

Sefton Infrastructure Funding Statement

2019-20

1. Introduction

1.1 The Infrastructure Funding Statement (IFS) is an annual report typically published in December, which provides a summary of all financial and non-financial developer contributions relating to Section 106 Legal Agreements (S106) within Sefton Council for a given financial year.

1.2 Throughout the IFS there will be references to the following definitions:

Agreed – Contributions that have been agreed within a signed legal document. These contributions have not been collected/ delivered and if the planning applications are not implemented they will never be received.

Received – Contributions received, either non-monetary or monetary, that have been transferred to Sefton MBC

Allocated – Contributions that have been received and allocated to specific projects.

Spent/ Delivered – Monetary or non-monetary contributions that have been spent/ delivered.

This Financial Year - unless stated otherwise, this refers to the period 01/04/2019 – 31/03/2020.

Developer Contributions

Section 106 Planning Obligations

2.1 Planning Obligations (also known as S106 Agreements) are legal agreements which can be attached to a planning permission to mitigate the impact of development.

2.2 Obligations can only be sought where they are directly related to the development, fairly and reasonably related in scale and kind to the development, and necessary to make the development acceptable in planning terms.

2.3 S106 contributions can either be provided on-site, for example through the provision of affordable housing, or off-site in the form of financial payments.

Community Infrastructure Levy (CIL)

2.4 In contrast to S106 obligations, CIL is intended to fund more generalised, strategic infrastructure requirements across an area in order to support new development. It is a mechanism to secure financial contributions from developers on certain viable developments and CIL monies can be used to fund the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the area. However, Sefton do not currently have a CIL in place and do not collect contributions through CIL.

Section 278 Highway Agreements

2.5 Additional legal agreements that can fund infrastructure are Section 278 Agreements (S278). These are legally binding agreements made under the

Highways Act 1990 between Local Highway Authorities and Developers. S278 agreements are required to secure alterations or improvements to the highway. S278 agreements are not required to be reported in the IFS.

Section 106 monitoring

The information required on section 106 contributions are set out in Schedule 2 to the Community Infrastructure Levy regulations 2010 (as inserted by the 2019 regulations).

The total amount of money to be provided under any planning obligations which were entered during the reported year.

Table 1 outlines the financial contributions that have been agreed through signed S106 agreements during 2019-20.

Planning Application Ref.	Site	Infrastructure Type	Monies Agreed
DC/2019/01356	Former St Wilfrids School Litherland	Open Space Playing Pitches & Facilities Recreational Pressure Coast Monitoring	£88,765 £460,000 £43,475 £6,223.35
DC/2017/00434	Lydiat Lane, Thornton	Primary Education Roundabout on Lydiat Lane Buckley Hill Lane Corridor Improvement Works	£2,219.15 per qualifying dwelling ¹ £100,160.63 £10,000
DC/2019/01164	Former St John Stone RC School, Ainsdale	Primary Education Playing Pitches Open Space	£102,507 £25,000 £25,980
DC/2019/01069	Barton Close, Southport	Ecological works Primary Education	£5,303.25 £64,500
DC/2018/02199	Runnels Lane, Thornton	Roundabout on Lydiat Lane Open Space Primary Education Buckley Hill Lane Corridor Improvement Works	£100,160.63 £88,788 £2,129.15 per qualifying dwelling £10,000
DC/2018/00588	Liverpool Road (west), Formby	Recreational Pressure Coast Open Space	£21,562.80 £69,762
DC/2016/02476	139A Hart Street, Southport	Primary Education	£20,651.30
DC/2019/01387	Santander, Bridle Road, Bootle	Path and street lightening	£20,000
DC/2018/01568	Orchard Farm, Thornton	A565 Route Management	£7,000

¹ DC/2017/00434 is an outline approval for up to 268 dwellings so the total amount for education is not yet confirmed

The total amount of money under any planning obligations which was received during the reported year.

During 2019-20 a total of £309,253.64 was received under planning obligations.

The total amount of money under any planning obligations, which was received before the reported year, which has not yet been assigned to a specific project within the broad purpose for which it was secured by the authority.

The Council has received £3,668,556.54 under planning obligations prior to 2019-20 that has yet to be assigned to specific projects. Regardless of whether money has not been allocated to a specific project, the planning obligation which secured the payment will set out the type of infrastructure that this money was secured for and must be spent. For example, the Council has received £379,000 towards the provision of affordable housing. Whilst a specific scheme has not been chosen to spend this money on, it must only be spent on affordable housing. In this respect 'unallocated' or 'unassigned' does not mean available for general infrastructure provision.

Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—

(i) in relation to affordable housing, the total number of units which will be provided;

(ii) in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;

The Table below summaries of the non-monetary contributions that were agreed through S106 agreements in the financial year 2018/19. The non-monetary contributions relate to Affordable Housing Units.

Planning Application Ref.	Application Type	Site	Affordable Housing Secured
DC/2017/00434	Outline Up to 268 homes	Lydiate Lane, Thornton	30% of the total Scheme Circa 80 homes (tbc)
DC/2019/01164	Full 47 homes	Former St John Stone RC School, Ainsdale	15 homes
DC/2019/01069	Full 30 homes	Barton Close, Southport	10 homes

DC/2018/02199	Full 183 homes	Runnels Lane, Thornton	51 homes
DC/2018/00588	Full 68 homes	Liverpool Road (west), Formby	24 homes
DC/2018/00020	Full 24 homes	Altcar Lane, Formby	9 homes
DC/2018/00990	Full 11 homes	3tC building, Crosby Road South, Waterloo	2 homes

The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure.

In relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;

During 2019-20 the Council allocated (but did not spend) £403,170.94 of money received under any planning obligation.

All of this money was allocated (but not spent) for Tree, Open Spaces & Associated Environmental Works

The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend)

In relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of

(i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;

(ii) the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);

(iii) the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations;

During 2019-20 the Council spent £1,033,856.85 of money received under any planning obligation.

The money was spent on the following items:

£683,856.85 Tree, Open Space & Associated Environmental Works

£350,000 Highways

The Council did not spend any money repaying money borrowed, including any interest during 2019-20.

During 2019-20 the Council spent nil on monitoring of the delivery of s106 obligations. In December 2019 the Council agreed to a monitoring fee for subsequent planning obligations.

The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer-term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.

As at 31 March 2020 the Council held £84,236.48 for the long-term maintenance of trees and greenspace.