



Annual Infrastructure Funding Statement 2025

December 2025

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1.0 Introduction to this Statement

1.1 Planning obligations are legal obligations entered into to mitigate the impacts of a development proposal. This can be via a planning agreement entered into under section 106 of the Town and Country Planning Act 1990 by a person with an interest in the land and the local planning authority; or via a unilateral undertaking entered into by a person with an interest in the land without the local planning authority. It is therefore generally referred to as a ‘S106 Agreement’.

1.2 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 of The Community Infrastructure Levy Regulations 2010 (as amended) and as policy tests in the National Planning Policy Framework (NPPF).

1.3 ‘Infrastructure’ is the term given to the range of services, facilities and structures needed for places and society to function. New development can put a strain on existing infrastructure but can also secure new improved infrastructure and support services and facilities which may be in danger of closure. Pressure on infrastructure caused by new development should be offset by infrastructure investment funded by that development. Additional

and improved infrastructure may be provided on site by the developer. It is often the case, however, that in order for development to integrate into existing patterns of infrastructure a developer will make a financial contribution towards the upgrade of existing infrastructure or for the provision of new infrastructure by the infrastructure provider.

- 1.4 The areas potentially subject to contributions include but are not limited to:
- Affordable housing;
 - Highway and transport infrastructure including sustainable transport measures;
 - Flood prevention and surface water drainage including future maintenance;
 - Green infrastructure, including future maintenance;
 - Education;
 - Health care provision.

Regulation 10 of The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 which came into force on 1 September 2019 also now allows local planning authorities to require a contribution in respect of the cost of monitoring in relation to the delivery of planning obligations in the authority's area.

- 1.5 Policy SP7 of the Wyre Local Plan (partial update of 2022) adopted January 2023 establishes a framework for the provision of necessary infrastructure and for the provision of developer contributions through Section 106 obligations or through the Community Infrastructure Levy, if one is introduced in Wyre in the future. It applies to any proposed development including development allocated in this Local Plan.

- 1.6 Lancashire County Council is the local highway authority and local education authority and is entitled to enter into S106 agreements jointly with Wyre Council and other parties with an interest in the land in cases where contributions are required to provide highway improvements to mitigate the impact of a development and to provide for necessary school places generated by the development. Any monetary contributions relating to those matters are therefore collected by Lancashire County Council and not by Wyre Council. Monies received by Lancashire County Council do not appear in this annual funding statement and those contributions have not been monitored as this is the responsibility of Lancashire County Council.
- 1.7 In November 2025, due to the unique circumstance of planning application 25/00011/FULMAJ, it was agreed that Wyre Council would take a Travel Plan Monitoring contribution of £6000.00. This monies belongs to Lancashire County Council and will be transferred to them as soon as Wyre Council has been paid by the Developer, in accordance with the terms of the S106.
- 1.8 This Annual Funding Statement is drafted to meet the requirements of The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, covers the calendar year 2025 and must be published by 31 December.
- 1.8 This report was published on 16 December 2025.

2.0 Details of S106 contributions

- 2.1 The tables set out as Appendices 1- 6 to this statement provide information on the following matters relating to S106 agreements entered into, and both monetary and non-monetary contributions required received by the council.

Appendix 1 - the total amount of money to be provided under any planning obligations which were entered into during 2025.

Appendix 2 - the total amount of money under any planning obligations which was received during 2025.

Appendix 3 - the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the council.

Appendix 4 – summary details of any non-monetary contributions to be provided under planning obligations which were entered into during 2025, including details of the total number of affordable housing units which will be provided.

Appendix 5 - the total amount of money (received under any planning obligations) which was allocated but not spent during 2025 for funding infrastructure, and summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item.

Appendix 6 - the total amount of money (received under any planning obligations) which was spent by the authority during 2025 and summary details of the items of infrastructure on which that money was spent, and the amount spent on each item.

Note:

The term '**allocated**' means that the amount, whether some or all of the contribution received, has been committed to be spent on a specific, approved, infrastructure project in accordance with the terms of the S106 agreement.

3.0 Summary

- 3.1 A total of three S106 agreements which included provision for monetary contributions to local infrastructure and/or non-monetary contributions were entered into during 2025. From these three agreements, **£116,502.11** could be collected by Wyre Council.

Of the money to be collected by Wyre Council:

- **£6000.00** is for the provision or improvement/enhancement of sustainable transport measures in the borough.
- **£110,502.11** is to support the provision and improvement of healthcare facilities in the borough.

In addition to the sums above, contributions will be made towards the cost of monitoring the s106 agreements. S106 agreements can also allow for non-monetary contributions. In 2025, s106 agreements have made non-monetary provision for a total of approx. **13 affordable houses** within development sites.

- 3.2 During 2025 the total amount of monetary contributions received was **£396,412.90**.

Of the money collected:

- **£232,484.01** has been provided for the purpose of providing public open space and/or recreational facilities in the locality of development sites.
- **£96,081.06** is for the provision of community facilities in the borough.
- **£67,847.83** is for the provision of healthcare facilities in the borough.

- 3.3 The money retained from s106 contributions received before 2025 is **£893,400.48**, of which **£869,431.48** is yet to be spent or allocated.

Of the money which has yet to be spent or allocated:

- **£588,982.45** is for the provision or improvement/enhancement of public open space in the borough

- **£280,449.03** is for the provision of community health infrastructure

- 3.4 This year the council has allocated, but not yet spent, a total of **£1,059,852.82** of the s106 contributions.
- 3.5 This year the council has spent a total of **£184,632.44** of the s106 contributions.
- 3.6 This year the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, was **£0**.
- 3.7 This year the amount of money received under planning obligations in respect of monitoring compliance (including reporting under regulation 121A) in relation to the delivery of planning obligations was **£1,000**.
- 3.8 The total amount of money (received under any planning obligations) during any year which has been retained at the end of this year (i.e. unspent) is **£2,316,473.95** None of the retained money has been allocated for the purposes of longer-term maintenance (“commuted sums”).

Appendix 1

Summary of monetary contributions to be provided under planning obligations entered into in 2025

Application reference number	Proposal	Location	Date of section 106	Amount of contribution
25/00011/FULMAJ	Erection of a new retail food store together with associated car parking, servicing areas and landscaping including the provision of an electricity substation, and alterations to the highway.	Land At Norcross Lane, Thornton Cleveleys, Lancashire	25.11.25	£6000.00- Travel Plan Monitoring contribution
23/00215/OULMAJ	Outline application (all matters reserved excluding access) for the construction of up to 130 new dwellings (Use Class C3), structural landscaping and green infrastructure and creation of access road and two points of vehicular access to the residential site and the construction of a cycle/footway (Re-submission of 21/01152/OULMAJ)	Land Off Fleetwood Road North, Thornton Cleveleys, Lancashire	13.03.25	£78,421.00- Healthcare contribution.
23/00122/FULMAJ	Proposed erection of no.42 dwellings (Use Class C3)	Land Off Fleetwood Road North, Thornton Cleveleys, Lancashire	18.02.25	£32,081.11 - Healthcare contribution
Total				£116,502.11

Appendix 2

Summary of monetary contributions under planning obligations received during 2025

Application reference number	Development description	Location of development	Date of section 106	Amount received
24/00135/FULMAJ	The erection of 51 affordable homes together with access taken from Rosemount Avenue and the formation of an internal access road, footpath link on to Pilling Road, landscaping, amenity open space, electricity sub-station and surface water pumping station	Land Off Rosemount Avenue Preesall Lancashire	19.11.2024	£191,163.71- Green Infrastructure contribution
24/00135/FULMAJ	The erection of 51 affordable homes together with access taken from Rosemount Avenue and the formation of an internal access road, footpath link on to Pilling Road, landscaping, amenity open space, electricity sub-station and surface water pumping station	Land Off Rosemount Avenue Preesall Lancashire	19.11.2024	£35,901.26- Healthcare contribution
18/00540/FULMAJ	Residential development of 16 dwellings, public open space, landscaping and associated infrastructure with vehicular access taken from West End	Land South of Pinfield House and West End, Great Eccleston, Lancashire	29.10.2020	£96,081.06 – Community Hall contribution

20/01018/LMAJ	HYBRID application: 1) Full planning application for the erection of 80 dwellings with vehicular access from Lambs Road and to land to the east (phase 3) and pedestrian access to land to the south (phase 1) and associated works to include landscaping and green infrastructure 2) Outline planning application for the erection of up to 194 dwellings, a one-form entry primary school (1.36ha) and a convenience retail store (up to 280sqm net sales floorspace) with associated works (all matters reserved for subsequent approval)	Land Off Lambs Road And Raikes Road Thornton Cleveleys Lancashire	29.09.23	£22,723.32- Healthcare contribution
17/00632/OUTMAJ	Outline planning application for the erection of up to 48 dwellings (with access applied for) and construction of a Town Centre car park for up to 200 vehicles with access from Tithebarn Street (all other matters reserved)	Land to the South of Tithebarn Street (and to the East of Berrys Lane) Poulton-le-Fylde FY6 7BY	24.03.2022	£9,223.25- Healthcare contribution
17/00632/OUTMAJ	Outline planning application for the erection of up to 48 dwellings (with access applied for) and construction of a Town Centre car park for up to 200 vehicles with access from Tithebarn Street (all other matters reserved)	Land to the South of Tithebarn Street (and to the East of Berrys Lane) Poulton-le-Fylde FY6 7BY	24.03.2022	£41,320.30- Green Infrastructure contribution
Total				£396,412.90

Appendix 3

Summary of monetary contributions under planning obligations received before 2025, not yet allocated or spent.

Application reference number	Development description	Location	Date of section 106	Amount received	Amount of money not yet allocated or spent	Details of infrastructure to be provided
21/01089/FULMAJ	Erection of 93 dwellings with associated car parking, landscaping, open space improvements and access from Norcross Lane	Land At Norcross Lane, Thornton Cleveleys, Lancashire, FY5 3TZ	11.08.2022	£36,454.98	£36,454.98	Healthcare contribution
16/00010/OUTMAJ	Outline application for the erection of 44 dwellings (now 42 dwellings; see reserved matters app) with detailed approval for access only (all other matters reserved)	Land Off Rosemount Avenue, Preesall, Lancashire	12.07.2017 (varied on 23.03.2022)	£69,691.81	69,691.81	Green Infrastructure contribution
19/00551/FULMAJ	Hybrid planning application seeking detailed planning permission for the development of 202 dwellings including associated access, highway works, open space provision and landscaping and outline planning permission for the development of a two form	Land To The South Of Blackpool Road Poulton-Le-Fylde Lancashire	29.07.21	£70,939.65	£70,939.65	Healthcare contribution

	entry primary school (all matters reserved)					
21/01477/FULMAJ	Erection of 13 No. affordable dwellings	Land At Ormerod Street	14.08.23	£7458.70	7458.70	Healthcare contribution
21/01477/FULMAJ	Erection of 13 No. affordable dwellings	Land At Ormerod Street	14.08.23	42,914.51	42,914.51	Green Infrastructure contribution
18/00540/FULMAJ	Residential development of 16 dwellings, public open space, landscaping and associated infrastructure with vehicular access taken from West End	Land South of Pinfield House and West End, Great Eccleston, Lancashire	29.10.20	£11,683.91	£11,683.91	Healthcare contribution
21/00484/FULMAJ	Full Planning Application for the demolition of all existing buildings and structures other than the existing sub-station to be retained, and erection of 80no. Residential Dwellings with associated car parking, associated infrastructure including Surface Water Drainage (SuDs), Hard and Soft Landscaping, Public Open Space inclusive of a play area, and diversion of existing Public Right of Way	Land North West Of Cock Robin Lane And North East Of Garstang Road Catterall	12.01.2022	£34,510.78	£34,510.78	Healthcare contribution

20/00773/FULMAJ	Erection of 74 dwellings, with associated car parking, landscaping and all other associated works	Land East Of Carr End Lane, Stalmine-With-Staynall, Lancashire	17.11.2022	£28,480.00	£28,480.00	Healthcare contribution
21/00341/FULMAJ	Erection of 44 residential dwellings with associated highway and landscaping infrastructure	Land west of Broadway, Fleetwood, Lancashire	28.04.2022	£14,071.51	£14,071.51	Healthcare contribution
21/00341/FULMAJ	Erection of 44 residential dwellings with associated highway and landscaping infrastructure	Land west of Broadway, Fleetwood Lancashire	28.04.2022	£104,036.48	£104,036.48	Green Infrastructure contribution
21/01502/FULMAJ	Demolition of existing building and erection of a 66 bedroom care home with associated access, parking and landscaping	Crofters, Garstang Bypass Road, Garstang, Preston, Lancashire, PR3 1PH	16.09.2022	£15,700.88	£15,700.88	Healthcare contribution
21/00750/FULMAJ	Erection of 42 age-restricted specialist bungalows for people aged 55 and over (Use Class C3) with associated car parking, open space and vehicular access from Blackpool Road (re-submission of application 19/00809/FULMAJ)	Land to the south of Blackpool Road, Poulton-Le-Fylde, Lancashire	18.05.2022	£23,595.62	£23,595.62	Healthcare contribution

20/00212/FULMAJ	Erection of 70 dwelling houses and associated infrastructure with new access off A6 Preston Lancaster New Road	Land South of Prospect Farm, West of A6, Garstang	16.11.2021	£23,772.00	£23,772.00	Healthcare contribution
20/00284/FULMAJ	Erection of 55 residential dwellings with vehicular access from Westfield Road and associated public open space	Land south of Westfield Road, Cloughton-On-Brock, PR3 0PH	10.09.2020	£13,781.00	£13,781.00	Healthcare contribution
20/00618/FULMAJ	Erection of 3 storey building following partial demolition of existing building to provide approx. 1400sqm (gross) of retail floor space (Class A1) and 18 residential apartments with associated new and reconfigured car parking	Garstang Business And Community Centre, 96 High Street, Garstang, Preston, Lancashire, PR3 1EB	21.12.2018	£29,099.01	£29,099.01	Green Infrastructure contribution
19/01281/FULMAJ	Erection of 49 1 and 2 bedroom retirement apartments for over 55's	Land at former Ashdell Nurseries, Victoria Road, East Thornton Cleveleys, Lancashire, FY5 3SZ	11.11.2020	£35,658.68	£35,658.68	Green Infrastructure contribution
19/00764/FULMAJ	Demolition of existing Public House and redevelopment of the site to provide 15 no. new affordable dwellings, consisting of 3 no. 2 bedroom houses, 3no. 1 bedroom apartments and 9 no. 2 bedroom apartments with	Sandpiper Hotel, Cleveleys Avenue, Thornton Cleveleys, Lancashire, FY5 2NH	07.08.2020	£15,461.77	£15,461.77	Green Infrastructure contribution

	associated parking and amenity space.					
20/00405/LMAJ	Erection of 210 residential dwellings with vehicular access from Bourne Road and associated public open space and infrastructure.	Land at Bourne Road, Thornton Cleveleys, FY5 4QA	30.03.2021	£220,492.19	£220,492.19	Green Infrastructure contribution
15/00072/FULMAJ	Erection of 29 dwellings following demolition of existing dwelling & outbuildings	Avonhurst, 799 Garstang Road, Barton, Preston, Lancashire, PR3 5DQ	07.07.2015	£50,448.00	£50,448.00	Green Infrastructure contribution
19/00156/FULMAJ	Erection of 39 affordable residential dwellings with associated infrastructure including new pedestrian and vehicular access off Rosslyn Avenue (resubmission of 18/00734/FULMAJ)	Land South of Rosslyn Avenue, Preesall	01.08.2019	£45,149.00	£21,180.00	Green Infrastructure contribution
Total				£893,400.48	£869,431.48	

Appendix 4

Summary of non-monetary contributions under planning obligations entered into in 2025

Application reference number	Description of development	Location of development	Date of s106 agreement	Details of non-monetary contribution
23/00215/OULMAJ	Outline application (all matters reserved excluding access) for the construction of up to 130 new residential dwellings (Use Class C3), structural landscaping and green infrastructure and creation of access comprising eastward extension of the main access road and two points of vehicular access to the residential site and the construction of a cycle/footway (Re-submission of 21/01152/OULMAJ)	Land Off Fleetwood Road North, Thornton Cleveleys, Lancashire	13.03.25	9 on site affordable homes
23/00122/FULMAJ	Proposed erection of 42 no. dwellings (Use Class C3)	Land Off Fleetwood Road North, Thornton Cleveleys, Lancashire	18.02.25	4 on site affordable homes
Total				13

Appendix 5

Summary of monetary contributions under all planning obligations received, allocated during 2025 but not spent

Application reference number	Description of development	Location of development	Amount of monetary contributions received	Amount of monetary contribution allocated but not spent	Details of infrastructure to be provided
18/00540/FULMAJ	Residential development of 16 dwellings, public open space, landscaping and associated infrastructure with vehicular access taken from West End	Land South of Pinefield House and West End, Great Eccleston, Lancashire	£70,997.78	£70,997.78	Affordable Housing contribution
21/01394/FUL	Erection of six detached dwellings, garages, associated access and landscaping	Land To South Of Copp Lane, Great Eccleston, Lancashire	£40,214.82	£40,214.82	Affordable Housing contribution
20/00825/FULMAJ	Outline application for a residential development of 38 dwellings, with associated access from the A6 Lancaster Road (matters of appearance and landscaping reserved) (Pursuant to variation of condition 3 on approved application 18/00906/OUTMAJ to amend the affordable housing scheme)	Land Bound by A6 and Hollins Lane, Forton, PR3 0BL	£139,485	£139,485.00	Affordable Housing contribution

19/01281/FULMAJ	Erection of 49 1 and 2 bedroom retirement apartments for over 55's	Land at former Ashdell Nurseries, Victoria Road, East Thornton Cleveleys, Lancashire, FY5 3SZ	£209,978.18	£209,978.18	Affordable Housing contribution
18/00690/FUL	Erection of 6 dwellings (plots 32-34 and 118-120) (substitution of house types including 3 additional plots to planning permission ref. 14/00681/OUTMAJ and 16/00987/REMMAJ) and erection of sub station	Land at Daniel Fold Farm Daniel Fold Lane, Catterall, PR3 0JZ	£54,331.00	£54,331.00	Affordable Housing contribution
18/00822/FULMAJ	Conversion of barn in to 3 dwellings and erection of 8 dwellings with associated access off Garstang Road (A6)	Catterall Lodge Farm, Garstang Bypass Road, Catterall, Lancashire, PR3 0QA	£50,794.44	£50,794.44	Affordable Housing contribution
18/00822/FULMAJ	Conversion of barn in to 3 dwellings and erection of 8 dwellings with associated access off Garstang Road (A6)	Catterall Lodge Farm, Garstang Bypass Road, Catterall, Lancashire, PR3 0QA	£152,957.46	£152,957.46	Affordable Housing contribution
17/00995/FULMAJ	Erection of 21 dwellings (Plots 7, 16-19, 37, 39-40, 44-45, 57-59, 68-69, 70-71, 78-79, 80-81) (substitution of house types including 4 additional plots to original planning permission ref 14/00226/OUTMAJ and 17/00026/REMMAJ) and sub-station	Land at Stricklands Lane Stalmine, Lancashire	£48,678.00	£48,678.00	Affordable Housing contribution

14/00835/FULMAJ	Erection of 14 dwellings	Land Adjacent to The Jolly Sailor, Radcliffe Road, Fleetwood, FY7 6SB	£9,000.00	£9,000.00	Affordable Housing contribution
16/00059/FULMAJ	Removal of condition 04 (affordable housing) on outline consent 14/00786/OUTMAJ	Land off the west side of Carr Lane, Hambleton, Lancashire	£168,843.86	£57,555.82	Affordable Housing contribution
18/00973/OUTMAJ	Variation of conditions 7, 8, 23 and 24 on planning permission 17/00579/OUTMAJ to alter the approved housing mix, occupancy criteria, affordable housing and layout to provide 14 bungalows for the over 50's (C3 Use Class) and 36 retirement living apartments together with communal facilities, landscaping and car parking	Duniollie, Kepple Lane, Garstang, Preston, PR3 1PB	£225,860.32	£225,860.32	Affordable Housing contribution
Total			£1,171,140.86	£1,059,852.82	

Appendix 6

Summary of monetary contributions under all planning obligations received, spent during 2025

Application reference number	Description of development	Location of development	Amount of monetary contribution received	Amount of monetary contribution spent in 2025	Details of infrastructure to be provided
16/00059/FULMAJ	Removal of condition 04 (affordable housing) on outline consent 14/00786/OUTMAJ	Land off the west side of Carr Lane Hambleton Lancashire	£168,843.86	£111,288.04	Affordable Housing contribution
18/00857/FULMAJ	Erection of 31 dwellings (revised layout and house types from permissions 14/00607/OUTMAJ and 16/00444/RELMAJ (Plots 60-78, 97-101 and 104-110) including an additional 7 new dwellings	Land off, Carr Head Lane, Poulton-Le-Fylde, Lancashire, FY6 8EG	£91,236.62	£73,344.40	Affordable Housing contribution
Total			£260,080.48	£184,632.44	