



PLANNING COMMITTEE: 23 May 2024

Report of: Deputy Chief Executive

Lead Member: Planning & Community Safety

Contact for further information: Nicola Hamilton (Extn. 5171) (E-mail: nicola.hamilton@westlancs.gov.uk)

SUBJECT: REPORT ON THE NEIGHBOURHOOD COMMUNITY INFRASTRUCTURE LEVY (NCIL) PORTION TO PARISH/TOWN COUNCILS 1 OCTOBER 2023 TO 31 MARCH 2024

Wards affected: Borough wide.

1.0 PURPOSE OF REPORT

- 1.1 This report seeks to appraise Members of the allocation of the Neighbourhood Community Infrastructure Levy (NCIL) portion of funding to Parish/Town Councils from revenue collected by the Council between 1 October 2024 to 31 March 2024, as a result of some new development within the borough.
- 1.2 Future reports on NCIL funding for Parishes will be provided as Member Updates on a biannual basis.

2.0 RECCOMENDATION

- 2.1 Members are requested to note the contents of this report.
-

3.0 BACKGROUND

- 3.1 The Council has been charging a Community Infrastructure Levy (CIL) on certain new developments in its area since 1st September 2014. A significant portion (70 or 80%, The Strategic Portion) of the revenue that is collected is retained by the Borough Council to be used to fund the provision, improvement, replacement, operation or maintenance of infrastructure to support new development in West Lancashire.
- 3.2 The Community Infrastructure Levy Regulations 2010 (as amended) require that 15 or 25% of the revenue collected is handed over to the Parish or Town

Council in which the development occurred (the higher percentage is where the Parish or Town Council has opted to make a Neighbourhood Plan, such as Burscough Town Council). This is known as the Neighbourhood Community Infrastructure Levy (NCIL) Portion.

- 3.3 For Parish Councils that do not have a Neighbourhood Plan, the 15% local portion is capped at £100/dwelling (indexed for inflation) within each parish. This is calculated using council tax information and is adjusted each financial year. Any excess parish money accrued above the capped amount is retained by the Borough Council and transferred to the Strategic Community Infrastructure Levy fund for use on the delivery of strategic infrastructure projects.
- 3.4 The local portion makes sure that infrastructure improvements can be made directly in the areas where the development takes place. Projects may include new equipment for a local play area or new benches in a local park.
- 3.5 In areas where there is no Parish Council, such as Skelmersdale and Ormskirk, that NCIL portion is retained by the Borough Council to be spent on projects in the locality.
- 3.6 The allocation of the NCIL funding is made on a biannual basis in April and October each financial year and is calculated as a portion of the total of the CIL revenue collected during the previous two financial quarters.
- 3.7 The Parish Councils must spend their neighbourhood fund on infrastructure in their local area in consultation with their local community. This portion can be spent on a wider range of things than the rest of the levy, provided it meets the requirement to 'support the development of the area'.
- 3.8 Parish Councils must spend their levy portion within five years of receipt. If the monies are not spent, or are not spent on appropriate infrastructure schemes, the Borough Council can require the Parish Council to repay some, or all, of those funds back.
- 3.9 Parish Councils must administer their neighbourhood portion and publish annual reports by 30th December each year on their website, stating how much they have received and spent.

4.0 PAYMENTS TO PARISH COUNCILS

- 4.1 A total of nine Parish/Town Councils received their NCIL portion in April 2024. One portion has been retained by the Borough Council overseeing Ormskirk town.
- 4.2 The full amount allocated to Parish/Town Councils totalled **£265,293.57**.
- 4.3 The following table sets out the breakdown of all payments made to Parish Councils in April 2024, calculated as a portion of all CIL revenue received by the Council between 1 October 2023 and 31 March 2024.

4.4 The corresponding planning application reference number, address and description of development from which the portion has been derived is also provided.

Parish/Town Council	Planning Ref	Location	Development	Parish Portion
Aughton Parish Council	2016/1099/FUL	Site Of Former 12 Springfield Road, Aughton	Erection of one dwelling	£4,749.78

Parish/Town Council	Planning Ref	Location	Development	Parish Portion
Burscough Town Council	2019/1182/ARM (Phase 3)	Former Yew Tree Farm, Liverpool Road South, Burscough	Phase 3- erection of 267 dwellings	£26,156.37
	2022/0642/FUL	Land To South Of, Chancel Way Burscough	Erection of Retirement Living Village	£10,830.22
	2019/1182/ARM (Phase 4)	Former Yew Tree Farm, Liverpool Road South, Burscough	Phase 4 - erection of 267 dwellings	£54,649.52
	2020/0805/FUL	Fairways, Red Cat Lane, Burscough-	Redevelopment of an existing barn to residential dwelling	£1,632.12
	2021/0518/ARM	Site Of Former Yew Tree Farm, Higgins Lane, Burscough-	Erection of 169 dwellings	£128,417.07
				TOTAL

Downholland Parish Council	2022/0506/FUL	Tanpit Farm House, Broad Lane, Downholland	Conversion/extension of an existing agricultural building to ancillary residential use	£1,788.62
-----------------------------------	---------------	--	--	------------------

Halsall	2020/0390/FUL	Land Rear of 78 New Cut Lane, Halsall	Erection of 5 bungalows	£6,314.88
----------------	---------------	---------------------------------------	-------------------------	------------------

Hesketh with Becconsall Parish Council	2021/0320/FUL	Land adjacent to 92 Station Road, Hesketh Bank	Erection of 2 dwellings	£5,266.88
---	---------------	--	-------------------------	------------------

Lathom South Parish Council	2020/1267/FUL	Land To The West Of, Neverstitch Road, Skelmersdale	Erection of 200 dwellings	£7,295.09*
------------------------------------	---------------	---	---------------------------	-------------------

	*N.B. Neighbourhood annual cap for financial year 2022/23 reached at £69,415.18. New cap for 2023/24 recalculated at £76,710.27. Therefore amount passed to Parish Council is difference between caps (£76,710.27- £69,415.18 = £7,295.09).			
--	---	--	--	--

North Meols Parish Council	2023/0289/FUL	Site Of Former Greaves Hall Hospital, Greaves Hall Avenue, Banks	Erection of 15 dwellings	£4,554.46
-----------------------------------	---------------	--	--------------------------	------------------

Ormskirk (Borough Council retains)	2018/1322/FUL	7 Derby Street, Ormskirk	Change of use from Magistrates Court to Aparthotel, Bar/ Restaurant and construction of rear extension.	£1,583.03
---	---------------	--------------------------	---	------------------

Tarleton Parish Council	2023/0696/FUL	Acland Bracewell And Co, The Barrons, 104 Church Road, Tarleton	Erection of 7 dwellings (Variation of Condition 2 of planning permission 2021/1028/FUL)	£250.80
	2021/1459/FUL	Land To The Rear Of, 8 The Marshes Lane, Mere Brow, Tarleton	Erection of 2 dwellings	£3,800.52
	2023/0686/FUL	Land to the Rear of 48 Church Road, Tarleton	Erection of 2 dormer bungalows	£6,063.64
	TOTAL			£10,114.96

Wrightington Parish Council	2022/0439/FUL	Ashurst Garage And Signs, Wood Lane, Wrightington	Erection of 2 dwellings	£1,940.57
------------------------------------	---------------	---	-------------------------	------------------

5.0 SUSTAINABILITY IMPLICATIONS

5.1 There are no significant sustainability impacts associated with this article and in particular, no significant impact on crime and disorder.

6.0 FINANCIAL AND RESOURCE IMPLICATIONS

6.1 There are no significant financial or resource implications arising from this article.

7.0 RISK ASSESSMENT

7.1 This Article is for information only and makes no recommendations. It therefore does not require a formal risk assessment and no changes have been made to risk registers.

8.0 HEALTH AND WELLBEING IMPLICATIONS

8.1 There are no health and wellbeing implications arising from this report.

Background Documents

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Article.

Equality Impact Assessment

This article is for information only and does not have any direct impact on members of the public, employees, elected members and/ or stakeholders. Therefore no Equality Impact Assessment is required.

Appendices

None.