cleveleys FY5 4QA	£52,171.46	£52,171.46	Reconfiguring, expanding or improving Thornton Medical Centre
Total			£160,492.82	£98,305.46	

