

RIBBLE VALLEY BOROUGH COUNCIL

REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

meeting date: THURSDAY, 8 FEBRUARY 2024
title: INFRASTRUCTURE FUNDING STATEMENT
submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING
principal author: HEAD OF DEVELOPMENT MANAGEMENT & BUILDING CONTROL

1 PURPOSE

1.1 To update Committee 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.

2.3 The first of these reports was published in January 2021 for the period 1 April 2019 – 31 March 2020 titled the 'Infrastructure Funding Statement'. Subsequent publications for the period 1 April 2020 - 31 March 2021 and 1 April 2021 - 31 March 2022 were reported to this Committee in January 2022 and January 2023 respectively.

3 PROPOSAL

3.1 Following the three previous Infrastructure Funding Statements (IFS), the fourth annual report for the period 1 April 2022 – 31 March 2023 is now complete.

3.2 This document is available to view through the following link:

<https://www.ribblevalley.gov.uk/downloads/file/3943/infrastructure-funding-statement-2022-23>

3.3 The report highlights that the Council has continued to successfully secure, receive and spend Section 106 monies across the borough, including the delivery of improved public open space and leisure facilities.

3.4 In 2022/23, £144,248.48 was received in financial contributions from S106 agreements. The table below shows a breakdown of these contributions by type.

Off-Site Leisure/Recreation/Public Open Space £123,725.78
Biodiversity £17,000
S106 Monitoring £3,522.70

- 3.5 The Council is committed to ensuring that any contributions received are used expeditiously to maximise the benefits from consented developments at the earliest stage.
- 3.6 Within the 2022/23 monitoring period, £107,796.64 has been spent using contributions already received to secure additional infrastructure and services within the borough. A significant proportion of this expenditure has been used to continue to deliver improvements to off-site leisure and recreation facilities across the Ribble Valley including Clitheroe, Longridge and Whalley.
- 3.7 Within the 2022/23 monitoring period 149 affordable homes were completed.
- 3.8 The total Section 106 balance (Receipts minus Expenditure) for the period is calculated at £36,451.84. 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 £2,582,392.21.
- 3.9 Additional sums have already been received within the current financial year (2023-24) and therefore at the time of publication this balance is likely to be higher, but these sums will be reported upon in the next annual Infrastructure Funding Statement due to be published by December 2024.
- 3.10 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 and Off-Site Leisure / Open Space / Recreation facilities.

4 CONCLUSION

- 4.1 That Committee note the findings of the report.

LYNDSEY HAYES

NICOLA HOPKINS

HEAD OF DEVELOPMENT
MANAGEMENT AND BUILDING
CONTROL

DIRECTOR OF ECONOMIC
DEVELOPMENT AND PLANNING