

RIBBLE VALLEY BOROUGH COUNCIL

REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

meeting date: THURSDAY 12 JANUARY 2023
 title: INFRASTRUCTURE FUNDING STATEMENT 2021/22
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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', with a subsequent publication for the period 1 April 2020 to 31 March 2021 reported to this committee in January 2022.

3 INFORMATION

- 3.1 Following the two previous Infrastructure Funding Statements (IFS), the third annual report for the period 1 April 2021 – 31 March 2022 is now complete. This document is available to view through the following link:

<https://www.ribbonvalley.gov.uk/downloads/file/3328/infrastructure-funding-statement-2021-22>

- 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 2021/22, £667,381.05 was received in financial contributions from S106 agreements. The table below shows a breakdown of these contributions by type.

Obligation Type	Total Amount Received
Off-Site Leisure	£104,558.05
Affordable Housing	£552,823.00
Town Centre Contribution	£10,000

- 3.4 As shown above, the largest contributions received within the year in total have come in the form of off-site affordable housing contributions. This is composed of only one contribution - the final of three instalments toward 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 2 payments of £15,392 arising from the development on Waddington Road, Clitheroe, to be used for the provision of off-site leisure facilities.
- 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 £86,362.69 has been spent using existing contributions already received to secure additional infrastructure and services within the borough. A significant proportion of this expenditure has been used to continue the successful delivery of off-site leisure facilities across the Ribble Valley which includes improvement works to facilities such as the Longridge Loop, Chester Avenue Play Area and the playground in Chipping.
- 3.5 Investment into off-site leisure facilities using commuted sums will continue alongside the delivery of on-site open space and affordable housing which has also continued to be successful. Within the monitoring period a record 161 affordable homes were completed, surpassing the highest figure set only the previous year (20/21).
- 3.6 The total Section 106 balance (Receipts minus Expenditure) for the period is calculated at £581,018.36. When this figure is added to the balance at the end of previous monitoring periods, the total balance of Section 106 contributions currently stands at **£2,182,360.77**. Significant sums have already been received within the current financial year (2022-23) 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 2022.
- 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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