

Infrastructure Funding Statement 2023/2024

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 fourth infrastructure report and it is 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 the year 2023/2024.

In summary, the report provides:

- An overview of Section 106 Planning Obligations secured in 2023/2024;
- Financial contributions and provisions received under a Section 106 Planning Obligation received by the Council in the 2023/2024 monitoring period;
- Financial contributions that have been spent in 2023/2024; and
- Financial contributions that have been received under a Section 106 Planning Obligation prior to 2023/2024 but are currently unspent.

The information included in the report is 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

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. In determining planning applications, the Local Planning Authority will 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.”

Further guidance relating to the use of planning obligations can be found within the Planning Practice Guidance 2019 Paragraph 023 'Planning Obligations'

<https://www.gov.uk/guidance/planning-obligations>

Between 1 April 2023 to 31 March 2024 there were 2 planning permissions issued that had a S106 agreement containing developer obligations attached to the consent. There were a further 4 variation/ removal of conditions applications that were received that required amendments to original S106 agreements. All of the S106 agreements received between 1 April 2023 to 31 March 2024 are summarised below:

Planning Application Reference	Development Address	Proposal	Obligation
23/00576/FUL	Wennington Hall School Lodge Lane Wennington Lancaster Lancashire LA2 8NS	Change of use of residential school and ancillary buildings (C2) to hotel (C1), erection of single storey extension to the east, single storey extension to the north and two storey extension to north/east elevation, removal of wall to create archway, installation of rooflights, removal of fire escape, installation of hard standing and EV charging points	Retain the continuous use of the existing sports facilities and access arrangements to the facilities
17/00827/FUL	Bay Horse Garage Abbeystea Lane Dolphinholme Lancaster Lancashire LA2 9AQ	Demolition of garage (retrospective) and erection of nine dwellings including landscaping, parking and access	Secure 100% provision of affordable housing - 4 affordable rented units and 5 Intermediate Affordable Housing unit
23/00977/VLA	Land East Of Scotland Road Carnforth Lancashire	Variation of a legal agreement application attached to planning permission 19/01223/OUT to amend the clauses relating to affordable housing and mortgage protection	Amendments to legal agreement do not alter the affordable housing provision
23/00750/VCN	Land At Grid Reference E346580 N452460 Lancaster Road Cockerham Lancashire	Outline application for the erection of up to 24 dwellings (C3) and provision of new vehicular access, and pedestrian access to Willey Lane (pursuant to the variation of condition 3 on planning	Deed of variation to original S106 to tie the legal agreement to the Section 73 amended application to ensure that a contribution towards

		permission 19/01223/OUT to alter the visibility splays)	education provisions, affordable housing and open space provisions are pursuant to any subsequent Reserved Matters submissions.
23/00381/RCN	Golden Ball Lancaster Road Heaton With Oxcliffe Morecambe Lancashire LA3 3ER	Erection of one single storey building comprising 7 lettable bedrooms for holiday use with associated parking and new stone wall to entrance (pursuant to the removal of condition 16 on planning permission 13/00283/FUL to allow the sale of the holiday let units on the open market)	S106 securing the provision of holiday let accommodation only.

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

AFFORDABLE HOUSING PROVISION 2023/2024

45 affordable housing units were completed on developments in the Lancaster District and transferred to a registered provider in 2023/2024. These provisions were secured and provided through S106 agreements:

Planning Application Ref.	Development Address	No. of Affordable Units Provided
20/01402/FUL	6 The Greaves Lancaster	1 single dwelling
17/00848/OUT	Trumacar Gardens, Heysham	17 affordable rent
21/00135/FUL	Bowland Rise, Dolphinholme	2 shared ownership
20/00613/FUL	Bowland Fold, Halton	8 Affordable rent and 9 shared ownership
21/00515/FUL	Slyne Road	8 Shared ownership

AFFORDABLE HOUSING CONTRIBUTIONS 2023/2024

No Affordable Housing Contributions were received in 2023/2024.

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

In 2023/2024 no contributions were spent on projects.

CONTRIBUTIONS RECEIVED IN 2023/2024

The table below outlines financial contributions received under a Section 106 Planning Obligation in 2023/2024

Planning Application Ref	Development Address	Contribution Amount	Contribution Purpose
22/00668/FUL	Land To The South Of Middleton Clean Energy Plant, Middleton Road, Middleton, Lancashire	£9,720.00	Biological Heritage Ecological Enhancement Contribution A
22/00839/FUL	Land To The South Of Middleton Clean Energy Plant, Middleton Road, Middleton, Lancashire	£26,280.00	Biological Heritage Ecological Enhancement Contribution B
17/00970/OUT	Jones Homes Lancashire Ltd Land At Higher Bond Gate Abbeystead Road Dolphinholme Lancaster	£92,247.00	Section 106 Education Contribution
17/00970/OUT	Jones Homes Lancashire Ltd Land At Higher Bond Gate Abbeystead Road Dolphinholme Lancaster Lancashire LA2 9AY	£89,397.75	Public Open Space Contribution for
21/00515/FUL	Great Places Housing Group 67 And 69 Slyne Road And Land To The Rear Lancaster Lancashire	£47,301	Public Open Space Contribution plus Indexation

CONTRIBUTIONS SPENT IN 2023/2024

Below is a table that sets out S106 contributions that have been received in previous financial years and spent in year 2023/2024.

Planning Application Ref	Development Address	Contribution Amount	Contribution Purpose	Spending details
14/00633/VCN	Land at Lawsons Bridge, Scotforth Road, Lancaster.	£63,275.00 remaining	£65,000.00 contribution to the creation of a pedestrian/cycleway between Scotforth Road and Lawsons Bridge	£63,275.00 towards improvements of a pedestrian/cycleway between Scotforth Road and Lawsons Bridge

CONTRIBUTIONS REIMBURSED IN 2023/2024

No contributions have been reimbursed during the 2023/2024 year.

CONTRIBUTIONS RECEIVED PRIOR TO 2023/2024

Local Planning Authorities need to report on unspent contributions received in previous years. The table below shows all unspent contributions secured prior to 2023/2024 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
99/00087/FUL	10-12 Market Street, 33-39 Church Street, Lancaster & Mitre House Car Park	£6243.75 remaining	Contribution is to be used for a grant fund for historic homes in Lancaster City Centre	Not allocated	No payback
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
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	Not allocated	No payback
14/00129/FUL	Nightingale Hall Farm, Quernmore Road, Lancaster, Lancashire	£71,283 plus indexation of £4,400.74	Education Contribution	Not allocated	19/03/2023
17/00848/OUT	Land South Of Playing Field Trumacar Lane, Middleton Road, Heysham, Lancashire	£60,113.64	Public Open Space Contribution - To utilise the contribution towards improvements to sports	Allocated	21/01/2027

			provision within a 2km radius of the site and/or towards open space in the vicinity of the site.		
19/01336/VLA	Land Opposite 26 To 38, Lancaster Road, Overton, Lancashire	£70,275.03	Education contribution	Not allocated	07/01/2027
15/00847/OUT	Warton Grange Farm, Warton, Carnforth, Lancashire, LA5 9PE	£48,370.32	Education contribution	Not allocated	25/01/2027
15/00847/OUT	Warton Grange Farm, Warton, Carnforth, Lancashire, LA5 9PE	£10,000	Public Open Space Contribution	Allocated	No payback
16/00574/FUL	Luneside East St Georges Quay Lancaster	£19,000.00	Public Open Space Contribution for the provision of a pedestrian path	Allocated	No payback
09/01035/FUL	Land at Westgate, Morecambe	£8,379.00	Remaining funds from the £40,000 contribution -to be spent on New Quality bus stop (south side of Westgate), Westgate Cycle Way (from main site access to Buckingham Rd), Toucan Crossing (close to Buckingham Rd)	Allocated	No payback
17/00165/OUT	Land between Low Road and Forge Lane, Halton, Lancashire	£298,563.51	Education Contribution	Unspent	26/01/2027

FUTURE S106 CONTRIBUTIONS

In 2024/2025 the following contributions are expected to be received by the council:

Planning Application Ref.	Development address	Contribution Amount	Contribution Purpose
23/00571/FUL	Pump House Part Of Former St Georges Works (Pump House) Abram Close	£20,000	Open space provision

MONITORING FEES 2023/2024

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 did not receive monitoring fees by means of a S106 agreement in 2023/2024.

For any queries please contact dm@lancaster.gov.uk