

Annual Infrastructure Funding Statement 2020/2021

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Blackpool Council



Contents

Introduction	4
Section 106 information	6
a) The total amount of money to be provided under any planning obligations which were entered into during the reported year	6
b) The total amount of money under any planning obligations which was received during the reported year	6
c) The total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority.	7
d) Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of:.....	8
i) In relation to affordable housing, the total number of units which will be provided.....	8
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 provided	8
e) The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure	8
f) The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);	9
g) 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 which the money has been allocated, and the amount of money allocated to each item;	11
h) 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—	12
i) The items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item.....	12
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)	12
iii) the amount of money (received under any planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations	12

i) 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. 13

Section 278 information 14

a) Summary details of any funding or provision of infrastructure which is to be provided through a highway agreement under section 278 of the Highways Act 1980 which was entered into during the reported year 14

b) Summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year 14

Introduction

This document reports on developer contributions received and spent between 1st April 2020 and 31st March 2021. It covers developer contributions towards the provision of new infrastructure or the improvement to existing infrastructure, including:

- Public Open Space, Sports facilities and Green Infrastructure;
- Affordable Housing;
- Education;
- Highways and Transportation;
- Health.

The document contains the following [\(lifted from the regulations\)](#):

- (a) the total amount of money to be provided under any planning obligations which were entered into during the reported year;
- (b) the total amount of money under any planning obligations which was received during the reported year;
- (c) the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;
- (d) 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;
- (e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;
- (f) the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);
- (g) 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;
- (h) 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;
- (i) 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.

4. The matters which may be included in the section 106 report for each reported year are—

- (a) summary details of any funding or provision of infrastructure which is to be provided through a highway agreement under section 278 of the Highways Act 1980 which was entered into during the reported year,
- (b) summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year.

5. For the purposes of paragraph 3—

- (a) where the amount of money to be provided under any planning obligations is not known, an authority must provide an estimate;
- (b) a non-monetary contribution includes any land or item of infrastructure provided pursuant to a planning obligation;
- (c) where the amount of money spent in respect of monitoring in relation to delivery of planning obligations is not known, an authority must provide an estimate.

<https://www.legislation.gov.uk/ukdsi/2019/9780111187449>

Section 106 information

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

Date	Application	Site address	Development	Amount	Purpose
-	-	-	-	-	-
				£0.00	

No planning obligations were entered into in 2020/21 to provide Section 106 money.

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

Date	Application	Site address	Development	Amount	Purpose
23/12/2020	11/0260	Land at Runnell Farm, Chapel Road, Blackpool, FY4 5HS	83 Dwellings	£116,666.67	Affordable Housing
				£111,000.00	Education
				£33,333.33	Transport/Highways
				£10,000.00	Public Open Space
06/08/2020	15/0457	Co-operative Sports and Social Club, Preston new Road, Blackpool, FY4 4RE	53 Dwellings	£75,000.00	Sports Infrastructure
07/08/2020	17/0090	37 George Street, Blackpool, FY1 3DB	6 Flats	£3784.00	Public Open Space
Total				£349,784.00	

c) The total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority

Purpose	Amount
Public Open Space	£199,357.26
Affordable Housing	£151,166.67
Education	£111,000.00
Street Lighting	£5,000.00
Transport	£0.00
Total at 31/03/2020 (unallocated money)	£466,523.93

d) 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

No non-monetary contributions were entered into for affordable housing in 2020/21.

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 provided

No non-monetary contributions were entered into for school places in 2020/21.

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

Request Date	Application	Site address	Development	Amount	Allocation Reference	Purpose
29/10/2019	02/0613	177 Hornby Road	12 flats	£23,000	POS 79	Public Open Space contributions allocated for a new playground at Grange Park.
	05/0411	29-35 Grosvenor Street	11 flats			
	05/0472	107 Adelaide Street	6 flats			
	05/0765	1 Regent Road and 107 Adelaide Street	6 flats			
	08/0228	117-123 Talbot Road	38 flats			
	08/0943	334-342 Church Street	7 houses			
	10/1140	247 Counce Street	4 houses			
	18/0718	18-20 Empress Drive	4 dwellings			
				£23,000.00		

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

Date	Application	Site address	Development	Amount	Purpose/Infrastructure Provided
02/11/2020 (POS 77)	02/0463	Pixie Mushrooms, Cornwall Place	Residential development	£33,000.00	Upgrade to the senior football pitch at Claremont Park.
	05/0705	Land off Coopers Way	100 dwellings		
	08/0228	117-123 Talbot Road	38 flats		
	09/0075	Land adjacent to Mereside Youth & Community Centre, Bowness Avenue	8 dwellings		
	09/0137	Ashfield House, Ashfield Road	48 residential care flats		
	09/0651	Land adjacent to 6a Dover Road	4 dwellings		
	12/0364	380-382 Talbot Road	4 flats		
	10/1330	Land between Gateside Drive and Forshaw Avenue	26 dwellings		
	10/1510	71-75 Cornation Street	5 flats		
	13/0781	115 Church Street	10 flats		
POS 83	07/0898	352 St. Annes Road	7 dwellings	£10,000.00	Watson Road Park Pavilion Roof
	11/0139	Land at 187 Common Edge Road	Substitution of house types for 10/0418		
	13/0750	340-342 Lytham Road	3 flats		
	13/0320	66-68 Station Road	6 flats		
	05/0663	1 Windermere Road	4 dwellings		
	10/1096	34 Osborne Road	5 flats		
	16/0560	653-655 Promenade, Blackpool, FY4 1RN	7 flats		

Date	Application	Site address	Development	Amount	Purpose/Infrastructure Provided
	13/0350	Land adjacent 73 Stony Hill Avenue	8 dwellings		
02/11/2020 (POS 84)	07/0303	Land at Bromley Close	12 flats	£6,054.00	Play equipment at Bispham Cliff Tops playground.
	17/0439	50 Bispham Road	12 flats		
02/11/2020 (POS 85)	06/0160	St. Nicholas Church, 187 Common Edge Road	29 dwellings	£6,000.00	Benches at Solaris park.
	05/0663	1 Windermere Road	4 dwellings		
11/11/2020 (POS 86)	05/0663	1 Windermere Road	4 dwellings	£2,500.00	Tree planting at Solaris Park.
03/03/2021 (POS87)	17/0439	50 Bispham Road	12 flats	£7,430.40	Fencing at Bispham Cliff Tops playground
	18/0718	Site of 18-20 Empress Drive	4 dwellings		
03/03/2021 (POS 88)	14/0149	Land at 11 Dover Road	12 dwellings	£4,180.00	Cricket Club Railings at Stanley Park (Blackpool Cricket Club)
03/03/2021 (POS 89)	99/0871	Harrowside, adjacent Harrowside Heights	9 flats	£3,872.65	Highfield Road Park Playground Wooden Fencing
	03/0575	Land rear of 638-642 Lytham Road	3 dwellings		
	04/0763	505 Midgeland Road	Use of land for storage		
	06/0160	St. Nicholas Church, 187 Common Edge Road	29 dwellings		
03/03/2021 (POS 90)	07/0898	352 St. Annes Road	7 dwellings	£1,000.00	Highfield Road Park Playground Footpath Works and Resurfacing
	05/0663	1 Windermere Road	4 dwellings		

Date	Application	Site address	Development	Amount	Purpose/Infrastructure Provided
03/03/2021 (POS 91)	06/0160	St. Nicholas Church, 187 Common Edge Road	29 dwellings	£5,925.00	Highfield Road Park Wooden Boat Refurbishment
	09/1118	36 Roseacre	3 dwellings		
	07/0898	352 St. Annes Road	7 dwellings		
	11/0139	Land at 187 Common Edge Road	Substitution of house types for 10/0418		
	13/0759	129 Marton Drive	Vehicular crossing		
	13/0320	66-68 Station Road	6 flats		
	16/0560	653-655 Promenade	7 flats		
Total				£79,962.05	

g) 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 which the money has been allocated, and the amount of money allocated to each item;

See section 3(e) that details money that is allocated, but not spent.

h) 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

Please refer to section F that details the total amount of money received from planning obligations spent by the authority in 2020/21.

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)

The total amount of money received from planning obligations that was spent on repaying money borrowed, including interest, was £0.00. Consequently no infrastructure was provided from money borrowed.

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

With regards to money spent on monitoring the delivery of planning obligations, Blackpool Council does not allocate funds for the monitoring of planning obligations money, nor is a Section 106 officer employed. Therefore section 3(h)iii of the regulations is not applicable.

i) 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 of 31/03/2021 the amount of money (received under any planning obligations) during any year that was retained was £759,345.88. None of this money has been allocated for the purposes of longer term maintenance.

Purpose	Amount
Public Open Space	£222,357.26
Affordable Housing	£151,166.67
Education	£111,000.00
Street Lighting	£5,000.00
Transport	£0.00
Total S106 money retained at 31/03/2020	489,523.93
S106 Money received in 2020/21	£349,784.00
Sports Clubs	£75,000.00
Public Open Space	£13,784.00
Affordable Housing	£116,666.67
Education	£111,000.00
Transport	£33,333.33
Total in 2020/21 (before spending)	£839,307.93
Spending in 2020/21	-£79,962.05
Total S106 money retained at 31/03/2021	£759,345.88

Section 278 information

a) Summary details of any funding or provision of infrastructure which is to be provided through a highway agreement under section 278 of the Highways Act 1980 which was entered into during the reported year

No section S278 agreements were signed into in 2020/21.

Start Date	Application	Site address
-	-	-

b) Summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year

Completion Date	Application	Site address	Summary of S278 works (Infrastructure provided)	Amount
5 th July 2021*	17/0466	Land at Warren Drive, Blackpool, FY5 3TG (Lovells)	New housing development with new mini roundabout access arrangement, upgraded pedestrian crossing facilities, footpath improvements and street lighting upgrade works	£320,454.89
22 nd February 2021	18/0603	Land at the Junction of Coleridge Road and Talbot Road, Blackpool, FY1 3NR (Tysons)	Housing development with new off-street driveway access, speed reducing features, footpath improvements and street lighting upgrade works	£88,245.42

Completion Date	Application	Site address	Summary of S278 works (Infrastructure provided)	Amount
13th April 2021*	19/0149	Former Anchorsholme Methodist Church, North Drive, Blackpool, FY5 3PG (Melrose investments)	New Co-op store and car park access to the rear	£30,379.31
13th April 2021*	18/0642	Midgeland Road, Blackpool, FY4 5HE (Denmac Holdings)	Housing development with new access arrangement directly off Midgeland Road. Footway/pedestrian crossing improvement works.	£48,704.70
May 2021*	15/0494	Premier Inn, 2-10 Talbot Road, Blackpool, FY1 1LF	New hotel at Talbot Square. Footpath improvement works and associated car parking to facilitate the hotel.	£36,400.00
13th July 2021*	17/0590 and 19/0048	Hoyle House, Argosy Avenue, Blackpool, FY3 7NN (Tysons)	New housing development with new access arrangement, speed reducing features and footpath improvements works.	£48,492.30
Total				£572,676.62

*Completion dates listed are when the completions certificate was issued for the Section 278 works. Some dates given are outside of the 2020/21 monitoring period, falling after 31st March 2021. This is because there has been a delay between the works being completed and the completions certificate being issued. It has been confirmed that section 278 works on all schemes listed under section 4(b) of the report were completed in the 2020/21 financial year.