



INFRASTRUCTURE FUNDING STATEMENT 2022-23



Introduction

1.1 The Infrastructure Funding Statement (IFS) is an annual report typically, 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 may not have 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 01/04/2022 – 31/03/2023.

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 this statement.

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).

Table 1 outlines the financial contributions that have been agreed through signed S106 agreements during 2022-23.

Planning Application Ref.	Site	Date Signed	Infrastructure Type	Monies Agreed
DC/2021/00417	Land off Holgate, Thornton	13/04/2022	S106 Monitoring Fee	£6,658.05
			Education Contribution	£459,380.00
			Annual Ecology Payment	£2,500.00
			Recreational Pressure Contribution	£61,594.00
			Road Management Contribution	£106,000.00
			Wildlife Mitigation Contribution	£118,939.00
			Wildlife Mitigation Strategy Monitoring Contribution	£60,000.00
DC/2022/00076	Land off Stanley Road, Bootle	20/04/2022	S106 Monitoring Fee	£4,949.39
			Recreational Pressure Mitigation Contribution	£36,179.00
DC/2021/00887	Land North of Kenyons Lane, Lydiate	26/04/2022	Highways Contribution	£471,852.00
			Healthcare Contribution	£166,452.00
			S106 Monitoring Fee	£9,121.35
			Sefton Coast Mitigation Contribution	£18,333.00
DC/2021/02499	326 Liverpool Road South, Maghull	29/06/2022	S106 Monitoring Fee	£3,049.20
			Affordable Housing Contribution	£80,000.00
			Sefton Coast Mitigation Commuted Sum	£2,772.00
DC/2021/01317	5 - 7 Burbo Bank Road South, Blundellsands	08/07/2022	S106 Monitoring Fee	£554.00
			Biodiversity Net Gain Contribution	£11,400.00
			Education Contribution	£26,700.00
DC/2022/01148	Telegraph House, Moor Lane, Crosby	10/08/2022	Recreational Pressure Contribution	£22,608.00
			S106 Monitoring Fee	£4,993.00
			Signage Contribution	£5,000.00

Table 1 outlines the financial contributions that have been agreed through signed S106 agreements during 2022-23.

Planning Application Ref.	Site	Date Signed	Infrastructure Type	Monies Agreed
DC/2021/01929	1-3 Crosby Road South, Waterloo	12/08/2022	S106 Monitoring Fee	£970.20
			Recreational Pressure Contribution	£4,396.00
DC/2022/01764	307 Stanley Road, Bootle	25/11/2023	S106 Monitoring Fee	£700.00
DC/2020/00590	Unit 1 Site Of Mayflower Industrial Estate, Liverpool Road, Formby	23/01/2023	Off-Site Affordable Housing Contribution	£266,000.00
			S106 Monitoring Fee	£35.10
DC/2021/02497	Wadacre Farm Chapel Lane, Melling	01/03/2023	S106 Monitoring Fee	£5,478.15
			Primary Education Contribution	£342,224.00
			Sefton Coast Mitigation Commuted Sum	£9,636.00
DC/2022/01095	Park House, Park Road, Waterloo	15/03/2023	Recreational Pressure Contribution	£33,284.00
			S106 Monitoring Fee	£4,588.00

Financial Contributions Agreed 2022-23

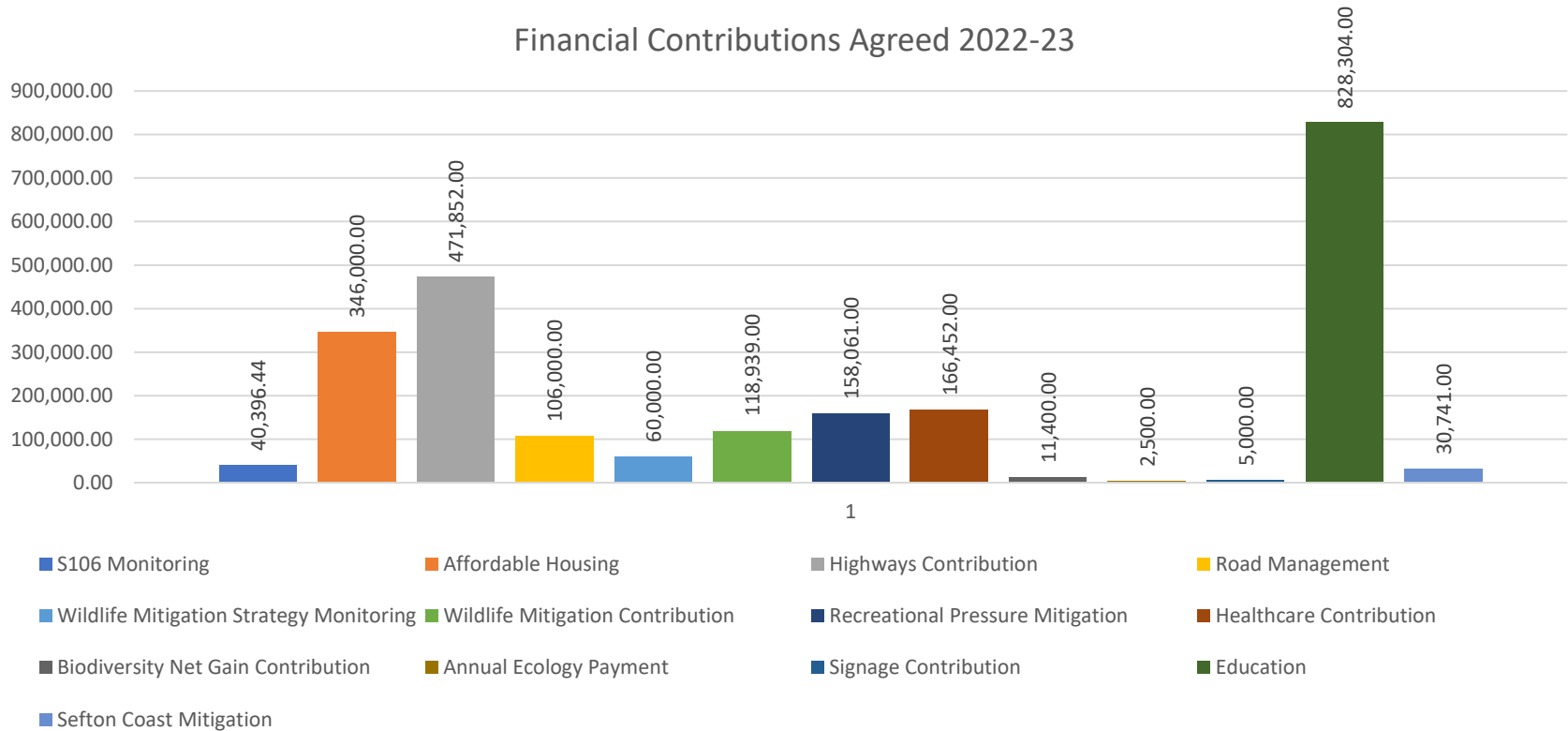


Figure 1 shows the amount agreed per contribution stated in Table 1. In total over £2.3m in Section 106 contributions have been agreed

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

During 2022-23 a total of £1,868,532.77 was received under planning obligations. These are not necessarily from agreements signed during 2022-23. Table 2 and Figure 2 below give a breakdown of all monies received by contribution type

Contribution Type	£
Monitoring Fee	£39,611.25
Education	£1,137,980.37
Recreational Pressure	£68,267.34
Coastal Ranger	£48,199.00
Off-site Public Open Space	£74,658.00
Playing Pitch	£30,000.00
Ecological Buffer	£5,303.26
Tree	£2,200.00
Biodiversity Net Gain	£11,400.00
Affordable Housing	£266,000.00
Road Management	£106,000.00
Wildlife Mitigation	£60,000.00
Coastal Mitigation	£18,913.55

Table 2

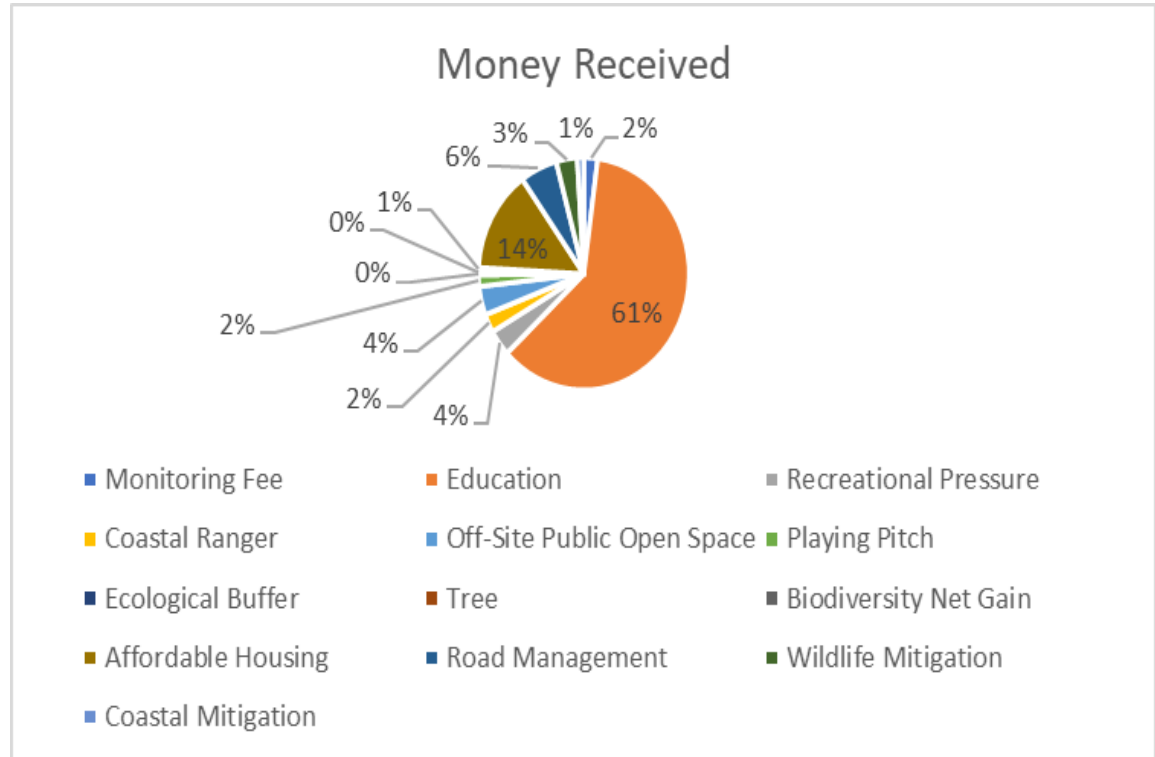


Figure 2

The total amount of money secured under any planning obligations unspent and held by the Council.

The Council has received £3,461,957.09 under planning obligations prior to 2022-23, that has yet to be assigned to specific project.

Whilst this money has yet to be 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 (e.g. primary education).

Please see Figure 3 for a breakdown of this available funding

Money Available

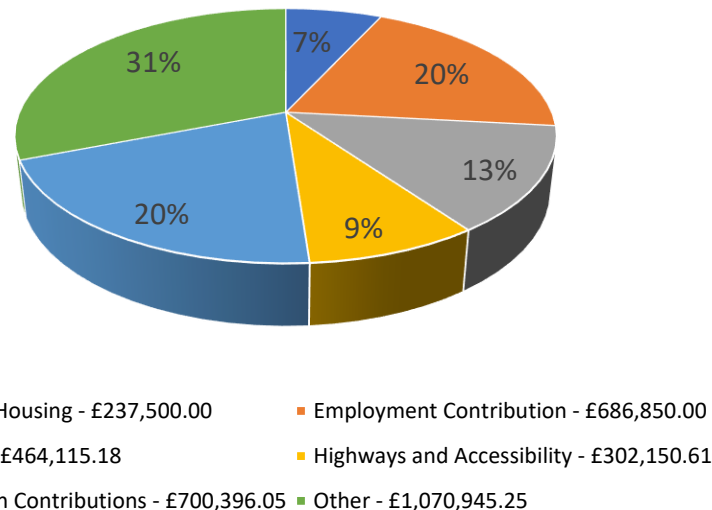


Figure 3

Money categorised under “Other” covers receipts for things such as Recreational Pressure and Canal Contributions. For example, the Council received £67,216.46 which has been secured for the enhancement of the Leeds Liverpool Canal Towpath. Highways and Accessibility contains £160,000.00 which was received for the provision of a cycle lane in Kew, Southport. £56,759.26 was received to help Green Sefton mitigate with the increased pressure on our natural tourist assets such as Crosby Beach and Formby Pinewoods. There is also £237,500.00 held for Affordable Housing

Non-Monetary Contributions

The Table below summarises the non-monetary contributions that were agreed through S106 agreements in the financial year 2022-23. The non-monetary contributions relate to Affordable Housing Units.

Planning Application Ref.	Application Type	Site	Affordable Housing Secured
DC/2021/00887	Full	Land North Of Kenyons Lane, Lydiate	88 (30% affordable of which 67% will be affordable rent/33% affordable home ownership dwellings)
DC/2022/01148	Full	Telegraph House Moor Lane, Crosby	3 (4% affordable)
DC/2021/00417	Full	Land Off Holgate, Thornton	62 (30% affordable of which 67% will be affordable rent/33% affordable home ownership dwellings)
DC/2021/02497	Full	Wadacre Farm Chapel Lane, Melling	44 (30% affordable of which 66% will be affordable rent/34% first homes)
DC/2022/01095	Full	Park House Park Road, Waterloo	106 (100% affordable)
DC/2022/00076	Full	Land Off Stanley Road, Bootle	121 (100% affordable of which 59% will be affordable rent/41% rent to buy)

Table 3

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

- During 2022-23 the Council spent £990,961.64 of the money received under any planning obligation. This money was spent on trees, greenspace and other local environmental improvements, as well as improvements to highways infrastructure and extending a local school.
- During 2022-23 the Council spent £42,766 on monitoring the delivery of Section 106 obligations.
- As at 31 March 2023 the Council held £18,036.48 for the long-term maintenance of trees and greenspace.

Section 106 Funding in Action

Under Section 106 of the Town and Country Planning Act 1990, contributions can be sought from developers towards the costs of providing community and social infrastructure, the need for which has arisen as a result of a new development taking place. This funding is commonly known as 'Section 106'.

It is important to note that S106 monies may therefore only be spent on facilities where the new development has, at least in part, contributed to the need for the facilities. S106 funding is available for capital projects only and cannot be used towards on-going running costs of things such as council services.

On the next few slides will be examples of capital projects that have been undertaken, which have been funded/part-funded by monies secured through Section 106 Agreements



Rainbow Park, Melling

Project budget was £88k, which included a £50k Bellway Homes contribution via a planning requirement.

The project is part of an ongoing plan for developing the park in line with local people's wishes as expressed through local councillor consultations. Project budget was spent on:

- a new multi-use games area (MUGA)
- a new macadam path through the park to a gated access on Flint Lane giving access to the new housing development to the north of the park
- additional paths associated with the new MUGA
- landscape works to accommodate the hard landscape works.
- The new MUGA is an open court arrangement of painted steel construction with a macadam playing surface and line marking to allow football and basketball use. It provides goal ends, basketball hoops with backboards, and steel fencing at the court ends, corners, and along part of the sides of the court.
- A new litter bin was installed to replace an old bin next to the existing small children's play area.

An extensive public consultation was carried out and was completed in October 2022. Plans showing the proposed improvements (new MUGA & paths) were circulated to all addresses in Melling requesting feedback from local residents.

The play area has been operational since early May this year with an official opening event attended by the mayor, local councillors, Sefton officers, representatives of Bellway Homes, and children from the local school, took place on 25 May this year.

Melling Primary Extension



- Melling Primary was earmarked by the school governing board for improvement, after the existing facilities were deemed inadequate.
- There was a temporary mobile unit housing the nursery which had to be demolished due to its poor condition.
- The construction comprised of a single storey extension to the side front elevation of the school facing the car park, which formed the office/meeting room.
- At the rear of the premises a stand-alone nursery block was built to replace the temporary unit.
- Additional car spaces at the front of the premises were provided to improve on-site parking facilities.

Land Lying Southwest of Park Lane - Affordable Housing Scheme



This is a 100% Affordable Housing Development being constructed by Registered Housing Provider, One Vision Housing at Park Lane in Netherton. Once complete the site will comprise of 91 dwelling houses and a block of 58 apartments

The properties available will have a range of tenures, such as Affordable Rent, Rent to Buy and Shared Ownership



The Section 106 Agreement for this development will bring in over £200,000 to Sefton Council and help with funding new playing pitch facilities in the area

Section 106 Contributions Explained



Canal Contributions – Developments being constructed close to the Leeds-Liverpool Canal may be required to pay a ‘Canal Contribution’ to help with the costs of upgrading/maintenance of towpaths and improving signage to alternative leisure routes. The Sefton stretch of the Leeds-Liverpool Canal weaves its way through Bootle, Litherland, Netherton, Aintree, Melling and Maghull.

Leeds-Liverpool Canal at Hall Lane, Maghull



Sefton Coast Mitigation Contributions – as more houses are built in the Borough, the local population will increase. For example developments in Formby, will see an increase in people visiting the local natural assets, such as the beach and coastal paths. This will put added pressure on these assets meaning they will require increased maintenance in order protect them and the local habitats for wildlife.

Sefton Coastal Path, Formby



Education Contributions – New housing developments in an area can create the need for new school places and/or upgraded school facilities and in some instances the opening of a new school. Education Contributions are agreed to help ease these pressures on local schools and ensure the area can provide education for its residents.

Recent extension to Melling Primary, Melling



Health Contributions – Monies obtained through Health Contributions can be used towards the cost of a new Health Centre or GP Surgery, in a newly developed area, to ease the strain that would otherwise be put upon existing surgeries.



Highways Improvement Contributions – These are sought to mitigate the impact a development will have on the road infrastructure in an area. With the expansion of residential areas comes increased traffic, pedestrians and cyclists. The money obtained could be used to install new cycle lanes, pedestrian crossings and as shown on the photograph, new motorway junctions

Junction 1 of the M58, Maghull pictured



Road Management Contributions – These contributions are used to manage the road network near to a development, to mitigate the impact of the increase in traffic. Monies obtained for this purpose can be used to improve road markings and signage, upgrade signal control software to accommodate pedestrian crossings and software alterations to incorporate new junctions.

Brooms Cross Road, Thornton



Public Transport Contributions - This money can be used to fund a new bus route, or public transport infrastructure such as bus stops, located near to, or within a new development. This will help to attract residents to more sustainable modes of travel and improve connectivity between suburban and commercial areas across the borough.

Maghull North Station



Recreational Pressure Mitigation Contributions – Monies secured for ‘recreational pressure’ mitigate the effects of an increase in visitors to our local attractions, such as the Coastal Path, Rimrose Valley and Freshfield Pinewoods. Funds can be used to employ extra rangers, for maintenance and the provision of new bins, signage etc.

Freshfield Pinewoods



Wildlife Mitigation Strategy Monitoring Contribution

– Money obtained for this purpose will be used by the Council shall use solely for the purposes of monitoring the implementation of the Wildlife Mitigation Strategy to limit the impact of development upon local wildlife and create alternate habitats

Lunt Meadows, Sefton pictured



Affordable Housing Contribution – Monies obtained via this clause are used to provide housing within the borough for residents unable to afford property in the open market.

Affordable housing development, Park Lane, Netherton