



Infrastructure Funding Statement

1 April 2024 - 31 March 2025

Published May 2026

Contents

1.	Introduction	1
2.	Section 106 (S106) Obligations	3
3.	Monitoring Fees	6
4.	Section 106 Agreements Signed in 2024-25	7
5.	Section 106 Contributions Received in 2024-25	10
6.	Money not allocated 2024-25	13
7.	Non-monetary contributions under planning obligations signed in 2024-25	21
8.	Money allocated and not spent 2024-25	22
9.	Projects Delivered by Section 106 Contributions 2024-25	25
10.	Section 106 Contributions Retained for Future Years	28
11.	Section 278 Agreements	29
12.	Next Steps	30

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)¹ (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 2024-25. 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 2024-25 monitoring period;
- The s106 contributions paid to the Council in the 2024-25 monitoring period;
- Balances of S106 contribution funds held for spending in future years; and
- Projects delivered in the Borough via s106 agreements in the 2024-25 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

¹ <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 1990² 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 2024) 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.”³

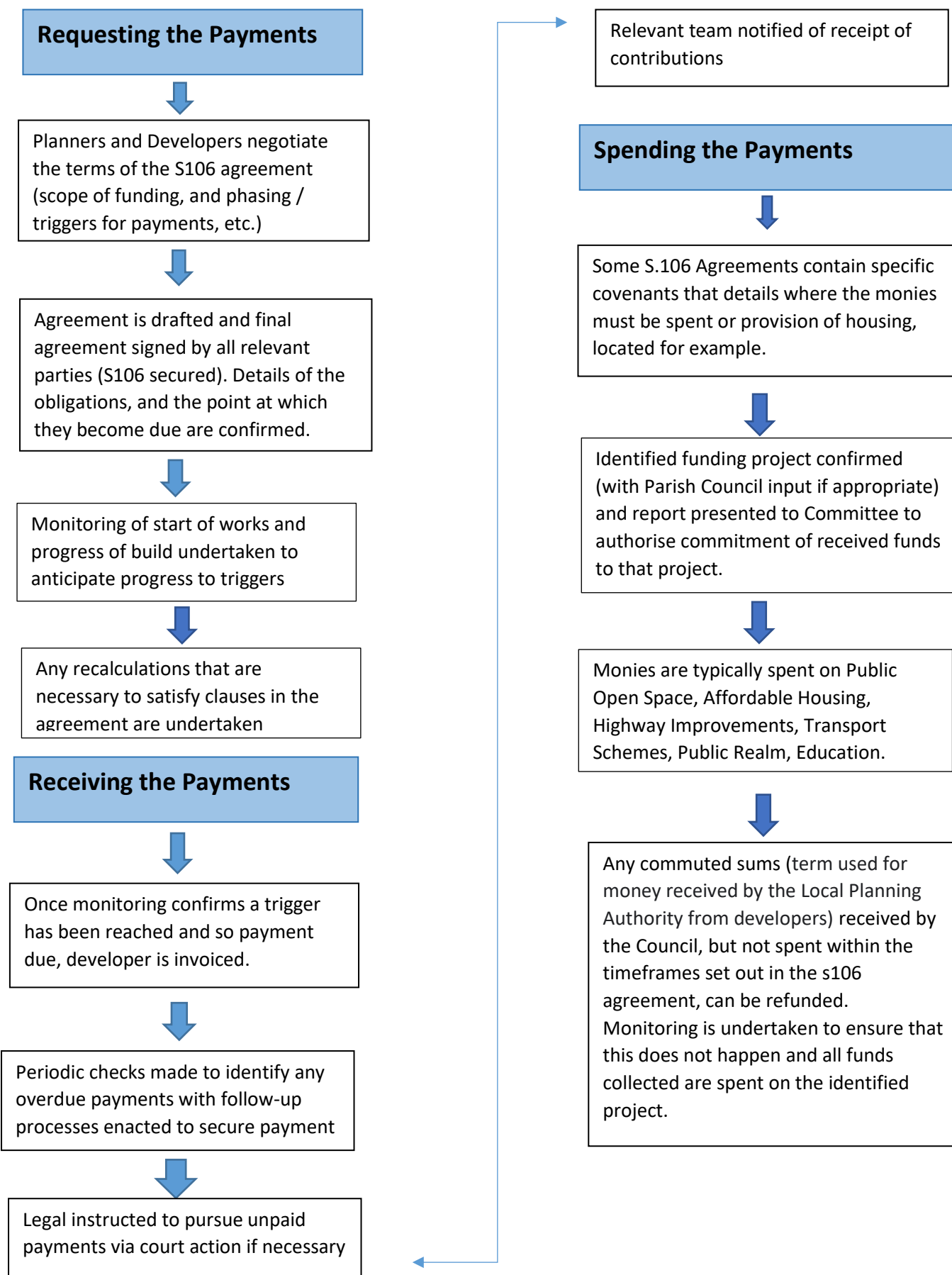
The Council’s S106 Process for Off Site Financial Contributions

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

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

- 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: <https://new.fylde.gov.uk/resident/planning/section-106-agreements/>



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 £370 per trigger set out in the obligation. So, an affordable housing contribution payable in 3 instalments would attract a monitoring fee of £1,110. 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 a Registered Provider of affordable housing.
- 3.4 Fylde Council require the payment of the full monitoring fee on commencement of development.

4. Section 106 Agreements Signed in 2024-25

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 2024-25 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 2024 and 31st March 2025.

Development site	Development	Agreement Date	Infrastructure to be provided	Amount
Land between Wharf Street and West Cliffe (Former AXA car park), West Cliffe, Lytham 23/0643	Specialist Elderly Accommodation – 18 Apartments with Care	22/05/2024	Healthcare contribution – the sum of nine thousand three hundred and twenty three pounds (£9,323.00) towards the provision of additional clinical capacity through the reconfiguration of Holland House surgery, Lytham. Public Realm Contribution – the sum calculated by multiplying the number of Dwellings by one thousand pounds (£1,000). 18 dwellings x £1,000 = £18,000.00 Public Realm Contribution	£27,323.00
Land North of Highbury Gate and East of Copp Lane, Elswick 21/0770	36 dwellings	31/07/2024	Primary Care contribution – a payment of £32,258 (thirty two thousand two hundred and fifty eight pounds) as a contribution towards the provision of a new build primary care centre to replace Great Ecclestone Medical Centre. Primary education Contribution – a payment of £160,443 (one hundred and sixty thousand four hundred and forty three pounds) as a contribution towards the provision of additional primary school places at St Marys Catholic Primary School Great Ecclestone and/or	£291,713.00

Development site	Development	Agreement Date	Infrastructure to be provided	Amount
			<p>Great Eccleston Copp Church of England Primary School or any subsequent name or designation by which they are known</p> <p>Secondary education Contribution – a payment of £99,012 (ninety nine thousand and twelve pounds) as a contribution towards the provision of additional secondary school places at Kirkham Carr Hill High School and/or Millfield Science and Performing Arts College or any subsequent name or designation by which they are known</p>	
Land at Princes Meadow, Land off A585, Kirkham 23/0167	14 Dwellings	19/09/2024	<p>Healthcare contribution – the sum of thirteen thousand six hundred and eight pounds (£13,608.00) towards the provision of a new practice premises at Derby Road, Wesham, within the catchment area of Kirkham Health Centre and Ash Tree Surgery</p> <p>Primary Education Contribution – the sum of fifty eight thousand two hundred seventy five pounds (£58,275.00) Index-Linked Education to be paid to the County Council in accordance with the terms of this Deed towards the provision of additional school places at Newton Bluecoat C of E Primary school and/or St Joseph’s Catholic Primary School, Medlar-with-Wesham or any subsequent name or designation by which they are known</p>	£71,883.00
Land rear of 69 to 77 Chain Lane and off Occupation Lane, Staining 23/0358	4 Dwellings	22/02/2024	BNG Contribution – the sum of thirty four thousand six hundred and fifty two pounds and eighty pence (£34,652.80)	£34,652.80

Development site	Development	Agreement Date	Infrastructure to be provided	Amount
The Chaltons, 197 Kirkham Road 23/0409	1 Dwelling	20/11/2024	S106A application varying definitions in an existing agreement for application 19/0552, 197 Kirkham Road	N/A
Heights Farm, Moorside, Treales 24/0370	1 Dwelling	27/01/2025	No contributions sought.	£0.00
10 North Houses lane, Lytham St Annes 24/0311	1 Dwelling	17/02/2025	No contributions sought.	£0.00
Princes Meadow, Kirkham, 23/0166	N/A	28/02/2025	Deed of variation to application 15/0177 and 23/0166, Princes Meadows, Kirkham.	N/A
The Garden Place, Cropper Road, Westby with Plumpton 24/0508	58 Dwellings	18/03/2025	Healthcare Contribution – means thirty seven thousand seven hundred and nineteen pounds (£37,719) intended to be used towards provision of a new healthcare facility that the Lancashire and south Cumbria Integrated care Board intends to construct at their site at Derby Road in Wesham (or any subsequent name or designation by which it is known, payable in accordance with the provisions of this deed Highways Contribution - means one hundred and forty thousand pounds (£140,000) adjusted by BCIS indexation intended to be used to support public transport service improvements	£177,719.00
Total				£603,290.80

5. Section 106 Contributions Received in 2024-25

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 £910,787.50 has been received in S106 contributions in the 2024-25 period, as detailed in the following table:

Infrastructure Type	Development Site	Application	Infrastructure to be Provided	Contributions received (£)
Public Open Space	Ashton Nursery Gardens, Mythop Road	17/0435	Enhancements to play facilities at Park View Playing Fields, Park View Road, Lytham	£6,000.00
Affordable Housing	197 Kirkham Road, Kirkham	18/0155	Provision of affordable housing within the borough of Fylde	£100,000.00
Highways Improvements	Land to the west of Kirkham Bypass	15/0177	Development and implementation of shared pedestrian and cycle improvement provision on the A585 in order to support connectivity of developments and amenities in line with the principles of the developing A585 Corridor Sustainable Transport Strategy	£150,000.00
	Land to the west of Kirkham Bypass	15/0177	Indexation to the highways contribution	£58,785.94
Bus Stops and Transport Schemes	Land to the west of Kirkham Bypass	15/0177	£18,000 towards implementation and monitoring of the projects to be benefitted by the Highways Contribution and the Public Transport Initiatives Contribution	£18,000.00

Infrastructure Type	Development Site	Application	Infrastructure to be Provided	Contributions received (£)
	Land to the west of Kirkham Bypass	15/0177	Indexation of the Highways Contribution and the Public Transport Initiatives Contribution	£7,054.31
	Mill Farm, Fleetwood Road, Wesham	13/0655		£30,000.00
Education	None			£0.00
Primary Care Contributions	None			£0.00
Public Realm	Brook Farm, Dowbridge, Kirkham	15/0547	Public realm contribution “means the contribution of £1,000 per dwelling (up to £170,000) payable in accordance with the provisions of paragraph [6] of Schedule 2 of this deed as a contribution towards public transport and/or sustainable transport/public realm initiatives in the vicinity of the site]	£114,580.51
	Land To The North of Freckleton Bypass	14/0410	£42,000.00 on or prior to occupation of the 150 th dwelling on the site	£42,000.00
	Land To The North of Freckleton Bypass	14/0410	Indexation for payment 1 (on or prior to occupation of the 50 th dwelling on the site)	£19,900.78
	Land To The North of Freckleton Bypass	14/0410	Indexation for payment 2 (on or prior to occupation of the 100 th dwelling on the site)	£20,835.94
	Land To The North of Freckleton Bypass	14/0410	Indexation for payment 3 (on or prior to occupation of the 150 th dwelling on the site)	£22,099.22
	Land to the west of Kirkham Bypass	15/0177	£231,000 towards public realm in Kirkham Town Centre and the improvement of sustainable transport through the improvement of	£231,000.00

Infrastructure Type	Development Site	Application	Infrastructure to be Provided	Contributions received (£)
			footpaths to improve the accessibility to Kirkham from the site and the desirability.	
	Land to the west of Kirkham Bypass	15/0177	Indexation of public realm contribution for 15/0177	£90,530.35
			Total	£910,787.05

6. Money not allocated 2024-25

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 2025 which was not allocated prior to 31st March 2025:

Infrastructure Type	Development site	Agreement Date	Development	Details	Amount
Public Open Space	Moss Farm, Cropper Road, Westby 19/0140	27/06/2019	31 affordable dwellings	Intended to facilitate or deliver enhanced public open space on land opposite the site.	£31,000
	High Meadows, Lower Lane, Freckleton 18/0043	13/06/2019	11 dwellings	Improvements to and maintenance of the play area located on the Lower Lane Estate, Freckleton	£11,000
	Land at 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 Bryning-with-Warton and/or Freckleton)	£26,000
	Clovelly, 67-69 Clifton Drive, Lytham St Annes 23/0042	19/03/2024	11 Supported Living Apartments	£11,000.00 towards the improvement or provision of recreational facilities at Fairhaven Lake and Gardens, Inner Promenade, Lytham St Annes	£11,000
Affordable Housing	Nine Acres Nursery, Harbour Lane, Warton 14/0856	14/11/2017 (DoV)	9 additional dwellings	Affordable housing contribution	£25,055.44

Infrastructure Type	Development site	Agreement Date	Development	Details	Amount
	Land to the rear of Cropper Road, Westby 12/0717	04/04/2016 (S106A)	146 dwellings, convenience store and 9,358 m ² of commercial floorspace	To be used to facilitate the provision of Affordable Housing in the administrative area of Fylde Borough Council	£447,586.42
	North View Farm, Ribby Road, Wrea Green 14/0491	04/12/2014	42 dwellings	To provide affordable housing in the administrative area of the Council.	£299,988.00
	Land at 19 Kirkham Road, Freckleton 18/0155	22/02/2019	12 dwellings	To be applied towards projects and initiatives which facilitate the increased provision of Affordable Housing within the borough of Fylde.	£100,000.00
Highways Improvements	Land West of Kirkham Bypass 15/0177	03/07/2018	231 Residential Dwellings	£150,000 towards the development and implementation of shared pedestrian and cycle improvement provision on the A585 in order to support connectivity of developments and amenities in line with the principles of the developing A585 Corridor Sustainable Transport Strategy	£150,000.00
	Land West of Kirkham Bypass 15/0177	03/07/2018	231 Residential Dwellings	Indexation to the highway contribution	£58,785.94
	Mill Farm, Fleetwood Road, Wesham 13/0655	17/02/2015	Hybrid application for 6,000 seat football stadium, warehousing, retail, petrol filling station, 8x all weather	Transport contribution for pedestrian and cycle route improvements on A585 linking the development to A583 and improved sustainable travel measures at and on route to Kirkham and Wesham train station (including level access to the platforms,	£47,500.00

Infrastructure Type	Development site	Agreement Date	Development	Details	Amount
			pitches , public house, hotel, drive through	potential park and ride facilities, cycle storage and stands).	
	Mill Farm, Fleetwood Road, Wesham 13/0655	17/02/2015	Hybrid application for 6,000 seat football stadium, warehousing, retail, petrol filling station, 8x all weather, public house, hotel, drive through	Transport contribution for pedestrian and cycle route improvements on A585 linking the development to A583 and improved sustainable travel measures at and on route to Kirkham and Wesham train station (including level access to the platforms, potential park and ride facilities, cycle storage and stands).	£62,500.00
	Land north of Preston Old Road, Newton with Clifton 15/0763	08/07/2016	Up to 74 dwellings	To be used towards supporting the preparation, implementation and monitoring of a travel plan.	£6,000
Bus stops and transport schemes	Kirkham Service Station, Kirkham 06/1083	03/12/2007	Two and three storey building providing 1,731m2 of office space	The sum of £20,000 (twenty thousand pounds) such sum to be Index Linked and to be paid towards the cost of providing new or improved public transport infrastructure in the vicinity of the site.	£20,000
	EDS Heyhouses Lane, St Annes 13/0450, 13/0635	20/12/2013	3,319m ² 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	Means the sum of £20,000 to facilitate the delivery of additional pedestrian/ cycle path improvements in the vicinity of the site.	£20,000.00

Infrastructure Type	Development site	Agreement Date	Development	Details	Amount
	Land West of Kirkham Bypass 15/0177	03/07/2018	231 Residential Dwellings	Implementation and monitoring of the projects to be benefitted by the Highways Contribution and the Public Transport Initiatives Contribution	£18,000.00
	Land West of Kirkham Bypass (Indexation) 15/0177	03/07/2018	231 Residential Dwellings	Indexation of the Highways Contribution and the Public Transport Initiatives Contribution	£7,054.31
Primary Care	Land Adj 8 & 12 Oak Lane, Newton 20/0315	22/12/2020	37 affordable dwellings	A payment of £24,025 (twenty four thousand and twenty five pounds) as a contribution towards the provision of a new build primary care centre at Wesham	£24,025.00
	Wesham Park Hospital 21/0752	12/11/2021	Two storey 66-bed residential care home for older people	Towards the costs of the development of a new General Practice premises in order to ensure sustainable general practice in Kirkham and Wesham	£16,347.00
	Concert Living, Land North View Fold 19/0690	07/10/2020	21 Residential Dwellings	The sum of £12,632.00 to be paid towards the provision of a new Primary Care Centre in Wesham	£12,632.00
	Clovelly, 67-69 Clifton Drive, Lytham St Annes 23/0042	19/03/2024	11 Supported living apartments	The sum of three thousand two hundred and ninety two pounds (£3,292) towards the provision of additional clinical capacity at Holland House Surgery Lytham	£3,292.00
	Wildings lane 19/0642	17/08/2020	Two storey care village (C2) with 205 bedrooms	50% of the Medical Centre Contribution	£16,479.00

Infrastructure Type	Development site	Agreement Date	Development	Details	Amount
Public Realm	Riversleigh Farm, 246 Lytham Rd, Warton 13/0526	19/12/2014	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	£30,000.00
	Morrisons, Amy Johnson Way, 18/0743	11/07/2019	3 commercial units	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.)	£31,300.00
	23-33 Fairhaven Road, St Annes 14/0320	06/03/2015, DoV 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.	£20,957.56
	Land adj Little Tarnbrick Farm, Blackpool Road, Kirkham (The Spinning's, Kirkham) 18/0489, 12/0635, 15/0308, 15/0700	13/12/2018	197 dwellings	A payment of £17,000.00 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	£17,000.00
	Clifton House Farm, Lytham Road, Warton 15/0562	14/07/2016	Up to 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	£41,567.00

Infrastructure Type	Development site	Agreement Date	Development	Details	Amount
				improvement works to enhance the northern and southern sides of Lytham Road between the centre of Warton and the Site	
	Axa Data Centre, West Cliffe, Lytham 17/0738	01/03/2018	Specialist elderly accommodation (65 dwellings)	The sum calculated by multiplying the number of Dwellings by £1,000 payable towards a scheme of public realm improvements on Clifton Street, St Annes	£32,500.00
	Axa Data Centre, West Cliffe, Lytham 17/0738	01/03/2018	Specialist elderly accommodation (65 dwellings)	The sum calculated by multiplying the number of Dwellings by £1,000 payable towards a scheme of public realm improvements on Clifton Street, St Annes	£32,500.00
	Land to the North and West of Freckleton Bypass Warton 14/0410	14/07/2016	Outline application for up to 375 dwellings	(Payment 1) Means the total sum of £126,000 as a contribution towards the provision and improvements to the public realm in the centre of Warton to include improving footpath links from the site to the centre of Warton, including lighting and surfacing, and other pedestrian movement related matters, plus the potential of a village gateway feature at the Freckleton roundabout	£42,000.00
	Land to the North and West of Freckleton Bypass Warton 14/0410	14/07/2016	Outline application for up to 375 dwellings	(Payment 2) Means the total sum of £126,000 as a contribution towards the provision and improvements to the public realm in the centre of Warton to include improving footpath links from the site to the centre of	£42,000.00

Infrastructure Type	Development site	Agreement Date	Development	Details	Amount
				Warton, including lighting and surfacing, and other pedestrian movement related	
	Land at Brooke Farm, Kirkham 15/0547	23/11/2016	Outline application for up to 170 dwellings	The contribution of £1,000 per dwelling (up to £170,000) payable in accordance with the provisions of paragraph [6] of schedule 2 to this Deed as a contribution towards public transport and/or sustainable transport/public realm initiatives in the vicinity of the site.	£46,292.37
	Land to the North and West of Freckleton Bypass Warton 14/0410	14/07/2016	Outline application for up to 375 dwellings	(Payment 3) Means the total sum of £126,000 as a contribution towards the provision and improvements to the public realm in the centre of Warton to include improving footpath links from the site to the centre of Warton, including lighting and surfacing, and other pedestrian movement related	£42,000.00
	Land to the North of Bypass Warton (Indexation) 14/0410	14/07/2016	Outline application for up to 375 dwellings	Payment 1 indexation	£19,900.78
	Land to the North of Bypass Warton (Indexation) 14/0410	14/07/2016	Outline application for up to 375 dwellings	Payment 2 indexation	£20,835.94
	Land to the North of Bypass Warton (Indexation) 14/0410	14/07/2016	Outline application for up to 375 dwellings	Payment 3 indexation	£22,099.22

Infrastructure Type	Development site	Agreement Date	Development	Details	Amount
	Land West of Kirkham Bypass (Indexation) 15/0177	03/07/2018	231 Residential Dwellings	Indexation to public realm contribution	£60,530.35
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).	£32,101.06
	Land to the west of Ballam Road, Lytham 14/0161	04/11/2015	12 dwellings	To provide additional pupil places at Lytham Church of England Primary School	£60,148.00
Total					£2,025,607.39

7. Non-monetary contributions under planning obligations signed in 2024-25

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 2024 and 31st March 2025.

Location	Date of Agreement	Details
Total affordable housing units	31/07/2024	21/0770 Highbury Gate and East Copp Lane, Elswick. Eight (8) dwellings which are to be constructed as part of the development and transferred to a registered provider under the provisions of the agreement and to be let at affordable rent levels.
Total school places		None

8. Money allocated and not spent 2024-25

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 2024-25, and provides the total:

Infrastructure type	Item of infrastructure	Agreement Date	Development site	Development	Amount
Highways Improvements	The sum of £10,000 (Ten Thousand Pounds) to be used for improvements to pedestrian facilities including road crossing facilities in the vicinity of Wrea Green village centre	12/02/2020 (DoV under S106A)	Land off Willow Drive, Wrea Green 14/0302	Outline application for up to 100 dwellings	£10,00.00
Affordable Housing	Affordable contribution (in respect of each of the affordable housing units) the sum of £50,000 (fifty thousand pounds)	14/11/2017	Nine Acres Nursery, Harbour Lane, Warton 14/0856	9 additional dwellings to 13/0759	£175,000.00
	Affordable Housing commuted sum means Two Million and Thirty Thousand Pounds (£2,000,030).	04/04/2016	Land to the rear of Moss Farm, Cropper Road, Westby 12/0717	146 dwellings, convenience store and 9,358 m ² of commercial floorspace	£128,969.25

Infrastructure type	Item of infrastructure	Agreement Date	Development site	Development	Amount
Bus Stops and transport schemes	The contribution of one hundred and fifty thousand pounds (£150,000.00) to be paid to the Council to provide the Bus Service Improvements.	17/02/2015	Mill Farm Ventures, Fleetwood Road, Wesham 13/0655	Hybrid application for 6,000 seat football stadium, warehousing, retail, petrol filling station, 8x all weather, public house, hotel, drive through	£30,000.00
Public Open Spaces	The sum of £6,000 (six thousand pounds)	18/05/2018	Ashton Nursery Gardens, Mythop Road 17/0435	12 dwellings with associated access from Mythop Road	£6,000.00
	Public Open Space contribution – to improve or to facilitate the provision or improvement of public open space likely to benefit the occupiers of dwellings.	18/05/2018	Four storey building providing 32 apartments 14/0320	12 dwellings with associated access from Mythop Road	£10,307.00
Public realm	The payment of £130,000.00 paid to the Council to be used to contribute to the costs of the implementation of the Lytham Public Realm Works	18/07/2012	Former Aegon Site, Lytham 11/0803	33 dwellings (including 10 affordable)	£130,000.00
	The sum of Twenty Six Thousand Seven Hundred and Five Pounds (£26,705.00)	20/03/2014	North View Farm, Wrea Green 13/0507	Outline application for up to 49 dwellings	£26,705.00
	The sum of £75,000 to be payable by the owners to the council towards enhancing the area around the central crossroads within Warton from the Fylde Borough Council	08/07/2013	Land adjacent former GEC Marconi Factory, Warton 12/0550	Outline application for residential development	£4,430.34

Infrastructure type	Item of infrastructure	Agreement Date	Development site	Development	Amount
	regeneration framework dated September 2010				
Education	None	-	-	-	£0.00
Primary Care Contributions	None	-	-	-	£0.00
Total					£521,411.59

9. Projects Delivered by S106 contributions 2024-25

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)

In 2024/25, the total amount of money received from planning obligations which was spent by the authority was **£1,268,161.36**

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 2024-25⁴. These are listed below.

⁴ Highways and Education services are delivered by Lancashire County Council

	Development Site	£106 monies spent	Project Delivered
Public Open Space	Sunny Bank Mill, Sunny Bank, Kirkham 17/0044	£11,500.00	Kirkham Town Council - Improvements & maintenance of the William Segar Hodgson playing fields and Pavilion, Kirkham.
Affordable Housing	<ul style="list-style-type: none"> • Edenfield, 2a Clifton Drive, Lytham St Annes, 05/0658 • Land to the south of Cartford Inn, Cartford Lane, Little Eccleston 13/0386 • Nine Acres Nursery, Harbour Lane, Warton, 14/0856 • Plane Tree Farm, Thistleton Road, Thistleton, 09/0524 • Land to the rear of Moss Farm, Cropper Road, Westby, 12/0717 • 22-23 Fairhaven Road, Lytham St Annes, 14/0320 • High Meadows, Lower Lane, Freckleton 18/0043 • Rear of 54 Bryning Lane, Ribby with Wrea, 16/0156 	£839,708.75	DLUHC LAHF2 Programme
Highways Improvements	-	None	-
Bus Stops and Transport Schemes	Mill Farm, Fleetwood Road, Wesham, 13/0655	£30,000.00	Public Transport improvements at Mill Farm Sports Village
Public realm	Former Pontins Holiday Camp, Clifton Drive North 16/0062	£54,989.47	St Annes Square Public Realm Phase 1

	Development Site	S106 monies spent	Project Delivered
	Land West of Kirkham Bypass, 15/0177	£261,000.00	Kirkham Heritage Action Zone
	Brook Farm, Dowbridge, Kirkham, 15/0547	£68,288.14	Kirkham Heritage Action Zone
	Land adjacent former GEC Marconi Factory, Warton, 12/0550	£2,675.00	Wrea Green Pedestrian Improvements
Education	None	£0.00	-
Primary Care	None	£0.00	-
Total spent		£1,268,161.36	

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 **£2,025,607.39**

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 2024-25 will be submitted to the Department of Levelling Up, Housing and Communities and published on the Council's website before 31 December 2026.