

Report of	Meeting	Date
Deputy Chief Executive/ Director (Early Intervention and Support) (Introduced by the Executive Member (for Economic Development and Public Service Reform))	Executive Member Decision	22 November 2019

INFRASTRUCTURE FUNDING STATEMENT

PURPOSE OF REPORT

- To inform about the main changes to the Community Infrastructure Levy Regulations, the removal of the Regulation 123 List with replacement by the Infrastructure Funding Statement and amendments to the Methodology for allocating Community Infrastructure Levy.

RECOMMENDATION(S)

- To approve the Infrastructure Funding Statement and revised Methodology for Allocating Community Infrastructure Levy funds

EXECUTIVE SUMMARY OF REPORT

- To approve the Infrastructure Funding Statement and revised Methodology for Allocating Community Infrastructure Levy funds

Confidential report Please bold as appropriate	Yes	No
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Key Decision? Please bold as appropriate	Yes	No
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Reason Please bold as appropriate	1, a change in service provision that impacts upon the service revenue budget by £100,000 or more	2, a contract worth £100,000 or more
	3, a new or unprogrammed capital scheme of £100,000 or more	4, Significant impact in environmental, social or physical terms in two or more wards

REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

- To replace the Regulations 123 List which has been deleted by legislation and replace with the Infrastructure Funding Statement and revise the Methodology for Allocating Community Infrastructure Levy funds

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

5. None

CORPORATE PRIORITIES

6. This report relates to the following Strategic Objectives:

Involving residents in improving their local area and equality of access for all	x	A strong local economy	
Clean, safe and healthy homes and communities		An ambitious council that does more to meet the needs of residents and the local area	x

BACKGROUND

7. The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 came into force on 1 September 2019: <http://www.legislation.gov.uk/ukdsi/2019/9780111187449/contents> and Government has issued updated Planning Practice Guidance.
8. The main CIL Amendment Regulations which are discussed in the report are:
- Removal of the previous restriction on pooling more than 5 planning obligations towards a single piece of infrastructure;
 - Removal of the Regulation 123 List which identifies projects that may be suitable for part CIL funding;
 - Creation of an Annual Infrastructure Funding Statement

CLARIFICATION ON SECTION 106/COMMUNITY INFRASTRUCTURE LEVY FUNDING

9. The CIL Amendment Regulations 2019 remove the previous restriction on pooling more than 5 planning obligations towards a single piece of infrastructure.
10. Subject to meeting the 3 tests set out in CIL Reg 122 charging authorities can use funds from the Community Infrastructure Levy and S106 planning obligations to pay for the same piece of infrastructure regardless of how many obligations have already contributed towards an item of infrastructure. The tests that must be satisfied in order for obligations to be required in respect of development proposals 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
11. The NPPF guidance says when setting conditions, local planning authorities should consider the combined impact of those conditions and any planning obligations and Community Infrastructure Levy charges that the development will be liable for. Authorities can 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
12. The NPPF guidance says charging authorities may pass money to bodies outside their area to benefit the development of the area e.g. Environment Agency for flood defence or in 2 tier areas the county council for education infrastructure. Local authorities working jointly to prepare development plans for their areas, can pool levy receipts for funding strategic infrastructure projects that have cross-boundary benefits. Each of the charging authorities

included in the pooling arrangements should be content that funding for infrastructure outside the authority's area will support development of its own area.

13. The guidance says for example, a local authority may set out in their plan that they will use section 106 planning obligations to deliver a new school to serve additional pupils arising as a result of a new development on a strategic site. The local authority may also use levy funds to deliver the school and help support development elsewhere in the area.
14. **Monitoring and Reporting on CIL and Planning Obligations.** To collect data for the Infrastructure Funding Statement, it is recommended that local authorities monitor data on section 106 planning obligations and the Levy in line with the Government's data format. This data should include details of the development and site, what infrastructure is to be provided including any information on affordable housing, and any trigger points or deadlines for contributions. Local authorities should also record when developer contributions are received and when contributions have been spent or transferred to other parties.
15. The open data format in the form of 3 csv files (developer agreements, developer agreement contributions, developer agreement transactions) is still being created by the Government IT officers, they hope to be able to provide guidance notes by Jan 2020 and Councils can populate from April 2020. Developer contributions include section 106 planning obligations, CIL, section 278 agreements and any agreements that either secure funding towards new development or provide infrastructure as part of any new development. The data on these has a wide range of current and potential uses, including:
 - planning land and housing development
 - creating new digital services
 - giving community members insight into local development and how they can influence it

REMOVAL OF THE REGULATION 123 LIST

16. The CIL Amendment Regulations removes the requirement to have a Regulation 123 List. This is to be replaced by an annual Infrastructure Funding Statement. Authorities are required to set out in an Infrastructure Funding Statement which infrastructure they intend to fund and detail the different sources of funding. Government Officers have indicated local authorities need to make some decisions and it is advisable to prepare an interim Infrastructure Funding Statement and identify that the Regulation 123 List is no longer in use.

INFRASTRUCTURE FUNDING STATEMENT (IFS)

17. Local authorities are required to publish an annual IFS showing greater focus on the need for transparency, utilising open data information. The IFS will comprise 3 parts but will not need to be published externally until 31 December 2020 showing:
 - IFS Part (a): A statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (excluding local parish projects where the Local Planning Authority has recovered CIL receipts from local parishes).
 - IFS Part (b): A report about CIL, in relation to the previous financial year. The Planning Obligations Officer already produces this document annually.
 - IFS Part (c): A report about planning obligations, in relation to the reported year.
18. **Interim Infrastructure Funding Statement.** Officers have assessed the existing Regulation 123 List schemes and those to be taken forward are transferred to the interim Infrastructure Funding Statement. New schemes have been added. An additional column has been added to identify sources of funding. There are a range of funding sources that Officers will need to tap into to bring forward infrastructure. This can also include utilising

funding from the Parish Councils and Chorley parish CIL pots. The interim IFS is attached at **Appendix 1**.

19. Lancashire County Council as the education authority has been requested to provide information on specific education schemes, not just settlement locations (The interim IFS does not presently include any specific education schemes as no feedback has been received from LCC).
20. Officers intend to add additional local infrastructure schemes in the IFS at Summer 2020. These will include Open Space/Playing Pitch schemes after consultation on the Chorley Open Space, Sports and Recreation Strategy Action Plan 2020-2036. Some of these schemes will already have S106 contributions collected, and because there remains a funding gap the remainder could be funded through CIL.
21. However, inclusion of any type of infrastructure in the IFS does not signify a commitment from the Council to deliver or fund, either in whole or in part, this type of infrastructure through CIL. Nor does the order of the table imply any order of preference or weighting of one particular type of infrastructure. The process of governance for CIL expenditure will be carried out separately whilst having regard to the Interim Infrastructure Funding Statement.

S106 MECHANISM

22. Planning obligations satisfying the 3 tests at para 7 of this report will be limited to site specific obligations required to mitigate the impact of a particular development. In Chorley these have included Open Space contributions in new housing developments (including amenity green space, provision for children/young people; parks and gardens, allotments, and playing pitches). It is intended that these will continue to be collected by S106.
23. 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.
24. It is essential that developers enter into early discussion with the Council's planning officers at an early stage about planning obligations that may be required for their development, by the Council. 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. This will be a judgment to be made by the Planning Services Planning Officer who is considering the planning application.
25. In making this judgment, for Chorley, Planning Officers will have regard to the Development Plan; advice from statutory consultees, the financial viability of the proposals if necessary; and individual site characteristics. The use of planning obligations has to be appropriate so knowing when to use them is important. The Planning Officer will have regard to the CIL Regulation 122 tests to determine if a particular obligation sought satisfies the legal tests
26. **Schools:** The Regulation 123 List contained a number of school extensions within settlements but these have not been included in the IFS until such a time LCC can provide specific named schools for the IFS. CIL can be utilised as a source of funding to bring forward extensions and new schools where there is a gap in funding after S106 contributions, and Basic Need funding.
27. It is proposed that education contributions start to be collected as part of a S106, with an agreement identifying a specific school. LCC do have a section on the specific content required in a S106 – this includes 'to endeavour to spend any contribution secured on an infrastructure project at a specific school detailed within the agreement'.

28. The process LCC uses when choosing which school to expand is outlined in their latest School Place Provision Strategy <https://www.lancashire.gov.uk/media/902273/school-place-provision-strategy-201718-to-201920.pdf> LCC follow an informal consultation before commencing a statutory process (in total 5 stages in Lancashire) and there are risks involved in naming a school for expansion e.g. to name a few - suitability of the site, willingness of the school governing body to expand; consultation with local schools and community, parental preference and school standards and popularity at the time that the places are required; demand not materialising as projected.
29. If expansion of an existing school is not possible or not appropriate, and a high number of additional school places are still required, Lancashire County Council will propose to commission a new school. The Education Act 2011, and non-statutory guidance, contains a presumption that the new school will be an academy or free school.
30. 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
- This applies to residential developments which result in a net increase of 10 dwellings or more. Contributions are also sought in respect of affordable housing and 1-bedroom accommodation.
31. Contributions are not sought in respect of sheltered accommodation, student accommodations, nursery places, sixth form places , further education places, special education needs and disability places.
32. LCC then take into consideration the capacity of each of these schools and the projected number on the roll in 5 years (forecast methodology). A pupil yield is then applied for each size of house within the development based on the number of bedrooms in each dwelling as per the education methodology.
33. After assessing the impact of the development and a shortfall is apparent a contribution will be sought based on either:
- The full yield of the development (where a shortfall already exists) or
 - The projected shortfall of places resulting from the development
- The 2019 prices (although indexation will be applied to S106 agreements using a set formula) are:
- Primary cost per place = £16,050.54
 - Secondary cost per place = £24,185.16
34. **Affordable Housing** obligations will be secured solely through the Section 106 mechanism, without funding from CIL . This is in accordance with the CIL Regulations.
35. **S278s:** The need to enter into a S278 (between the developer and Highways Authority) usually arises as a result of a planning application and will be a condition of a 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. Funds from both CIL and S278 agreements may be used to fund improvements to the highway network.

CIL METHODOLOGY FOR ALLOCATION OF INFRASTRUCTURE FUNDS

36. The CIL Methodology, approved in Jan 2017 covers the principles for allocating CIL receipts to infrastructure as strategic priority, deliverability and % match funding. The methodology at **Appendix 2** is amended to:
- Reflect the new regulations
 - Enable CIL funds to be used with S106 contributions for the same piece of infrastructure Enable CIL funds to be allocated to local priority projects as well as strategic priority. Strategic and Local priority projects may include those that already have an element of S106 contributions and/or other funding sources and a CIL allocation of funds will make up the funding gap to enable delivery of that project.
 - Make it clear there will be no retrospective funding of CIL if the infrastructure project has been completed .
37. There is no risk because the CIL requests for allocation of CIL Monies are assessed prior to approval and no funding is providing until receipts are received and assessed by the Planning Obligations Officer.
38. This report has implications in the following areas and the relevant Directors' comments are included:

Finance	X	Customer Services	
Human Resources		Equality and Diversity	
Legal	X	Integrated Impact Assessment required?	
No significant implications in this area		Policy and Communications	

COMMENTS OF THE STATUTORY FINANCE OFFICER

39. The new legislation improves the flexibility of funding future capital projects both because of the removal of the pooling restrictions and the council's ability to now fund projects jointly with s106 and CIL.

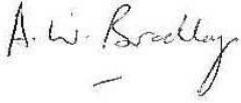
COMMENTS OF THE MONITORING OFFICER

40. The proposed documents reflect the requirements of the legislation and the methodology to be applied is reasonable.

CHRIS SINNOTT
DIRECTOR OF EARLY INTERVENTION AND SUPPORT

Report Author	Ext	Date
Alison Marland	5281	19 November 2019

Following careful consideration and assessment of the contents of this report, I approve the recommendation(s) contained in Paragraph 2 of the report in accordance with my delegated power to make executive decisions.



_____ Dated 22.11.19 _____

Councillor Alistair Bradley

Executive Member for Economic Development and Public Service Reform

Chorley Council

Interim Infrastructure Funding Statement 2019/2020

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.

This Statement 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).

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.

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

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

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:

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	Sources of Funding
Projects	
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	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	CIL, S106, external Grant funding
Eccleston to Chorley via Back Lane	CIL, S106, external Grant funding
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, 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 Centre, 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	CIL, external Grant funding

Hall and Park	
General	
Refurbish Market Public Toilets, Chorley	CIL, external Grant funding

Appendix 2

CHORLEY COUNCIL COMMUNITY INFRASTRUCTURE LEVY

Methodology for Allocation of Infrastructure Funds (December 2019)

Background

This document sets out how collected receipts for Community Infrastructure Levy will be allocated to infrastructure projects on the published Chorley's Infrastructure Funding Statement (IFS).

This process will only be used to allocate collected receipts. No decisions are to be made regarding invoiced but not collected CIL or forecasted income.

The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 <http://www.legislation.gov.uk/ukdsi/2019/9780111187449> 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. This enables CIL funds to be used with S106 contributions for the same piece of infrastructure.

The Council's Infrastructure Funding Statement 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. The Infrastructure Funding Statement is on the Council's website. The Council will review the IFS at least once a year as part of its monitoring of CIL collection and expenditure and will need to publish the IFS annually.

The principles by which the council will allocate CIL receipts to infrastructure are

- Strategic priority and Local priority
- Deliverability
- % match funding

This document sets out the methodology which will be used to collate essential data necessary to assess each scheme however the council reserves the right to exercise its discretion in making decisions whilst always acting reasonably.

Procedure

The regulations set out the methodology for how monies collected from the CIL are to be distributed as illustrated in the table below.

Purpose of Funding	% Allocated
Administration	5% of all receipts
Neighbourhood area portion	15% of CIL collected within that area capped at £100 per dwelling
*Neighbourhood area where there is a neighbourhood plan in place (25%)	25% of CIL collected within that area uncapped.
CIL Infrastructure	Remaining CIL receipts collected for the financial year.

Step one Identifying Available CIL Monies for Infrastructure

A full breakdown of the CIL receipts collected for the previous financial year along with the distribution of those monies is published in the Annual CIL Monitoring report, although this will be superseded by the published Infrastructure Funding Statement (Part b) to be published from December 2020.

This is the first step in carving up the CIL monies and establishing the total amount of CIL available to be allocated to the Infrastructure Funding Statement Projects.

Step Two: Assessing Infrastructure Funding Statement Projects

The projects specified on the Infrastructure Funding Statement are strategic and local priority projects.

Strategic, long term schemes can require significant lead in times in order to secure the necessary funding, resourcing and decision-making processes are in place. Therefore, at any one time, some of these projects will be more deliverable than others.

Local Priority projects will be local to a specific area or locality.

Strategic and Local projects may also include those schemes that already have an element of S106 contributions and/or other source of funding and a CIL allocation of funds will make up the funding gap to enable delivery of that project.

The second step in identifying which schemes are recommended for an allocation of CIL is a desktop gathering exercise.

The infrastructure projects are led by a range of statutory authorities and infrastructure providers and therefore a Data Collection Form will be sent to the appropriate bodies for completion and should be returned to the Spatial Planning Team, Chorley Council.

Upon return of the data sheets for each project, the information will be collated and scored in accordance with the following criteria illustrated in the table below.

	Criteria	Pass/ Fail	Desirable	Example Evidence Upon Request
1	Strategic Priority and/or Local Priority	✓		Strategic priority :Referenced in a published corporate document or masterplan. Local Priority: referenced in a Local Plan or action plan.
2	Timeline for Delivery(start and end)	✓		Detailed project plan or timeline demonstrating project is feasible
3	Total Cost £	✓		High Level Budget
4	Match funding secured to date (£)	✓		Details of budget gap
5	Contribution from CIL sought (if known)£	✓		Details of the budget gap and confirmation no other capital source can be identified. Details should also be provided if there is an element of S106 contribution and/or other source of funding.
7	Included within the local plan		✓	Referenced in the published Chorley Local Plan and/or emerging Local Plan

Any scheme not achieving a pass in any of the essential criteria will automatically fail to progress to stage 3 as these are considered not to be deliverable at this time. For as long as a scheme remains on the Infrastructure Funding Statement, it will continually be assessed annually for an allocation of CIL.

If a project has been completed the project will be removed from the Infrastructure Funding Statement. If a project has been completed and then there is a request for CIL funding, the Council will not provide retrospective funding of CIL.

Where a project is no longer being pursued and remains on the Infrastructure Funding Statement, for the purpose of this exercise it will simply be omitted from the assessment and accounted for in the next review of the Infrastructure Funding Statement.

If a project is not included within the Local Plan, officers will need to verify that the proposal is policy compliant and does not contravene either Chorley Council's Local Plan or associated Central Lancashire Core Strategy and SPDs and any emerging Local Plan. Information may be followed up from the lead authority to demonstrate that the project is acceptable in planning terms.

Projects need to be identified to start within the following financial year to be considered. This start does not have to be an actual start on site but it must be clear in any evidence requested that there is a clear project plan which illustrates the need for preparatory work to commence. CIL monies cannot be used to pay for the design of infrastructure.

In the event that a formal decision of the start date is subject to confirmation of CIL funding, this is acceptable however payment of any CIL monies will only be made upon written confirmation of that start date with evidence of the formal approval within the organisation, statutory body etc and receipts to be verified by the Planning Obligations Officer.

Step Three: Ranking of Schemes According to Financial standing

Projects which have passed in all the essential criteria will then be assessed based on their financial standing and ranked according to *deliverability*. This ranking will be based on the amount of gap funding required, as a % of the total project cost required to enable the project to be delivered, starting with the smallest % first. For example,

Project A-total cost of £800,000
Capital secured to date £700,000
CIL contribution sought £100,000 (12.5%)

Project B-Total cost £5M
Capital secured to date £1.25M
CIL Contribution sought £3.75 (75%)

Project C- total cost £5M
Capital secured to date £4.5M
CIL contribution sought £500,000.(10%)

Project D –total cost £3M
Capital secured to date £2.5M
CIL contribution sought £2.5M (50%)

The Council will only allocate CIL where there is sufficient CIL available to provide 100% of the funding sought. The Council will not allocate a fraction of the CIL contribution sought as this may still mean that the scheme is not immediately deliverable. This will not negate the scheme from being reconsidered for CIL monies in future rounds. Project costs and finance information can be reviewed and updated at any time prior to the CIL allocation process.

The projects are ranked as illustrated in the table below.

Infrastructure Scheme	Funding Secured	Funding Required	Scheme Start if Capital Secured	CIL Contribution Recommended
Project C	£4.5M	£500,000	2017/18	£500,00
Project A	£700,00	£100,00	2017/18	£100,000
Project D	£2.5M	£2.5M	2017/18	NIL
Project B	£1.25M	£3.75M	2017/18	NIL

Step Four

The final step will consist of a series of recommendations to Executive Cabinet for approval which will include a summary of the projects, what they will deliver and whether any other sources of funding are provided to bring forward the project. This will be provided along with confirmation of the total CIL funding for infrastructure. It is not necessary for all the monies to be allocated in the cycle; some may simply roll over for allocation in the next round.

The information to be provided will include the following:

Infrastructure Project	Lead Authority	What the Project will deliver	Capital Secured	Start and complete Dates	Recommended CIL allocation
<i>Project C</i>	<i>CBC</i>	<i>XXX</i>	<i>£4.5M</i>	<i>March 2017</i>	<i>£500,00</i>
<i>Project A</i>	<i>LCC</i>	<i>XXX</i>	<i>£700,000</i>	<i>April 2017</i>	<i>£100,000</i>
Total Allocation of CIL					£600,000

Step Five

Upon the allocation of the monies to schemes, this will be presented to Council as part of the budget cycle and the successful accountable body (where it is not Chorley Council) will be formally notified of the allocation.

Information regarding the allocation of CIL funds will be published in the annual CIL monitoring report, although this will be superseded by Infrastructure Funding Statement (Part b) to be published from December 2020.