

Infrastructure Funding Statement

September 2020



Introduction

1. Changes to the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019) <http://www.legislation.gov.uk/ukdsi/2019/9780111187449> has:
 - removed the restriction on pooling more than 5 planning obligations towards a single piece of infrastructure.
 - deletes the Regulation 123 List
 - allows authorities to choose to pool funding from different routes to fund the same infrastructure provided that authorities set out in their infrastructure funding statements which infrastructure they expect to fund through the levy and through planning obligations.
2. This Statement (IFS) identifies the infrastructure projects or types of infrastructure which Chorley Council intends will be, or may be, wholly or partly funded by the Community Infrastructure Levy; whilst indicating other sources of funding that can be pooled to fund the same infrastructure projects shown (see Table 1).
3. Funding for the delivery of infrastructure will be sought by the Council from multiple sources over a number of years. Developer contributions can be provided in several ways:
 - Through planning conditions – to make development acceptable that would otherwise be unacceptable.
 - Through planning obligations in the form of Section 106 agreements – where it is not possible to address unacceptable impacts through a planning condition.
 - Through the Community Infrastructure (CIL) – a fixed charge levied on new development to fund infrastructure.
4. It is generally expected that Developer Contributions: CIL and Planning Obligation (Section 106) will only provide a contribution to funding the infrastructure costs. Alongside this funding there are mainstream sources of funding available to support delivery including sources of funding for education, transport, health, and utilities infrastructure. Funding can also be used from the Parish Councils and Chorley parish CIL pots.

Planning Obligations

5. Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms. They must be:
 - necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.

These tests are set out as statutory tests in Regulation 122 (as amended by the 2011 and 2019 Regulations) and as policy tests in the National Planning Policy Framework

6. It is not possible to provide a priority list of planning obligations that may be sought, by reason that the relative importance of an obligation will be dependent on the development proposal being considered. Planning obligations may be required by specific developments. These will include:
7. **Education contributions.** These will be collected as part of a Planning obligation (Section 106). Lancashire County Council's Education Contribution Methodology: https://www.lancashire.gov.uk/media/909458/annex_2_education_2019_update.pdf

sets out the methodology used for claiming education contributions against housing developments which are expected to create a projected shortfall of primary school places (within 2-mile radius or nearest school) and/or secondary school places (within 3-mile radius or nearest school) which are:

- Already over-subscribed
- Projected to become over-subscribed within 5 years.

- Larger Developments** - For larger developments, the use of S106 agreements will also extend to strategic infrastructure such as new schools; primary healthcare; and strategic highway and transportation improvements if they are needed as part of the development.
- Open Space contributions** in new housing developments (including amenity green space, provision for children/young people; parks and gardens, allotments, and playing pitches) will continue to be collected by S106.
- Affordable Housing** obligations will be secured solely through the Section 106 mechanism, without funding from CIL. This is in accordance with the CIL Regulations.
- S278s:** Payment of CIL does not replace S278 agreements, as S278s are not planning obligations. A S278 Agreement (under Section 278 of the Highways Act 1980) is made between a developer and a Highways Authority to enable works to be carried out on the public highway to facilitate development. The need to enter into a S278 usually arises as a result of a planning application and will be a condition of the planning consent. Examples of works delivered through a S278 agreement include construction of a new access junction, improvement of an existing junction or safety related works. Authorities can use monies from both sources to fund improvements to the highway network. A S278 agreement can be entered into to boost CIL funding towards these schemes.
- This is a 'living' document and will be the subject of on-going update and monitoring during 2020. The order of the projects in the table below does not imply any order of preference or weighting of one project as opposed to another.

Table 1	
Infrastructure Projects	Sources of Funding
Transport	
New Coppull Railway Station	CIL, external Grant funding
Car park to facilitate event parking for Astley Park and Westway on Westway, Euxton.	CIL, Football Foundation
Highways and infrastructure (the provision of access to and within the site) to support the delivery of the consented uses at Clayton-le-Woods including improvements along Wigan Lane (A49) / Leyland Way / Lancaster Lane (B5256) from junction 28, M6.	CIL,S106, S278
Highways and infrastructure (the provision of access to and within the Council's land site) to support the delivery of the allocated uses at Cowling Farm, Chorley.	CIL,S106,S278
Highways and infrastructure (the provision of access to and within the site), car parking provision and flood mitigation works to support the delivery of the consented uses at Alker Lane, Euxton Lane, Chorley	CIL,S106, S278
Chorley Railway Station disabled access lifts	CIL, Department for Transport, Northern Railway

Cycle Schemes	
Clayton-le-Woods	CIL, S106, external Grant funding
Clayton Brook and Whittle-le-Woods to Chorley A6	CIL, S106, external Grant funding
Canal towpath, Botany to Blackburn	CIL, S106, external Grant funding
Chorley to Abbey Village – old railway	CIL, external Grant funding
Cycle Schemes near Wheelton on the A676	CIL, S106, external Grant funding
Chorley North-East-Harpers Lane, Railway Rd-Park Rd	CIL, S106, external Grant funding
Cycle Link, Croston to Ulnes Walton to Leyland	CIL, external Grant funding
Euxton -Wigan Rd and School Lane	CIL, external Grant funding
Buckshaw to Chancery Lane via Alker Lane to Cuerden Valley Park- Southport Road via West Way	CIL, S106, external Grant funding
Chorley East – Eaves Lane, Lyons Lane, Yarrow Gate to Carr Lane/Myles Standish Way	CIL, S106, external Grant funding
Improvements to Cycle Links - Adlington	CIL, S106, external Grant funding
Chorley South to Coppull via Bolton Road, Pilling Lane, Eaves Green Road, Lower Burgh Way and Burgh Hall Lane	CIL, S106, external Grant funding
Eccleston to Chorley via Back Lane improvements	CIL, S106, external Grant funding
Footpath Schemes	
Open up Footpath FP42 (between Bagganley Lane and Froome Street) and improve the Footpath FT45 and FT15 that link to the Leeds and Liverpool Canal and Healey Nab.	CIL, S106, LCC funding, external Grant funding
Health	
Highways and infrastructure (the provision of access to and within the site) and provision of Local Community Health Hub at Bengal Street, Chorley	CIL, NHS, S106, external Grant funding
Highways and infrastructure (the provision of access to and within the site) and re-location of Eaves Lane GP Surgery and Community Centre Development at Tatton, Chorley.	CIL, S106, External Grant Funding
Sport and Recreational Facilities	
New or Refurbished Leisure Centres, Chorley	CIL, external Grant funding
King George V Playing Fields Recreation and Access Improvements	CIL, S106, external Grant funding
Green Infrastructure	
Extension to Adlington Cemetery	CIL, external Grant funding
Historic	
Improvements to the physical access of the building to include new staircase, DDA toilets and facilities, Astley Hall and Park	CIL, external Grant funding
General	
Refurbish Market Public Toilets, Chorley	CIL, external Grant funding
School Provision	
2 form entry Primary School, Clayton-le-Woods	Supply of land provided in lieu of CIL payment, S106