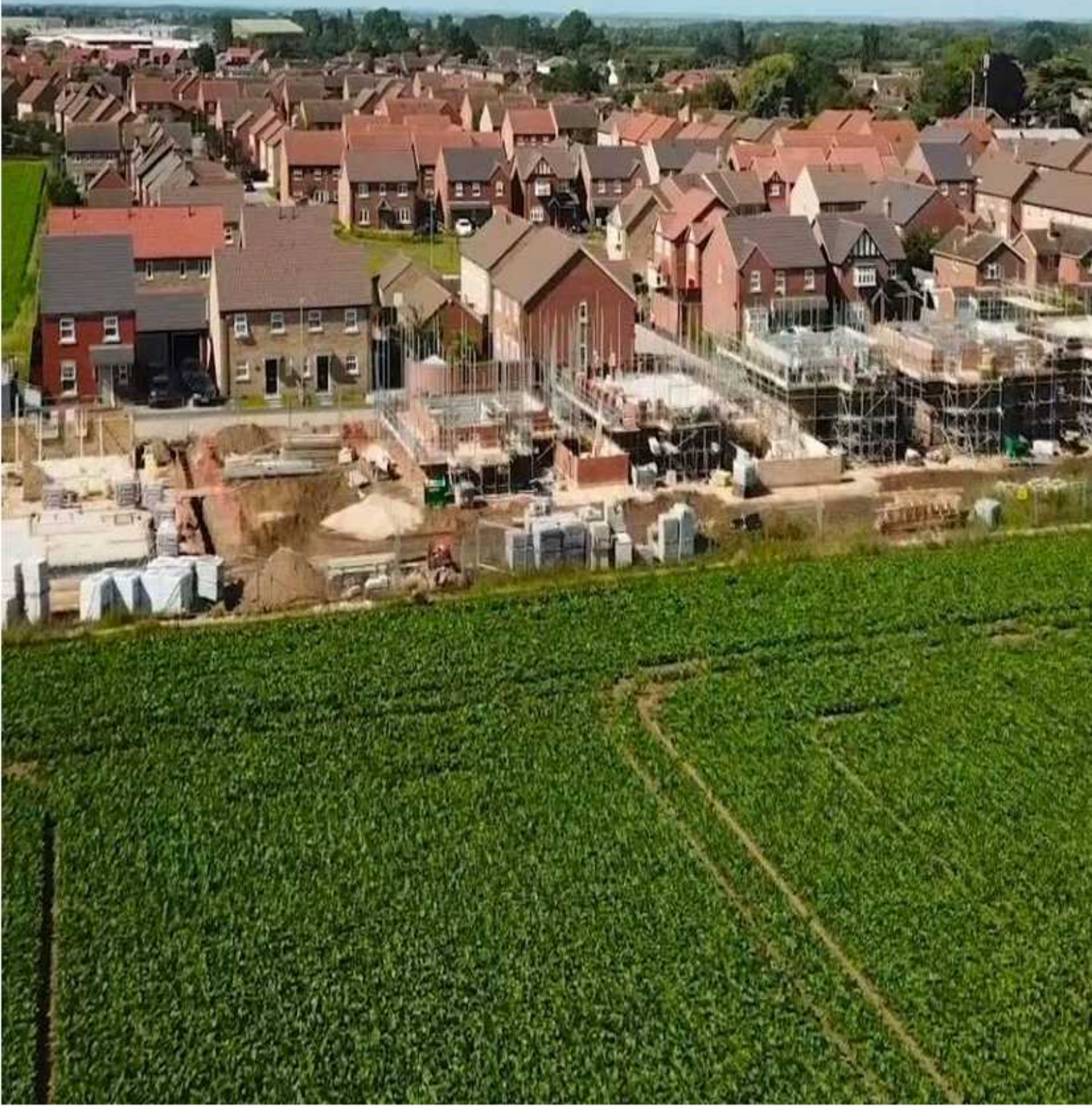


EAST LINDSEY DISTRICT COUNCIL

INFRASTRUCTURE FUNDING STATEMENT

1st April 2020 to 31st March 2021



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1. Introduction

- 1.1 Welcome to East Lindsey District Council's Infrastructure Funding Statement (IFS) for the financial year 2020/21. The IFS is an annual report required to be published on the Council's website each year and provides a summary of the financial and non-financial developer contributions relating to Section 106 legal agreements within the District for a given financial year.
- 1.2 As East Lindsey District Council (ELDC) does not have a CIL, this statement is purely to report on the S106 planning obligations. This is the Council's second IFS and complies with the requirement to cover the financial year 2020/21 (1 April 2020 to 31 March 2021).
- 1.3 Section 4 of this Statement provides a brief overview of the S106 obligations, which have been entered into during the financial year. Sections 5 to 10 provide a breakdown of the key areas where funding or infrastructure has been secured, namely for affordable housing, open space, education, highways, health and miscellaneous/other. These sections also detail, where applicable, the different stages of the S106 process from securing the monies through to expenditure, largely based on the categories identified in the CIL Regulations 2019. It will include payments received for historic agreements, where triggers for obligations have been met.

2. Developer Contributions

- 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 an otherwise unacceptable development to make it acceptable in planning terms.
- 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.
- 2.4 For a more detailed explanation of S106 developer contributions, please refer to Section 2 of the IFS 2019/20 on the Council's website.

3. Summary of S106 Planning Obligations for 2020/21:

- 3.1 The total number of legal agreements entered into or provided to the council under S106 in 2020/21 was **14**.
- 3.2 The total amount of money under any planning obligations which were entered into during the financial year 2020/21 is **£2,017,194.00**.
- 3.3 The total amount of money under any planning obligations which was received during the financial year 2020/21 is **£138,030.00**
- 3.4 The total amount of money spent under any planning obligations during the financial year 2020/21 is **£49,881.00**.
- 3.5 The total amount of money held at the end of the financial year 2020/21 under any planning obligations to be allocated or spent (including monies held by Lincolnshire County Council (LCC) (as the Local Education Authority) is **£1,595,158.64**.
- 3.6 The non-monetary planning obligation contributions which were entered into during this financial year were for Affordable Housing and Open Space. The total number of affordable housing units from these agreements which will be provided within the district is **300**.
- 3.7 The CIL Regulations require the amount of money (received under planning obligations) and spent on repaying money borrowed to be reported. In the case of ELDC this was **nil**.

4. Section 106 Agreements Entered into in 2020/21:

- 4.1 Of the **14** legal agreements signed in 2020/21 (including Deeds of Variations to existing S106 agreements), notable development sites included:

Planning Application	Development Site	Obligations
N/092/02432/17	Land north of Monks Dyke Road, Louth	<ul style="list-style-type: none"> • Affordable Housing
S/215/00862/18	Land off Tower Drive and Horncastle Road, Woodhall Spa	<ul style="list-style-type: none"> • Affordable Housing • Education

S/086/00810/20	Land at Winceby Gardens, Horncastle	<ul style="list-style-type: none"> • Affordable Housing • Education • Highways
N/105/01961/19	Land off Brackenborough Road, Louth	<ul style="list-style-type: none"> • Affordable Housing • Education • Health • Highways

For a Full List of the signed Legal Agreements in 2020/21 see Appendix A

4.2 S106 agreements and other relevant documentation from each planning application can be viewed on the Council’s website in the Planning Page – Search, View and Comment on Applications under the planning application reference number.

5. Affordable Housing

5.1 Strategic Policy 7 of the East Lindsey District Council Local Plan (ELDCLP) sets out how the delivery of affordable housing will be delivered within the district through the Settlement Proposals Development Plan 2016-2031 and the East Lindsey Housing Strategy 2013-2018.

5.2 In 2020/21, there were 6 new legal agreements signed which will deliver **300** new affordable housing units within the district:

Planning Application	Development Site	Affordable Housing Units
N/092/02432/17	Land north of Monks Dyke Road, Louth	34
S/086/00239/18	Land at Langton Rise, Langton Hill Horncastle	53
S/153/02412/18	Land adjacent to the Meadows, Skegness	72
S/086/00810/20	Land at Winceby Gardens, Horncastle	12
N/067/02367/18	Former Manby Health and Leisure, Manby Middlegate, Grimoldby	4
S/153/02311/20	Land at Rowland Way, Skegness	60
N/105/01961/19	Land off Brackenborough Road, Louth	59

S/175/01965/20	Land at Harness Drive, Tattershall	6
TOTAL:		300

5.3 In 2020/21 a total of **132** affordable housing units were delivered through existing S106 agreements across a number of development sites within the district:

Planning Application	Development Site	Affordable Housing Delivered
S/153/02311/20	Land at Rowland Way, Skegness	72
N/092/01853/16	Land at Chestnut Drive, Louth	23
N/105/01050/14	Land west of Grimsby Road, Louth	14
S/086/01809/13	Land at Langton Hill Horncastle	12
N/092/01017/20	Land to the South of Tennyson Fields, Louth	6
N/105/01702/00 & N/105/02117/04	Land off Monks Dyke Road, Louth	2
N/105/02001/99	Land on NE side of Newmarket & NW side of Stewton Lane, Louth	2
S/029/01318/19	Land Adjacent to 22 Occupation Lane, New Bolingbroke	1
TOTAL:		132 Units



Langton Hill, Horncastle



Rowland Way, Skegness

- 5.4 A commuted sum of **£346,449.00** was also entered into which, when received, will be allocated and spent on the future provision of affordable housing in Horncastle.

6. Education

- 6.1 The ELDC Infrastructure Delivery Plan (IDP) provides details of how education contributions are calculated and will be sought to provide any additional capacity required for primary, secondary and sixth form education within the district arising from the development of new sites.
- 6.2 In 2020/21 a total of **£1,317,590.00** of contributions were entered into towards primary, secondary and sixth form education within the district. This was from six S106 agreements.
- 6.3 In 2020/21, **£94,336** was received from planning application S/086/01888/15 of which **£37,734.00** was spent on internal remodelling at Horncastle Primary School.



Horncastle Primary School

- 6.4 As at 31 March 2021, LCC retained a total of **£534,912.02** in respect of education planning obligations to be spent within the district. LCC work with the Council to notify us when monies for planning obligations for education are secured, received, allocated, spent and returned.

7. Health

- 7.1 The ELDC IDP details the need to help make provision for health care facilities from any new development site within the district to meet local needs as required for the plan growth period (until 2031). Therefore developer contributions for new or improved health care facilities will be sought from relevant residential developments.

- 7.2 There were four new S106 agreement signed in 2020/21, which included **£188,155.00** in health contributions for the district. These are:

Planning Application	Development Site	Health Contribution
N/105/01961/19	Land off Brackenborough Road, Louth	£143,385.00
N/105/01569/19	Land adjacent to Kenwick Gardens, Legbourne Road, Louth	£ 7,260.00
N/067/02367/18	Former Manby Health and Leisure, Manby Middlegate, Grimoldby	£ 31,460.00
N/003/00166/20	Land North of Tothby Lane, Alford	£ 6,050.00
		£188,155.00

- 7.3 There were also 3 Deeds of Variations signed within 2020/21 which included £115,181.00 of health contributions which will be forthcoming to be spent on healthcare in the district.
- 7.4 The Council received **£122,100** from planning application S/086/01809/13 which will be spent on primary and secondary education in Horncastle.
- 7.5 At the 31st March 2021, ELDC held **£227,104.00** in health contributions for improvements to GP surgeries in the district, including include Louth and Spilsby.

8. Highways

- 8.1 The ELDC IDP details the strategic road network for Lincolnshire identified by LCC in the 4th Lincolnshire Local Transport Plan (LTP4). The LTP4 states that increasing development puts further pressure on existing transport networks in the county. Therefore, where necessary, planning obligations will be sought on new development sites within the district.

8.2 In 2020/21 two S106 agreements were entered into which included highways obligations for a Travel Plan and Bus Service Contributions amounting to **£165,000.00** within Horncastle and Louth.

8.3 On the 31st March 2021, ELDC held **£35,000.00** from three S106 agreements which LCC will use towards transport contributions in Louth and Skegness in the near future.

9. Open Space

9.1 ELDC's IDP details the importance of green infrastructure, which is a term used to describe the different elements that form the network of green and natural spaces, including open space in any new developments. The Council will therefore encourage and, where necessary require, the provision of new or improved open space, recreational or sports facilities on new development sites.

9.2 On the 31st March 2021, the Council held **£115,492.11** for open space maintenance on specified development sites within the district, which will deliver the ongoing maintenance for many years to come. These sites include Banovallum Gardens, Horncastle, Main Road, Orby and Riverhead, Louth.

10. Other Planning Obligations

10.1 In 2020/21, there were no new agreements entered into which required the need for any other financial planning contributions. The Council did however receive **£15,930.00** which will be spent on projects around the district.

10.2 The Council spent **£23,024.00** from monies held on other planning obligations towards projects within the district which included 4 retractable bollards in Addlethorpe and a contribution towards the refurbishment of the shop frontage of the Co-Operative Store in Tattershall.



Addlethorpe Retractable Bollards



Co-Op Shopfront, Market Place, Tattershall

11. Conclusion

- 10.1 East Lindsey District Council continue to be committed to working with the local community, developers and other stakeholders to ensure that planning contributions are sought and used appropriately, as detailed within the ELDCLP, to deliver the infrastructure needs and requirements arising from development, such as new affordable housing, health, education and highways.
- 10.2 If you have any queries or comments about this statement, please do not hesitate to contact us via email local.plan@e-lindsey.gov.uk.

List of All Legal Agreements Signed in 2020/21

Planning Application No	Agreement Type *	Site Address	Date Signed	Obligations
N/105/01050/14	DoV	Land west of Grimsby Road, Louth	01/05/2020	Affordable Housing Education Health
N/092/02432/17	UU	Land north of Monks Dyke Road, Louth	20/05/2020	Affordable Housing
S/215/00862/18	S106	Land off Tower Drive and Horncastle Road, Woodhall Spa	17/06/2020	Affordable Housing Education
S/215/00195/18	DoV	Land at Tattershall Road, Woodhall Spa	17/07/2020	Affordable Housing Health
S/086/00239/18 & APP/D2510/A/14/2214716	UU	Land at Langton Rise, Langton Hill Horncastle	07/08/2020	Affordable Housing
N/003/00166/20	S106	Land North of Tothby Lane, Alford	02/09/2020	Education Health
S/153/02412/18	UU	Land adjacent to the Meadows, Skegness	11/09/2020	Affordable Housing
N/105/01569/19	S106	Land adjacent to Kenwick Gardens, Legbourne Road, Louth	16/09/2020	Education Health
S/035/00273/20	DoV	Land on the south-eastern end of Hoplands Road, Coningsby	16/10/2020	Other
S/086/00810/20	S106	Land at Winceby Gardens, Horncastle, LN9 6PJ	09/12/2020	Affordable Housing Education Highways
N/067/02367/18	S106	Former Manby Health and Leisure, Manby Middlegate, Grimoldby	22/12/2020	Affordable Housing Education Health
S/153/02311/20	S106	Land at Rowland Way, Skegness, Lincs	11/03/2021	Affordable Housing
S/175/01965/20	S106	Land at Harness Drive, Tattershall	22/03/2021	Affordable Housing
N/105/01961/19	S106	Land off Brackenborough Road, Louth	26/03/2021	Affordable Housing Education Health Highways

* Agreement Type Definitions	S106	Section 106 Agreement
	UU	Unilateral Undertaking
	DoV	Deed of Variation