

# Infrastructure Funding Statement 2021/2022

## INTRODUCTION

Since 2020, Local Planning Authorities are required to produce an infrastructure funding statement on an annual basis as a result of government guidance. This is Lancaster City Council's third infrastructure report and it will be updated on an annual basis. This report provides a summary of the Section 106 Planning Obligations, also known as Developer Contributions, that the Council has secured, received and spent from planning permissions for off-site and on-site infrastructure in 2021/2022.

In summary, the report provides:

- An overview of Section 106 Planning Obligations secured in 2021/2022;
- Financial contributions and provisions received under a Section 106 Planning Obligation received by the Council in the 2021/2022 monitoring period;
- Financial contributions that have been spent in 2021/2022; and
- Financial contributions that have been received under a Section 106 Planning Obligation prior to 2021/2022 but are currently unspent.

The information included in the report will be updated annually and published on the Council's website meaning the information will be readily available to members of the public and other interested parties. This report will present the most up to date information on the amount of Section 106 Planning Obligations received by the Council from new developments, and on where these monies have been spent. If you have any other queries about Section 106 Planning Obligations you can email [S106@lancaster.gov.uk](mailto:S106@lancaster.gov.uk)

## SECTION 106 OBLIGATIONS

Under section 106 (s106) of the Town and Country Planning Act 1990 a Local Planning Authority (LPA) can seek obligations from the developer, also referred to as 'Developer Contributions' or 'Planning Obligations' or 'Section 106/S106 obligations'. Section 106 Planning Obligations are legal obligations entered into to mitigate the impacts of a development proposal. Councils should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or Section 106 Planning Obligations. Section 106 Planning Obligations should only be used where it is not possible to address unacceptable impacts through a planning condition, and they must meet the following tests:

- 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.

They are used to individually or collectively fund infrastructure that is required to support the development.

For example, new residential developments place additional pressure on existing social, physical and economic infrastructure in the surrounding area. Developer contributions aim to balance this extra pressure with improvements to the surrounding area to ensure that a development makes a positive contribution to the local area (for example, contributions towards education, providing areas of open space or highway improvements).

The obligations may be provided directly by the developers. For example, the developer may build a certain number of affordable homes on-site. Alternatively, contributions can be met in the form of financial payments to the Council to provide off-site infrastructure works or contributions towards providing affordable housing elsewhere in the district.

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."

Planning Practice Guidance 2019 Paragraph 023 'Planning Obligations' <https://www.gov.uk/guidance/planning-obligations>

## S106 OBLIGATIONS THAT HAVE BEEN SECURED IN 2021/2022

Between 1 April 2021 to 31 March 2022 there were 4 planning permissions issued that had a S106 agreement with developer obligations attached to the consent. These are:

Planning Application Ref	Development Address	Proposal	Obligations
19/00332/OUT	Land To The South Of Lawsons Bridge Site, Scotforth Road, Lancaster	Outline application for the erection of up to 95 residential dwellings with associated access	<ul style="list-style-type: none"> <li>• Education Contribution for secondary school places at Central High School and/or Our Lady's Catholic College- amount to be calculated at the Reserved Matters stages</li> <li>• Off-site Public Open Space contribution – amount to be calculated at the Reserved Matters stage.</li> <li>• Young Person's Open Space Contribution - to be determined at Reserved Matters stage for the provision of Young Person's Provision on-site or the financial contribution which is to be paid to the council</li> <li>• Affordable Housing – scheme to be approved at the Reserved Matters stage</li> <li>• Transport Contribution of £106,000.00 payable to the County Council</li> </ul>
19/01223/OUT	Land To The East Of Lancaster Road And North Of Willey Lane, Lancaster Road, Cockerham	Outline application for the erection of up to 24 dwellings (C3) and provision of new vehicular access, and pedestrian access to Willey Lane	<ul style="list-style-type: none"> <li>• Affordable Housing – scheme to be approved at the Reserved Matters application</li> <li>• Public Open Space Contribution – to be calculated at the Reserved Matters stage</li> <li>• Education Contribution for secondary school places payable to the County Council – to be determined at Reserved Matters stage</li> </ul>
19/01568/FUL	Land At Royal Albert Farm, Pathfinders Drive, Lancaster	Erection of 53 dwellings, 1 3-storey building comprising 8 2-bed apartments and	<ul style="list-style-type: none"> <li>• Education contribution payable to County Council for 7 secondary school places at either (or split between) Central Lancaster High School and Lancaster Royal Grammar school</li> </ul>

		conversion of Derby Home to 8 apartments, regrading of land, creation of parking areas, internal roads including associated upgrading works to Pathfinders Drive, footpaths, drainage	<ul style="list-style-type: none"> <li>• Off Site Public Open Space Contribution - £150,000; £80,000 for outdoor sports facilities at Royal Albert Playing Fields, £70,000 for the extension of the play area at the Cedars, Lancaster</li> <li>• Affordable Housing Provision (to be agreed pre commencement) - 19 units, 11 shared ownership (8 apartments and 3x 3 bed semi detached dwellings), 8 affordable rent (8 apartments)</li> <li>• Transport Contribution of £177,000 to be paid direct to County. Split as follows: £100,000 towards the running costs of Lancaster Knott End bus service (89/89H), £77,000 towards pointer roundabout improvement scheme</li> </ul>
21/00515/FUL	67 And 69 Slyne Road And Land To The Rear, Lancaster, Lancashire	Demolition of two dwellings and erection of <b>14 affordable residential dwellings</b> with associated access and landscaping	<ul style="list-style-type: none"> <li>• Public Open Space contribution for £40,239.50. Split as follows: £7428.75 (index linked) for improvements to adjacent King George Lancaster playing pitches; £3,500 (index linked) towards young persons open space provision in Ryelands Park; £29,310.75 (index linked) towards planting and 3yrs maintenance of 35 trees</li> </ul>

Commented [MV1]: Double check this mix is agreed pre commencement

The above agreements can be viewed at <http://www.lancaster.gov.uk/planning/view-applications-and-decisions>

#### AFFORDABLE HOUSING PROVISION 2021/2022

17 affordable housing units were completed on developments in the Lancaster District and transferred to a registered provider in 2021/2022. These provisions were secured and provided through previous S106 agreements:

Planning Application Ref.	Development Address	No. of Affordable Units Provided
15/00847/OUT	Warton Grange	3 units (all affordable rent)
19/01158/FUL	Bowerham Lane	4 units (all shared ownership)
17/00165/OUT	Low Road, Halton	10 units (8 affordable rent and 2 shared ownership)

#### AFFORDABLE HOUSING CONTRIBUTIONS 2021/2022

£26,000 was received in respect of application 16/01081/VCN (in error this contribution was included in the Affordable Housing Contribution figure in the 2020/2021 Infrastructure Funding Statement )

£2979.00 was received in respect of application 14/00355/FUL

The total amount of unspent Affordable Housing Contributions to date is £212,859.38

In 2021/2022 no contributions were spent on projects.

## OTHER FINANCIAL CONTRIBUTIONS RECEIVED IN 2021/2022

The table below outlines financial contributions received under a Section 106 Planning Obligation in 2020/2021

Planning Application Ref	Development Address	Contribution Amount	Contribution Purpose
17/00848/OUT	Land South Of Playing Field Trumacar Lane, Middleton Road, Heysham, Lancashire	£60,113.64	Public Open Space contribution £57,500 plus indexation of £2613.64
19/01336/VLA	Land Opposite 26 To 38, Lancaster Road, Overton, Lancashire	£70,275.03	Education Contribution of £60,727.18 (plus indexation of £9547.85) for 3 primary places and 1 secondary school place
19/01336/VLA	Land Opposite 26 To 38, Lancaster Road, Overton, Lancashire	£47,985.51	Public Open Space contribution of £41466 plus indexation of £6519.51. To be used towards improvements at Middleton Playing Field and tennis courts only.
15/00847/OUT	Warton Grange Farm, Warton, Carnforth, Lancashire, LA5 9PE	£48,370.32	Education contribution towards secondary school place of £48,370.32
15/00847/OUT	Warton Grange Farm, Warton, Carnforth, Lancashire, LA5 9PE	£10,000.00	Public Open Space contribution for £10,000
13/01274/FUL	47 - 51 North Road, Lancaster, Lancashire LA1 1NS	£17,000.00	Off-site highway improvement contribution
17/00165/OUT	Land between Low Road and Forge Lane, Halton, Lancashire	£149,281.76	Education contribution first instalment of £149,281.76
17/00165/OUT	Land between Low Road and Forge Lane, Halton, Lancashire	£149,281.75	Education Contribution second instalment of £149,281.75

## CONTRIBUTIONS SPENT IN 2021/2022

Below is a table that sets out S106 contributions that have been received in previous financial years and spent in year 2021/2022.

Planning Application Ref	Development Address	Contribution Amount	Contribution Purpose	Spending details
15/01278/FUL	Land at Coastal Road, Bolton Le Sands, Lancashire	£24,196.00	Public Open Space	£2550.00 spent on CCTV at Happy Mount Park. £106.35 remains of original contribution
14/00633/VCN	Land at Lawsons Bridge, Scotforth Road, Lancaster.	£65,000.00	Off-site highway improvement contribution	£1725.00 spent on topographic survey. £63,275 remains of original contribution.
15/00813/FUL	Land adjacent Campbell Drive, Lancaster	£70,000 plus indexation £2008.50	Public Open Space	£35,606.60 for equipment at Far Moor playing fields; robot line marker, paint, verti-drain. £36,401.90 remains.

## CONTRIBUTIONS REIMBURSED IN 2021/2022

Planning Application Ref	Development Address	Contribution Amount	Contribution Purpose	Reason for reimbursement	Reimbursement date
None					

## CONTRIBUTIONS RECEIVED PRIOR TO 2021/2022

Local Planning Authorities now need to report on unspent contributions received in previous years. The table below shows all unspent contributions secured prior to 2021/2022 and states whether the contribution has been allocated and remains unspent, or has not yet been allocated.

Planning Application Ref.	Development Address	Contribution Amount	Contribution Purpose	Contribution Position	Payback date
14/00129/FUL	Nightingale Hall Farm, Quernmore Road, Lancaster, Lancashire	£70,000	Contribution for a creation of a cyclepath from Derwent Road to the City Centre	Unspent	31 July 2020 – project could not be delivered, in touch with developers to reimburse
99/00087/FUL	10-12 Market Street, 33-39 Church Street, Lancaster & Mitre House Car Park	£9243.75 remaining	Contribution is to be used for a grant fund for historic homes in Lancaster City Centre	Unspent	No payback
09/01204/FUL	Land at Lansil Industrial Estate, Lansil Way, Lancaster	£25,000	Contribution to County Council towards Real Time Bus Information	Project could not be brought forward, due to be reimbursed	In touch with developers to organise a reimbursement
13/00122/VCN	Lancaster Moor Hospital, Quernmore Road, Lancaster, Lancashire	£217 remains from original £131,783 contribution	Contribution to County Council for a cycleway along Quernmore Road	Allocated but £217 remains unspent, due to be reimbursed	14/02/2018
14/00587/VCN	Luneside West Development Site, Thetis Road, Lune	£5,500 remains unspent	Contribution towards footpath link	Unspent. To be reimbursed	In touch with developers to



	Business Park, Lancaster, Lancashire				organise a reimbursement
14/00587/VCN	Luneside West Development Site, Thetis Road, Lune Business Park, Lancaster, Lancashire	£5,700 remains	Contribution towards footpath link	Unspent. To be reimbursed	In touch with developers to organise a reimbursement
15/00813/FUL	Land adjacent Campbell Drive, Lancaster	£36,401.90 remains from original £72,008.50	Contribution towards pitch improvements at Far Moor playing fields, Lancaster	Allocated	09/06/2022
16/00255/VCN	Land north of 1 to 23 Stoney Lane, Galgate, Lancashire	£216,533.00	Education Contribution for 18 school places at St John The Evangelist Church of England Primary School in Galgate	Unspent	No payback date
15/01278/FUL	Land at Coastal Road, Bolton Le Sands, Lancashire	£106.35 remains from £24,196 Open Space Contribution	Open Space Contribution to be spent on City Council parks	Unspent	12/09/2022
14/00129/FUL	Nightingale Hall Farm, Quernmore Road, Lancaster, Lancashire	£71,283	Education Contribution	Not allocated	19/03/2023
14/00129/FUL	Nightingale Hall Farm, Quernmore Road, Lancaster, Lancashire	£4,400.74	Indexation payment in respect of Education Contribution for £71,283	Not allocated	19/03/2023

## FUTURE S106 CONTRIBUTIONS

In 2022/2023 the following contributions are expected to be received by the council:

Planning Application Ref.	Development address	Contribution Amount	Contribution Purpose
16/01572/OUT	Land Adjacent To Church Bank And Greenways, Over Kellet, Lancashire,	£10,708.16	Public Open Space – improvements to village play area
19/01158/FUL	Land North Of Hala Carr Farm, Bowerham Road, Lancaster, Lancashire	£71,125.52	Public Open Space - towards new play equipment/provision and/or improvements to the equipped play space and/or young persons provision within the Scotforth East and John O'Gaunts Wards of Lancaster

## MONITORING FEES 2021/2022

Local Planning Authorities must report on monies received under planning obligations that are spent in respect of monitoring in relation to the delivery of planning obligations. Lancaster City Council currently does not receive monitoring fees by means of a S106 agreement.

For any queries please contact [vmacluskie@lancaster.gov.uk](mailto:vmacluskie@lancaster.gov.uk)