



# Infrastructure Funding Statement

**1 April 2022 - 31 March 2023**

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## Contents

1.	Introduction	1
2.	Section 106 (S106) Obligations	3
3.	Monitoring Fees	6
4.	Section 106 Agreements Signed in 2022-23	7
5.	Section 106 Contributions Received in 2022-23	8
6.	Money not allocated 2022-23	9
7.	Non-monetary contributions under planning obligations signed in 2022-23	16
8.	Money allocated and not spent 2022-23	17
9.	Projects Delivered by Section 106 Contributions 2022-23	20
10.	Section 106 Contributions Retained for Future Years	23
11.	Section 278 Obligations	24
12.	Next Steps	25

## 1. Introduction

- 1.1 Local Authorities are required to produce an Infrastructure Funding Statement on an annual basis by Section 121A of the Community Infrastructure Levy Regulations 2010 (as amended)<sup>1</sup> (the CIL Regulations).
- 1.2 The intention is that the data set out in infrastructure funding statements will give policy makers, developers, infrastructure providers and members of the public better insights into how developer contributions are supporting local infrastructure.
- 1.3 The CIL Regulations require that the Infrastructure Funding Statement consists of three elements:
- **The Infrastructure List:** *(a) a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) (“the infrastructure list”)*
  - **The CIL Report:** *(b) a report about CIL, in relation to the previous financial year (“the reported year”), which includes the matters specified in paragraph 1 of Schedule 2 (“CIL report”)*
  - **The Section 106 Report:** *(c) a report about planning obligations, in relation to the reported year, which includes the matters specified in paragraph 3 of Schedule 2 and may include the matters specified in paragraph 4 of that Schedule (“section 106 report”).*
- 1.4 Fylde Council does not operate a Community Infrastructure Levy and, as such, this statement will only set out the information required in the Section 106 Report; the Infrastructure List and CIL Report as specified in the CIL Regulations both having no content for Fylde for the reporting year.
- 1.5 Income from s106 agreements, or ‘planning obligations’ or ‘developer contributions’ is used to offset harm caused by development and help fund the provision of supporting infrastructure in association with development and to maximise the benefits and opportunities from growth.
- 1.6 This Infrastructure Funding Statement provides a summary of financial contributions the Council has secured through s106 agreements from new developments and is an overview of the information collected for the financial year 2022-23. The specific matters included are those set out in Section 3 of Schedule 2 of the CIL regulations.
- 1.7 The report provides:
- An overview of s106 agreements;
  - The Council’s internal process relating to s106 contributions;
  - The s106 agreements signed in the 2022-23 monitoring period;
  - The s106 contributions paid to the Council in the 2022-23 monitoring period;
  - Balances of S106 contribution funds held for spending in future years; and
  - Projects delivered in the Borough via s106 agreements in the 2022-23 monitoring period.
- 1.8 The information included in the report will be updated annually and published on the Council’s website. This will ensure the most up to date information on the amount of developer contributions received by the Council from new developments, in addition to information on

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<sup>1</sup> <https://www.legislation.gov.uk/uksi/2010/948/contents>

where these monies have been spent, is readily available to members of the public and other interested parties.

- 1.9 It should be noted that this data represents estimates at a fixed point in time. Not all the planning approvals documented will necessarily be implemented. Additionally, the requirements of the s106 obligations can be subject to change and in the case of outline planning permissions are dependent on the approval of subsequent reserved matters application(s). However, the data reported within this document is the most robust available at the time of publication.

## 2. Section 106 Obligations

- 2.1 Under section 106 (s106) of the Town and Country Planning Act 1990 a Local Planning Authority (LPA) can seek obligations, both physically on-site and also contributions for off-site, when it is considered that a development will have negative impacts that cannot be dealt with through conditions in the planning permission.
- 2.2 For example, new residential developments place additional pressure on existing social, physical and economic infrastructure in the surrounding area. Planning obligations aim to balance this extra pressure with both new infrastructure within the site which can be used by people from the surrounding area and improvements to the surrounding area to ensure that a development makes a positive contribution to the local area.
- 2.3 The National Planning Policy Framework (December 2023) states that “planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification”.
- 2.4 Obligations can only be sought where they are 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.
- 2.5 The Council cannot ask for contributions via section 106 planning obligations in certain circumstances:

*“Planning obligations for affordable housing should only be sought for residential developments that are major developments...For residential development, major development is defined in the National Planning Policy Framework as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000 square metres or more, or a site of 1 hectare or more...Planning obligations should not be sought from any development consisting only of the construction of a residential annex or extension to an existing home.”<sup>3</sup>*

### The Council’s S106 Process for Off Site Financial Contributions

- 2.6 Where it is determined that on-site infrastructure and/or affordable housing required by policy is not appropriate, the Council will request a financial contribution from developers to meet these needs outside of the development site through a s106 obligation.
- 2.7 Once the s106 has been signed, it is a legal obligation, but it will only be paid if the planning permission is implemented and reaches the trigger point for payment such as commencement or prior to occupation of the development whether that be housing or another use. When the

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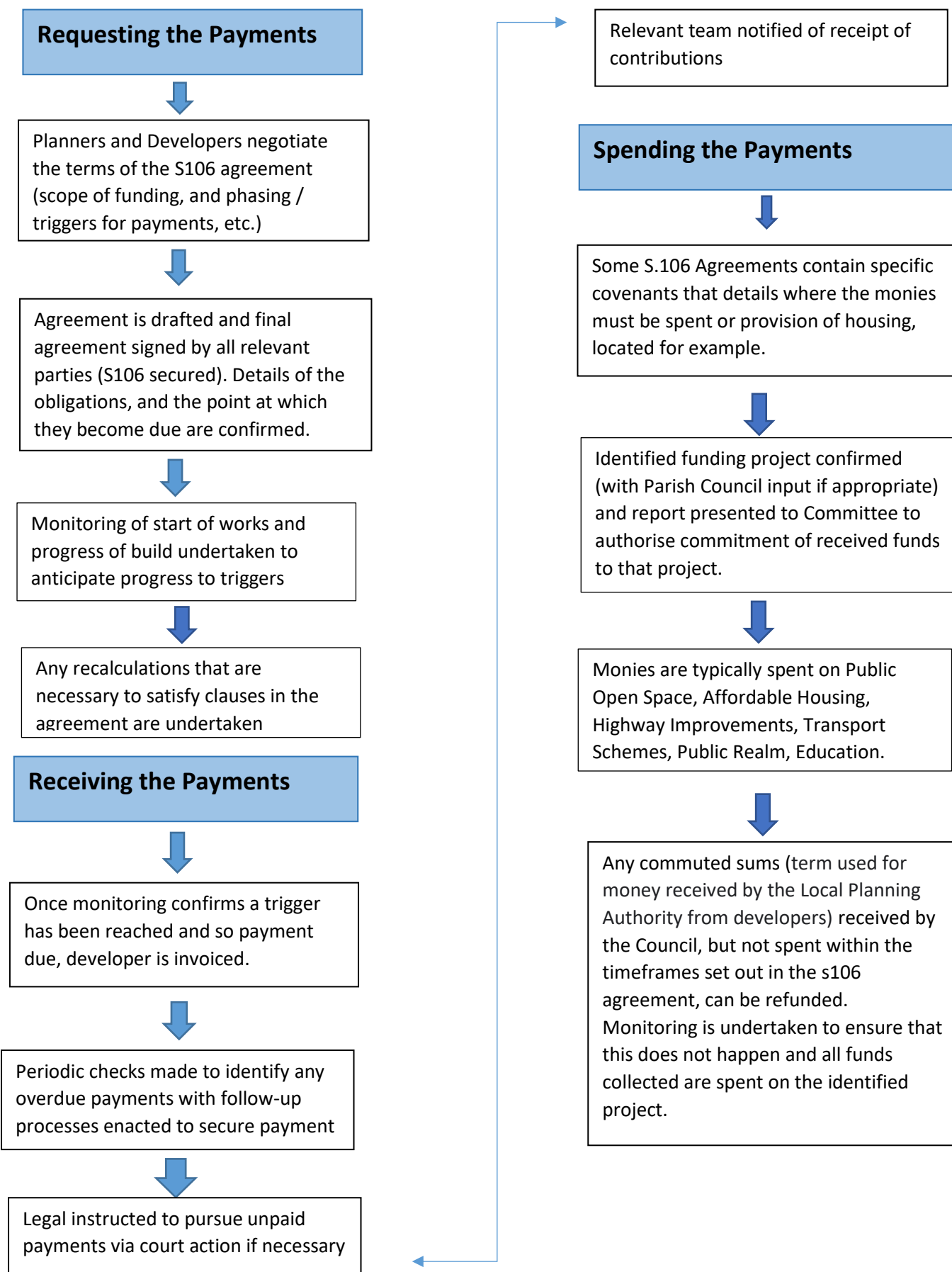
<sup>2</sup> <https://www.legislation.gov.uk/ukpga/1990/8/contents>

<sup>3</sup> Planning Practice Guidance 2019 Paragraph 023 ‘Planning Obligations’  
<https://www.gov.uk/guidance/planningobligation>

planning permission is granted, the s106 obligation is registered as a land charge which stays with the land, obligating any future owners until the terms are met.

2.8 The Council's Development Manager and Senior Planning Officers instruct the Council's Legal Officers to prepare new and varied s106 agreements, using either delegated authority or a resolution from the Planning Committee where appropriate. The flow chart overleaf summarises the key stages of the Council's internal s106 procedure from the preparation of a s106 agreement through to the spending of monies secured by agreements.

2.9 The link to the Council's s106 webpage is: [Section 106 Agreements \(fylde.gov.uk\)](http://Section 106 Agreements (fylde.gov.uk))



### **3. Monitoring Fees**

3.1 Regulation 122 (2A) of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) permits local authorities to charge a fee for monitoring and reporting on planning obligations. Monitoring fees can be used to monitor and report on any type of planning obligation, for the lifetime of that obligation. Monitoring fees should not be sought retrospectively for historic agreements.

3.2 Fees could be a fixed percentage of the total value of the section 106 agreement or individual obligation; or could be a fixed monetary amount per agreement/obligation (for example, for in-kind contributions). Authorities may decide to set fees using other methods. However, in all cases, monitoring fees must be proportionate and reasonable and reflect the actual cost of monitoring. Authorities must report on monitoring fees in their infrastructure funding statements.

3.3 Fylde Council charge a monitoring fee of £300 per trigger set out in the obligation. So, an affordable housing contribution payable in 3 installments would attract a monitoring fee of £900. It matters not whether the trigger is payment of a sum of money, or a restriction on the staging of the development e.g. no more than 50% of market dwellings can be completed/occupied until all of the on-site Affordable Housing has been completed and transferred to an Registered Social Landlord.

3.4 Fylde Council require the payment of the full monitoring fee on commencement of development.



#### 4. Section 106 Agreements Signed in 2022-23

4.1 Subsection 3 (a) of the CIL regulations requires:

*(a) the total amount of money to be provided under any planning obligations which were entered into during the reported year;*

4.2 During the 2022-23 period, planning obligations were signed in respect of the following development sites which will secure the sums below to develop the infrastructure indicated in future years should the developments progress as planned. These contributions will be paid by the developers once specific trigger points have been met. The table below shows details of the s106 agreements signed in the period between 1st April 2022 and 31st March 2023.

Development site	Development	Date of Agreement	Infrastructure to be provided	Amount
Land East of Queensway, Lytham St Annes 22/0845	Residential development of 1,150 dwellings, school site and parkland	17/11/2022	Amendments to original Unilateral Undertaking (attached to 08/0058 and modified by 17/1026, 18/0824 and 20/0818) relating to education contributions	No new sum: previously committed in agreement made in 2012
Land South of Queensway, Lytham St Annes 22/0188	Residential development of 1,150 dwellings, school site and parkland	20/02/2023	Amendment to original Unilateral Undertaking (attached to 08/0058 and modified by 17/1026, 18/0824, 20/0818 and 22/0845) relating to signal-controlled junction and section of Heyhouses Bypass highway.	Non-monetary contribution
Chadwick Hotel, 109-115 South Promenade, Lytham St Annes 21/0712	3-5 storey block of 29 apartments	08/12/2022	Contributions for delivery of affordable housing off-site, plus monitoring.	£70,000 £300 for monitoring
<b>Total</b>				<b>£70,300</b>

## 5. Section 106 Contributions Received in 2022-23

5.1 Subsection 3 (b) of the CIL Regulations requires:

*(b)the total amount of money under any planning obligations which was received during the reported year;*

5.2 A total of £422,843 has been received in S106 contributions in the 2022-23 period, as detailed in the following table:

Infrastructure Type	Development Site	Infrastructure to be Provided	Contributions received (£)
Public Open Space	Brook Mount, Lytham Road, Warton (19/0541)	To provide additional or enhance existing public open space facilities within the vicinity of the site (within the parishes of Warton and/or Freckleton)	£26,000
Affordable Housing	Rear of 54 Bryning Lane, Wrea Green 16/0156	Provide affordable housing in the district of the Council	£250,000
Highways Improvements	None		
Bus Stops and Transport Schemes	None		
Education	None		
Primary Care Contributions	Land at North View Fold, Wrea Green 19/0690	Towards the provision of a new PCC in Wesham	£12,632
Public Realm	Brook Farm, Dowbridge, Kirkham 15/0547	Up to 170 dwellings	£101,711
	Axa Data Centre, West Cliffe, Lytham 17/0738	Towards public realm improvements on Clifton Street	£32,500
<b>Total</b>			<b>£422,843</b>

## 6. Money not allocated 2022-23

6.1 Subsection 3 (c) of the CIL Regulations requires:

*(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;*

6.2 The table below shows details of contributions received prior to 1st April 2022 which was not allocated prior to 31st March 2023:

Infrastructure Type	Development site	Date of Agreement	Development	Details	Amount
Public open space	Sunnybank Mill, Kirkham 17/0044	30/10/2017	23 affordable dwellings	Contribution towards, improvements to and maintenance of William Segar Hodgson playing fields and pavilion, Kirkham.	£11,500
	East of Fleetwood Road, Wesham 14/0779	17/10/2018	Up to 264 dwellings	Locally equipped play area to be made available no later than occupation of the 150th dwelling - supplementary agreement to make payment instead of developer carrying out these works.	£25,000
	Moss Farm, Cropper Road, Westby 19/0140	05/07/2019	31 affordable dwellings	Intended to facilitate or deliver enhanced open space on land opposite the site.	£31,000
	Land at 23-33 Fairhaven Road 14/0320	22/07/2020	Four storey building providing 32 apartments	To be used to provide, improve or to facilitate the provision or improvement of public open space likely to benefit the occupiers of the dwellings	£10,307

	High Meadows, Lower Lane, Freckleton 18/0043	28/01/2022	11 dwellings	Improvements and maintenance of play area on the Lower Lane Estate.	£11,000
	Brook Mount, Lytham Road, Warton 19/0541	11/09/2020	26 affordable dwellings	To provide additional or enhance existing public open space facilities within the vicinity of the site (within the parishes of Warton and/or Freckleton)	£26,000
Affordable housing	Edenfield, 2a Clifton Drive, Lytham 05/0658	01/02/2008	Change use to 14 permanent units	Various schemes: (£271,607 already spent)	£68,393
	Land south of Cartford Inn, Little Eccleston 13/0386	27/10/2016	5 detached dwellings	(£27,000 already spent)	£23,000
	Nine Acres Nursery, Harbour Lane, Warton 14/0856	21/12/2017, 08/01/2018 (two agreements)	9 additional dwellings	Affordable housing contribution	£100,000
	Plane Tree Farm (The Barn), Thistleton Road, Greenhalgh 09/0524	08/01/2018	Change of use of barn to dwelling	To provide or facilitate AH in the district of the Council	£23,250
	Land east of Cropper Road, Westby 12/0717	06/07/2018, 25/06/2019	146 dwellings, convenience store and 9,358 m <sup>2</sup> of commercial floorspace	To facilitate the provision of AH in the administrative area of Fylde Borough Council (£483,068 already spent)	£1,546,931
	North View Farm, Ribby Road, Wrea Green 14/0491	22/11/2019	42 dwellings	To provide affordable housing in the administrative area of the Council.	£299,988
	23-33 Fairhaven Road, St Annes 14/0320	22/07/2020	Four storey building providing 32 apartments	To be used to provide affordable housing in the district of the Council.	£71,812

	Land Opposite 15-23 Ribchester Road, Lytham 20/0266	31/03/2021	6 dwellings	Towards the cost of AH schemes in Lytham	£75,000
	High Meadow, Lower Lane, Freckleton 18/0043	13/06/2019	11 dwellings	Towards projects and initiatives which facilitate the increased provision of affordable housing within the Borough of Fylde	£50,000
Highways Improvements	Former Westgate House, and rear 5 to 21 Westgate Road, Squires Gate 16/0317	26/04/2017	A1 retail store	Blackpool Enterprise Zone Highways Improvement Programme Contribution	£50,000
	Blackpool & Fylde College, Squires Gate Lane 18/0316	31/05/2018	Two storey college building (use class D1)	The upgrading of existing traffic signals at the junction of the site access with Squires Gate Lane, Blackpool to include the introduction of pedestrian request facilities	£65,000
	Mill Farm, Fleetwood Road, Wesham 13/0655	14/06/2018	6,000 seat football stadium, 11,431m2 warehouse/ distribution centre, 1,518m2 retail store; outline for 8 outdoor pitches, petrol filling station, 785m2 bulky goods retail unit, hotel, pub/ restaurant, drive through, car park and pond	Pedestrian and cycle improvements on A585 and improved sustainable travel measures at and on route to Kirkham & Wesham station (detail in agreement)	£62,500

	Land north of Preston Old Road, Clifton 15/0763	07/03/2019	Up to 74 dwellings	To be used towards supporting the preparation, implementation and monitoring of a travel plan.	£6,000
	East of Cropper Road, Westby 12/0717	22/12/2020	146 dwellings, convenience store and 9,358 m <sup>2</sup> of commercial floorspace	Credit for payment on 12/717 - so to be used on improving the accessibility of the development.	£3,090
	Mill Farm, Fleetwood Road, Wesham 13/0655	23/08/2021	6,000 seat football stadium, 11,431m <sup>2</sup> warehouse/ distribution centre, 1,518m <sup>2</sup> retail store; outline for 8 outdoor pitches, petrol filling station, 785m <sup>2</sup> bulky goods retail unit, hotel, pub/ restaurant, drive through, car park and pond	Pedestrian and cycle improvements on A585 and improved sustainable travel measures at and on route to Kirkham & Wesham station (detail in agreement) (second instalment see above)	£62,500
	Land off Willow Drive, Wrea Green 14/0302	02/12/2015, variation 12/02/2020	Up to 100 dwellings	To be used for improvements to pedestrian facilities including road crossing facilities in Wrea Green village centre	£10,000
Bus stops and transport schemes	Kirkham Service Station, Freckleton Street, Kirkham 06/1083	12/01/2010	Two and three storey building providing 1,731m <sup>2</sup> of office space	Provide new/improved public transport infrastructure in site vicinity: provisionally allocated to Kirkham station disabled improvements	£20,000

	EDS Heyhouses Lane, St Annes 13/0450, 13/0635	20/12/2013, variation	3,319m <sup>2</sup> retail food store and public house	To provide support, promotion, monitoring, and evaluation of the Travel Plan.	£17,630
	Moss Farm, Cropper Road, Westby 19/0140	27/06/2019	31 affordable dwellings	To be used to facilitate the delivery of additional pedestrian/ cycle path improvements in the vicinity of the site.	£20,000
	Highgate Park, Lytham Road, Warton 12/0550	08/07/2013	Residential development and new access road	Towards the costs of providing Travel Plan support	£12,000
Primary Care	Land Adj 8 & 12 Oak Lane, Newton 20/0315	22/12/2020	37 affordable dwellings	Towards the provision of a new build PCC at Wesham	£24,025
	Wesham Park Hospital 21/0752	12/11/2021	Two storey 66-bed residential care home for older people	Towards the costs of a new GP premises in Kirkham and Wesham	£16,347
Public realm	North View Farm, Wrea Green 13/0507	27/01/2016	49 dwellings	Public realm in the village of Wrea Green identified in FB regen framework, 09/2010 as project 8	£26,705
	Riversleigh Farm, Lytham Rd, Warton 13/0526	20/02/2017	83 residential dwellings	Towards enhancing the area around the central crossroads within Warton in accordance with Project 12 – Warton from the FBC Regeneration Framework 2010	£30,000
	Highgate Park, Lytham Road, Warton 12/0550	08/07/2013	Residential development	Towards enhancing the area around the central crossroads within Warton in accordance with Project 12 – Warton from the FBC Regeneration Framework 2010.	£75,000

Morrisons, Squires Gate Lane 18/0743	11/07/2019	3 commercial units	The Pier-Square Link Enhancement, St Annes Regeneration Programme  (To facilitate or deliver visual improvements associated within the Council adopted 2020 Vision document, which seeks to enhance the link between St Annes Pier and St Annes Square by way of public realm and other associated improvements.)	£31,300
23-33 Fairhaven Road, St Annes 14/0320	06/03/2015, variation 26/07/2019	Four storey building providing 32 apartments	To provide, improve or facilitate the provision or improvement of public facilities or public realm works in Lytham St Annes or other places likely to benefit the occupiers.	£20,957
Land adj Little Tarnbrick Farm, Blackpool Road, Kirkham 18/0489, 12/0635, 15/0308, 15/0700	02/07/2013, variations 18/05/2016, 13/12/2018	197 dwellings	Towards public realm contributions in Kirkham Town Centre and the provision of sustainable transport connections through the improvement of footpaths to enhance the accessibility and desirability of routes between Kirkham and the site	£17,000
Clifton House Farm, Lytham Road, Warton 15/0562	14/07/2016	115 dwellings	To be applied by the Council towards the Public Realm Scheme or any other public realm improvements within the red line area set out in the Council's Regeneration Framework document or other public realm improvement works to enhance the northern and southern	£41,567



				sides of Lytham Road between the centre of Warton and the Site	
	Axa Data Centre, West Cliffe, Lytham	01/03/2018	65 apartments with care for the elderly	Towards a scheme of public realm improvements on Clifton Street Lytham	£65,000
Education	Moss Farm Cropper Road, Westby 19/0140	27/06/2019	31 affordable dwellings	Intended to be used to provide additional primary school places at Weeton St Michaels CE primary school (Or subsequent name or designation by which it is known).	£32,101
	Land to the west of Ballam Road, Lytham 14/0161		12 dwellings	To provide additional pupil places at Lytham CE Primary School	£60,148
	Land east of Cropper Road Westby 12/0717	22/12/2020	146 dwellings, convenience store and 9,358 m <sup>2</sup> of commercial floorspace	To be used towards funding of additional primary school places to serve the needs of the development	£218,206
<b>Total</b>					<b>£3,360,257</b>

## 7. Non-monetary contributions under planning obligations signed in 2022-23

7.1 Subsection 3 (d) of the CIL regulations requires:

*(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; (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*

7.2 The table below shows details of the non-monetary contributions that will be secured through planning obligations signed in the period between 1st April 2022 and 31st March 2023.

<b>Location</b>	<b>Date of Agreement</b>	<b>Details</b>
Land South of Queensway, Lytham St Annes 22/0188	20/02/2023	Signal-controlled junction and section of Heyhouses Bypass highway (revision of earlier agreement)
<b>Total affordable housing units</b>		None
<b>Total school places</b>		None

## 8. Money allocated and not spent 2022-23

8.1 Subsection 3 (e) of the CIL Regulations requires:

*(e)the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;*

8.2 In addition, subsection 3 (g) of the CIL Regulations requires:

*(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;*

8.3 The table below shows details of contributions which were allocated but not spent during the year 2022-23, and provides the total:

<b>Infrastructure type</b>	<b>Item of infrastructure</b>	<b>Date of Agreement</b>	<b>Development site</b>	<b>Development</b>	<b>Amount</b>
Public Open Space	None				
Affordable Housing	None				
Bus stops and transport schemes	Upgrade to Clifton Drive North	05/05/2007	Crossacres, Highbury Road, St Annes 05/0535, 06/1189	59 extra care apartments	£12,220
	Clifton Drive North Upgrade	03/10/2016	35-37 South Promenade, St Annes 14/0327	Five- and six-storey building providing 36 retirement living apartments	£22,320

	<p>To enhance local bus Service 78, to provide additional morning and early evening weekday journeys to provide improved access to potential employment opportunities. The proposed additional journeys are 0709 from Lytham to Wesham, 0705 from Warton to St Annes, 1805 from Wesham to Lytham &amp; 1805 from St Annes to Wesham;</p> <p>secondly to provide a dial a ride bus service to serve the site and its surrounding area: LCC travel care service to enhance the existing Dial a Ride provision in the Fylde area to link to the new development where required</p> <p>(fourth instalment spent March 2022, fifth instalment due April 17<sup>th</sup> 2023)</p>	17/04/2018	Nine Acres Nursery, Harbour Lane, Warton 10/0766	Up to 67 dwellings including 20 affordable dwellings	£18,000
	<p>To deliver of a Sunday service of limited frequency for bus service 76, or other bus services servicing the property, enhanced peak hour service frequency or improved evening service</p>	17/02/2015	Mill Farm, Fleetwood Road, Wesham 13/0655	6,000 seat football stadium, 11,431m2 warehouse/ distribution centre, 1,518m2 retail store; outline for 8 outdoor pitches, petrol filling station, 785m2 bulky goods retail unit, hotel, pub/ restaurant, drive through, car park and pond	£60,000
	<p>For the continued enhancement of local bus service 78 in order to provide improved</p>		Highgate Park, Lytham Road, Warton 12/0550	Residential development and new access road	£36,000

	access to sustainable transport for future occupants of the development				
Public realm	To provide/ improve/ facilitate the provision or improvement of public facilities in Lytham St Annes Town Centre or other places likely to benefit the occupiers of the dwelling	24/04/2012	Rear of Leach Lodge Farmhouse, Leach Lane, St Annes 08/0455	New dwelling	£3,750
	Towards the costs of implementing and thereafter maintaining the St Annes Town Centre Project 1 Regeneration Scheme of the Fylde Borough Council Regeneration Framework 2010 or replacement thereof.	20/12/2013	EDS, Heyhouses Lane, St Annes 13/450, 13/0635	3,319m <sup>2</sup> retail food store and public house	£69,813
	Lytham Regeneration Scheme (To contribute to the costs of the implementation of the Lytham Public Realm Works as identified in the FBC Regeneration Framework 2010 or as may be updated.)	18/07/2012, variation 20/06/2013	Hastings Point, Ballam Road, Lytham 11/0803, 13/0673	25 dwellings	£130,000
	Kirkham HAZ Scheme	16/03/2017	West End Residential Park, Blackpool Road Kirkham 12/0376	Change of use from touring caravan site with 2 residential pitches to residential caravan site with 29 park homes	£29,000
	Kirkham Futures Project	23/11/2016	Brook Farm, Dowbridge, Kirkham 15/0547	170 dwellings	£101,711
Education	None				
<b>Total</b>					<b>£482,814</b>

## 9. Projects Delivered by S106 contributions 2022-23

9.1 Subsection 3 (f) of the CIL Regulations requires:

*(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)*

9.2 In addition, subsection 3 (h) requires:

*(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; (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); (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*

9.3 Fylde Council is committed to ensuring that the necessary infrastructure required to enable development to be brought forward will be delivered to support growth and maximise the benefits secured from development.

9.4 As well as reporting on the total amount of contributions the Council has received through s106 obligations, it is also useful to include information on the projects delivered as a result of these monies across the Borough in 2022-23. These are listed below.

	Development Site	S106 monies spent	Project Delivered
Public Open Space	Land adj 8 to 12 Oak Lane, Newton	£37,000	Newton Community Park Scheme
	Land at Elswick Trading Park 08/0829	£35,000	Elswick Village Green
	Coastal Dunes, Clifton Drive North, St Annes 16/0062	£23,039	Area Conservation Ranger and Coastal Improvements

<sup>4</sup> Highways and Education services are delivered by Lancashire County Council

Affordable Housing	Land East of Cropper Road, Westby 12/0717	£7,520	Housing Needs Survey
	Land East of Cropper Road, Westby 12/0717	£260,000	Delivery of affordable housing at Lytham Road, Warton
	Land East of Cropper Road, Westby 12/0717	£150,000	Delivery of y-pad scheme, Victoria Road, St Annes
Highways Improvements	Land East of Cropper Road, Westby 12/0717	£120,109	Heyhouses – M55 Link Road Design Fees
Bus Stops and Transport Schemes	Baines Farm, Staining 09/0505	£475	Improvements to public realm in Staining: bus shelter in Staining
	Mill Farm, Fleetwood Road, Wesham 13/0655	£30,000	1 of 5 annual payments - to deliver of a Sunday service of limited frequency for bus service 76, or other bus services servicing the property, enhanced peak hour service frequency or improved evening service.
	Mill Farm, Fleetwood Road, Wesham 13/0655	£30,000	2 of 5 annual payments - to deliver of a Sunday service of limited frequency for bus service 76, or other bus services servicing the property, enhanced peak hour service frequency or improved evening service.
	Highgate Park, Lytham Road, Warton 12/0550	£12,000	For the continued enhancement of local bus service 78 in order to provide improved access to sustainable transport for future occupants of the development
Public realm	None		

Education	EDS Heyhouses Lane, St Annes 12/0465	£147,808	Refund of unspent contributions
	Coastal Dunes, Clifton Drive North, St Annes 10/0877	£303,068	For the provision of additional school places at Heyhouses Endowed C of E Primary School
	East of Cropper Road, Westby 12/0717	£160,000	For the provision of additional school places at Heyhouses Endowed C of E Primary School
<b>Total spent</b>			



## 10. S106 Contributions Retained for Future Years.

10.1 Subsection 3 (i) of the CIL regulations requires:

*(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.*

10.2 The total sum is **£4,265,914**.

10.3 No distinction is made within the projects between money for capital spending and money for subsequent maintenance. However, no commitments are specifically for the purposes of maintenance only.

## **11. Section 278 Agreements**

11.1 Section 278 agreements (s278) under the Highways Act 1980 are legally binding agreements between the Local Highway Authority (Lancashire County Council) and the developer to ensure delivery of necessary highway works resulting from new development.

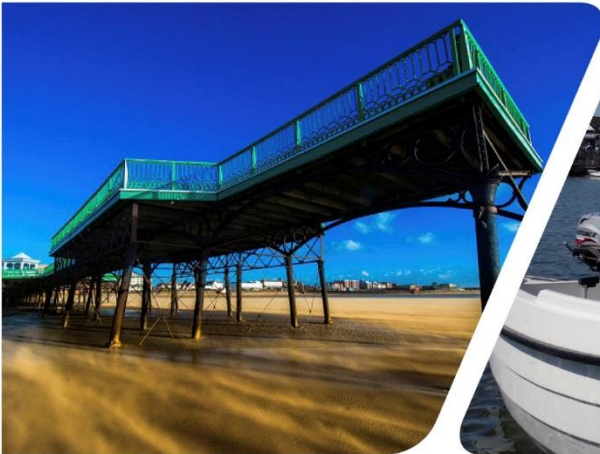
11.2 It may provide for infrastructure such as:

- Roundabouts.
- Priority junctions.
- Junctions with traffic lights.
- Right turn lanes.
- Improved facilities for pedestrians and cyclists.
- Improvements to existing junctions.

11.3 S278 agreements are reported on by the Highways Authority, which in this case is Lancashire County Council.

## **12.Next Steps**

- 12.1 Fylde Council will update this Infrastructure Funding Statement at least annually. The next Infrastructure Funding Statement, for the period 2023-24 will be submitted to the Department of Levelling Up, Housing and Communities and published on the Council's website before 31 December 2024.



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Authorised by: Julie Glaister, Planning Policy Manager