

RIBBLE VALLEY BOROUGH COUNCIL

REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

meeting date: THURSDAY 6 JANUARY 2022
 title: INFRASTRUCTURE FUNDING STATEMENT 2020/21
 submitted by: NICOLA HOPKINS – DIRECTOR OF ECONOMIC DEVELOPMENT & PLANNING
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1 PURPOSE

- 1.1 To update members on Section 106 Agreements and their implementation, as shown through the annual Infrastructure Funding Statement.
- 1.2 Relevance to the Council's ambitions and priorities:
- Community Objectives – To maintain a strong and prosperous Ribble Valley.
 - Corporate Priorities – To be an environmentally sustainable area, prepared for the future
 - Other considerations – Provision of services to all.

2 BACKGROUND

- 2.1 Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as S106 agreements, are a mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable. They are focused on site specific mitigation of the impact of development.
- 2.2 The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 makes it a legal requirement to publish an annual report covering these S106 obligations as well as obligations made through the Community Infrastructure Levy regarding the monies secured, received, held and spent, as well as the provision of certain on-site infrastructure. The first of these reports was published in January 2021 for the period 1 April 2019 – 31 March 2020 titled the 'Infrastructure Funding Statement'.

3 INFORMATION

- 3.1 Following the first Infrastructure Funding Statement (IFS), the second annual report for the period 1 April 2020 – 31 March 2021 has now been completed. This document is available to view through the following link:

https://www.ribbonvalley.gov.uk/downloads/file/13539/infrastructure_funding_statement_2020-21

- 3.2 The report highlights that the Council has continued to contribute successfully to the implementation of Section 106 Agreements across the borough, including the delivery of affordable housing, public open space and leisure facilities both on and off site.
- 3.3 In 2020/21, £1,054,490.25 was received in financial contributions from S106 agreements. The table below shows a breakdown of these contributions by type.

Obligation Type	Total Amount Received
Public Open Space	£29,425
Off-Site Leisure	£143,952.75
Affordable Housing	£851,112.50
Longridge Loop	£30,000

- 3.4 As shown above, most contributions received within the year have come in the form of off-site affordable housing contributions. This includes the second of three instalments of an off-site affordable housing obligation from the Dilworth Lane, Longridge development (Tootle Green), with the entire contribution totalling £1.5 Million. Other notable receipts include a further £185,760 for affordable housing from a development to the east of Clitheroe Road, Barrow, as well as £133,333.33 for off-site Public Open Space provision arising from development at Standen.
- 3.4 The Council is committed to ensuring that any contributions received are used expediently to maximise the benefits from consented developments at the earliest stage. Within the monitoring period £286,965.58 has been spent using existing contributions already received to secure additional infrastructure and services within the borough.
- 3.5 A significant proportion of this expenditure has been used to continue the successful delivery of affordable housing within the Ribble Valley. Commuted sums for affordable housing have been used to purchase two dwellings in Longridge and Clitheroe, which have been renovated and are now let as affordable properties. This provision is in addition to the delivery of 117 affordable dwellings which have been delivered on-site within new housing developments. The Council has previously identified the provision of affordable housing as a key issue within the borough and will continue to work on increasing this delivery both on and off-site.
- 3.6 The total Section 106 balance (Receipts minus Expenditure) for the period is calculated at £767,524.67. When this figure is added to the balance at the end of the previous monitoring period, the total balance of Section 106 contributions currently stands at **£1,601,342.41**. Significant sums have already been received within the current financial year (2021-22) and therefore at the time of publication this balance is likely to be higher, but these sums will be reported upon the end of the current monitoring period in March.
- 3.7 The Council is continuing to develop strategies for delivery to ensure that the contributions within the total balance are spent within the specific time limit as set out within each legal agreement, though commonly this is set as 5 years. Members of relevant committees will be kept informed of the Council's progress on this as works are identified for Affordable Housing, Off-Site Leisure or Open Space and the Longridge Loop.

4 CONCLUSION

- 4.1 Note the findings of the report.

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BACKGROUND PAPERS

None.

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