



INFRASTRUCTURE FUNDING STATEMENT 2021-22



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 01/04/2021 – 31/03/2022.

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 2021-22.

Planning Application Ref.	Site	Date Signed	Infrastructure Type	Monies Agreed
DC/2020/00734 (approved at appeal)	Central Buildings, Crosby	7 th May 2021	S106 Monitoring Fee	£2,910.60
DC/2017/01528	Land East of Maghull (N)	12 th October 2021	Canal Contribution	£150,000.00
			Education Contribution	£1,906,650.00
			Health Contribution	£504,009.00
			Highway Improvement Contribution	£440,000.00
			Highway Monitoring Contribution	£7,500.00
			S106 Monitoring Fee	£13,819.10
			Public Transport Contribution	£350,000
			Recreational Pressure Mitigation Contribution	£13,568.85
DC/2020/01422	2 Ormskirk Road, Aintree	15 th December 2021	Education Contribution	£26,580.00
			S106 Monitoring Fee	£1,663.20
DC/2018/00093	Land North Of Brackenway, Formby	16th December 2021	S106 Monitoring Fee	£9,482.10
			Sefton Coast Mitigation Contribution	£660.00 Per Dwelling
DC/2020/02637	17-23 Chapel Street, Southport	5 th January 2022	S106 Monitoring Fee	£2,079.00
DC/2021/00759	Wango Lane, Aintree	17 th January 2022	Education Contribution	£104,810.00
			S106 Monitoring Fee	£3,615.15
DC/2021/02486	40 Lancaster Road	4 th February 2022	S106 Monitoring Fee	£6,416.85
DC/2021/01978	St Martin's House, Bootle	23 rd March 2022	S106 Monitoring Fee	£14.40
			Recreational Pressure Contribution	£39,468.00
DC/2021/01466	Merton House, Bootle	23 rd March 2022	S106 Monitoring Fee	£14.40
			Financial Contribution	£41,860.00

*DC/2018/00093 is an outline approval for up to 286 dwellings so the total amount for Sefton Coast Mitigation Contribution is not yet confirmed

Financial Contributions Agreed 2021-22

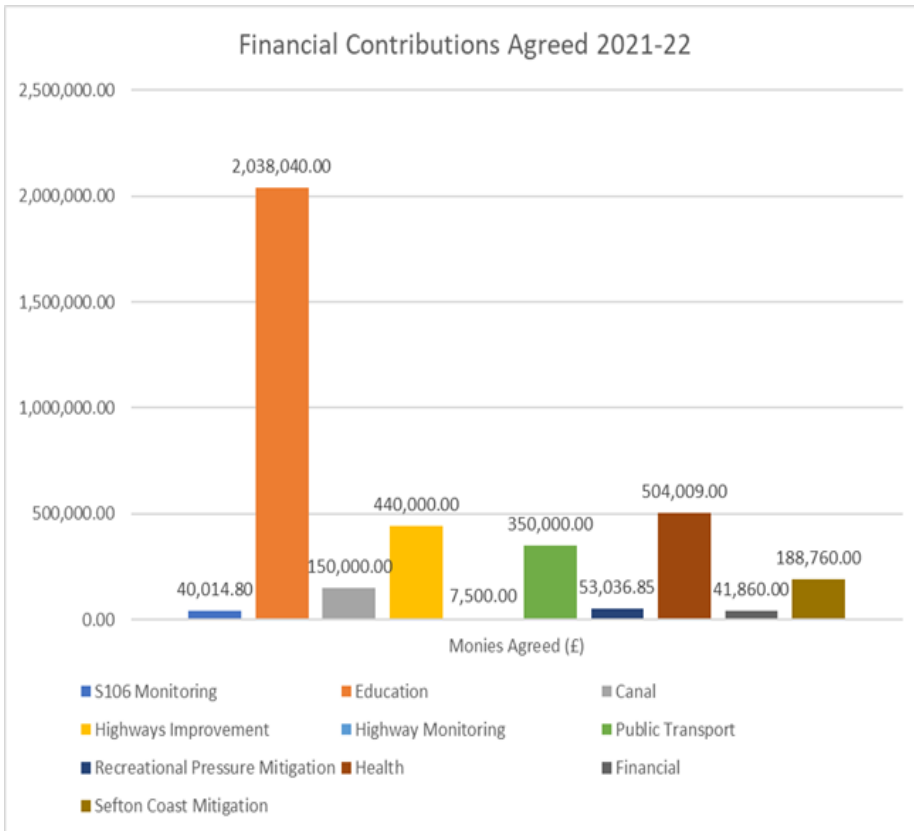


Figure 1

Figure 1 – This graph shows the potential income from Section 106 Agreements signed during the financial year 2021-22.

- Sefton Council could potentially receive over £2million in Education Contributions, £1.9million of which would be coming in from one single development (ref DC/2017/01528 - Land East of Maghull (N))
- £504,009.00 towards Health also agreed in ref DC/2017/01528 could help fund the provision of a new Health Centre facility to mitigate for the increased demand for GPs/Clinics in the Maghull area
- £440,000 has been agreed to help fund Highways Improvements to mitigate for the development of these areas
- In total over £3.8million of financial contributions have been agreed for the financial year 1st April 2021 to 31st March 2022

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

During 2021-22 a total of £1,699,542.30 was received under planning obligations. Table 2 and Figure 2 below give a breakdown of all monies received by contribution type.

Contribution Type	Money Received
Education	£286,444.43
Playing Pitches	£650,000.00
Cycle Path	£160,000.00
Recreational Pressure	£55,390.53
Monitoring Fee	£11,701.50
Open Space	£226,097.00
Highway Works	£100,163.63
Buckley Hill Corridor	£10,000.00
Financial Contribution	£30,000.00
Coastal Ranger	£68,530.00

Table 2

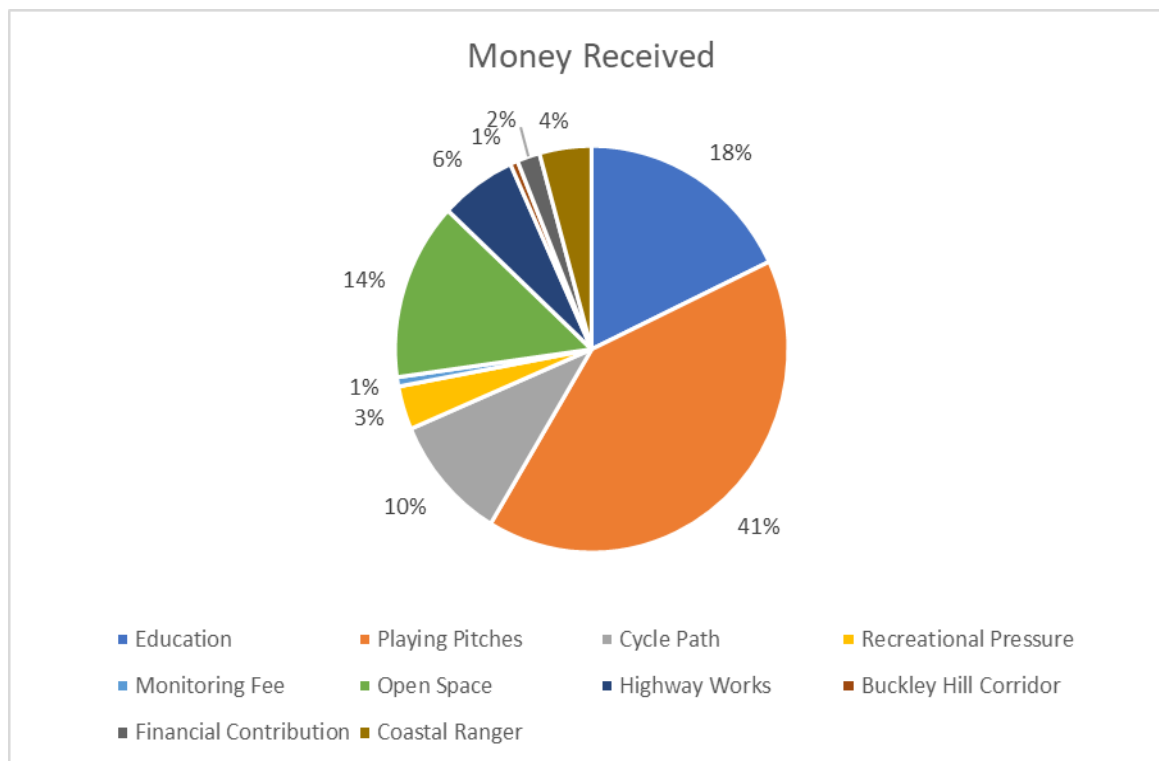


Figure 2

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

The Council has received £1,767,353.91 under planning obligations prior to 2021-22 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).

Whilst a specific project has not been chosen to spend this money on, it must only be spent on the provision of primary education places. In this respect 'unallocated' or 'unassigned' does not mean available for general infrastructure provision. Please see Figure 3 for a breakdown of this available funding

Money Available

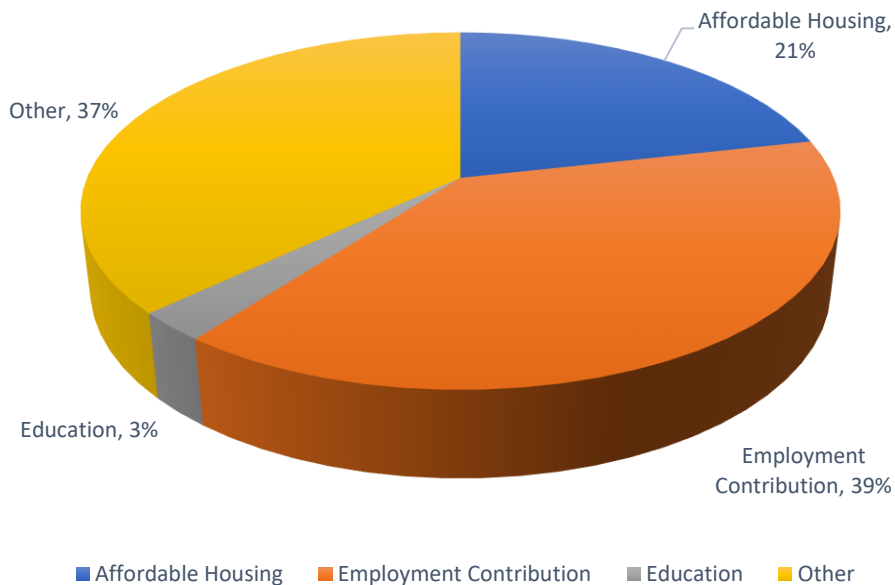


Figure 3

Money categorised under “Other” covers receipts for things such as Public Transport Contributions, landscaping and play space contributions. For example, the Council received £101,974 which has been secured for the enhancement of Potters Barn Park. £8,100 was received for landscaping in the Maghull area. £4,500 was received to subsidise the cost of providing a bus service to the Land East of Maghull area, for 5 years.

Non-Monetary Contributions

The Table below summarises the non-monetary contributions that were agreed through S106 agreements in the financial year 2021/22. The non-monetary contributions relate to Affordable Housing Units.

Planning Application Ref.	Application Type	Site	Affordable Housing Secured
DC/2017/01528	Full	Land East of Maghull (N)	Approx. 257 (30% affordable)
DC/2018/00093	Outline	Land North Of Brackenway Formby	86 (30% affordable)
DC/2020/00734 (approved at appeal)	Full	Central Buildings	39 (100% affordable)
DC/2020/02637	Full	17-23 Chapel Street, Southport	30 (100% affordable of which 67% affordable rent/33% Affordable home ownership dwellings)
DC/2021/00759	Part Full Part Outline	Wango Lane	18 (30% affordable)
DC/2020/01422	Full	2 Ormskirk Road, Liverpool	8 (33% affordable of which 75% will be affordable rent/25% affordable home ownership dwellings)

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 2021-22 the Council spent £458,015.30 of the money received under any planning obligation. All of this money was spent on trees, greenspace and other local environmental improvements.
- During 2021-22 the Council spent £8,014 on monitoring the delivery of Section 106 obligations, following the appointment of a dedicated Section 106 Monitoring Officer in January 2022.
- As at 31 March 2021 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



Runnells Lane Park



- The project was completed using a grant from Refuse Company, Veolia, plus £25k council match funding taken from the money secured through Section 106.
- This park was chosen because it was the only council owned greenspace of its type located within the qualifying ward for the available funding.
- A public consultation event was carried out in early 2021 with the proposed improvements being exhibited for local community feedback before the works were tendered.
- Project budget was spent on a new children's play area aimed at the 2-9 year old age group, and a new path through the large grass area in the north of the site.
- The play area is enclosed by a steel bow top fence with 2 self-closing access gates, and is surfaced with a hard wearing synthetic carpet safer surfacing.
- The installed equipment is predominantly made of steel to help with longevity and ease of maintenance.
- The different equipment types have been chosen to allow a range of play experiences for young children.
- New benches and a litter bin have also been installed for user convenience.
- The new path is surfaced in self binding gravel, and was installed to allow greater all weather use of the large grass area for dog walkers, or people just wanting to go for a short walk and some fresh air.
- The play area has been operational since June 2022, but an official opening by the mayor is scheduled for 1 August.

Photos show the area before and after works were completed

Maghull North Railway Station



Maghull North Railway Station will be retrospectively part-funded by money obtained from developers through Section 106 Agreements, for housing and commercial developments to the East of the town. It has been open to passengers since June 2018.

Facilities at the new station include:

- Staffed station building and ticket office with passenger toilet.
- Passenger waiting facilities on the platforms.
- Step-free access with lifts and a bridge to, from and between both platforms and the station building.
- 156-space car park with blue badge and motorcycle parking facilities, as well as cycle storage.
- Pedestrian and cycle routes from School Lane and Park Lane to the station, and bus stops on School Lane.
- Future provision for electric vehicle charging points.



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 and 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 is capable of providing education for it's residents.



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 crossing and as shown on the photograph, new motorway junctions

Junction 1 of the M58, Maghull pictured



Highways Monitoring Contributions – These contributions are used to commission surveys to monitor the impact of a development in the years following its construction. A variety of things can be studied, such as air pollution, traffic flows and the methods of travel being used by residents, like public transport, cycling, driving and walking.



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 affects 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