

An aerial photograph of a residential neighborhood. In the foreground, a large building is under construction, with its concrete foundation and steel reinforcement visible. The middle ground shows a row of brick houses with varying roof colors (red, grey, brown). A paved road curves through the houses. In the background, a large, vibrant green field stretches across the horizon under a clear sky.

EAST LINDSEY DISTRICT COUNCIL

INFRASTRUCTURE FUNDING STATEMENT

1st April 2021 to 31st March 2022

Contents

	Page
1. Introduction	3
2. Section 106 Developer Contributions Explained	3
3. Summary of S106 Planning Obligations for 2021/22	4
4. Section 106 Agreements Entered into in 2021/22*	4
5. Affordable Housing	5
6. Education	6
7. Health	7
8. Highways	8
9. Open Space	9
10 Other Planning Obligations	9
11. Conclusion	9
*Appendix 1 – List of all Legal Agreements entered into in 2021/22	10

1. Introduction

- 1.1 Welcome to East Lindsey District Council's Infrastructure Funding Statement (IFS) for the financial year 2021/22. 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 2021/22 (1 April 2021 to 31 March 2022).
- 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 2021/22:

- 3.1 The total number of legal agreements entered into or provided to the council under S106 in 2021/22 was **14**.
- 3.2 The amount of money under any planning obligations which were entered into during the financial year 2021/22 is **£720,708.00**.
- 3.3 The total amount of money under any planning obligations which was received during the financial year 2021/22 is **£787,195.90**.
- 3.4 The total amount of money spent under any planning obligations during the financial year 2021/22 is **£42,615.81**.
- 3.5 The total amount of money held at the end of the financial year 2021/22 under any planning obligations to be allocated or spent (including monies held by Lincolnshire County Council (LCC) (as the Local Education Authority) is **£2,243,756.80**.
- 3.6 The non-monetary planning obligation contributions which were entered into during this financial year were for Affordable Housing including the newly introduced First Homes. The total number of affordable housing units from these agreements which will be provided within the district is **212**.
- 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 2021/22 (including Deeds of Variations to existing S106 agreements), notable development sites included:

Planning Application	Development Site	Obligations
N/092/01017/20	Land to the South of Tennyson Fields, Louth	Affordable Housing Education Health
S/114/00355/20	Land off Main Street, Mareham Le Fen	Affordable Education Health
N/105/01961/19	Land off Brackenborough Road, Louth	Highways Affordable Housing Education

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 [Search, View and Comment on Applications - East Lindsey District Council \(e-lindsey.gov.uk\)](https://www.e-lindsey.gov.uk) and search 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 2021/22, there were **9** new legal agreements signed which will deliver **212** new affordable housing units within the district including First Homes, a new Government scheme that allows first time buyers to purchase a First Home at a discounted price:

Planning Application	Development Site	Affordable Housing Units
N/085/01207/20	Land east of Louth Road, Holton Le Clay	90
N/003/02538/16 & N/003/01174/18 & N/003/02392/20 & N/003/00858/21	Land at, Willoughby Road, Alford	31
S/152/01072/18	Land adjacent to Church Walk, Main Road, Sibsey	26
N/092/01017/20	Land to the South of Tennyson Fields, Louth	18
S/114/00355/20	Land off Main Street, Mareham Le Fen	15
N/178/00516/17 & N/178/01536/19 & N/178/00831/19	Land at Station Road, Tetney	12
S/165/02323/20	Land Adjacent to Granary Close, Spilsby	11

N/180/00954/92	Land at, Silver Street, Theddlethorpe St Helen	8
S/023/01770/20	Land at Bridge Farm, Orby Road, Burgh Le Marsh	1
TOTAL:		212

5.3 In 2021/22 a total of **63** affordable housing units were delivered through existing S106 agreements across a number of development sites within the district, including 7 First Homes:

Planning Application	Development Site	Affordable Housing Delivered
S/215/01572/16	Witham Road, Woodhall Spa	13
N/105/00378/17	Land off Legbourne Road, Louth	8
S/035/00887/18	Kings Manor Phase 4	8
N/067/01517/20	Danes Court, Grimoldby	8
N/092/01853/16	Land South of Chestnut Drive, Louth	6
N/178/00516/17	Land at Tetney Golf Club, Station Rd, Tetney, Grimsby	6
N/132/01648/17	Keeling Street, North Somercoates	6
S/175/01965/20	Market Place, Tattershall	6
N/092/01853/16	Land South of Chestnut Drive, Louth	4
N/105/01050/14	Land west of Grimsby Road, Louth	2
TOTAL:		63 Units

5.4 The Council is holding **£441,799.24** in affordable housing contributions which will be spent on delivering affordable housing within the district.

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 2021/22 a total of **£825,487.00** of contributions were entered into towards primary, secondary and sixth form education within the district. This was from **3** new S106 agreements for development sites within Louth, Mareham le Fen and Spilsby.
- 6.3 In 2021/22, **£723,527.90** was received from **4** planning applications which will be used towards primary, secondary and sixth education within the district.
- 6.4 As at 31 March 2022, there was a total of **£1,200,546.41** retained 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 4 new S106 agreement signed in 2021/22, which included **£211,935.00** in health contributions for the district. These are:

Planning Application	Development Site	Health Contribution
N/085/01207/20	Land east of Louth Road, Holton Le Clay	£122,100.00
S/215/00230/20	Land to the East of Tattershall Road, Woodhall Spa	£ 29,645.00
S/165/02323/20	Land Adjacent to Granary Close, Spilsby	£ 22,680.00
S/114/00355/20	Land off Main Street, Mareham Le Fen	£ 37,510.00
		£211,935.00

- 7.4 The Council received **£47,738.00** from planning application N/003/02538/16 which will be spent on Merton Lodge Surgery, Alford.



Merton Lodge Surgery, Alford

- 7.5 At the 31st March 2022, **£187,534.54** was being held in health contributions for improvements to GP surgeries in the district, including Horncastle, 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 2021/22 3 S106 agreements were entered into which included highways obligations for amounting to **£135,800.00** within **Holton Le Clay, Mareham Le Fen and North Thorseby**.
- 8.3 On the 31st March 2022, ELDC held **£90,000.00** from 3 S106 agreements which LCC will use towards transport contributions in Louth 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 The Council entered into one new agreement in 2021/22 which will deliver **£12,000.00** for new play equipment in the village of Mareham Le Fen.
- 9.3 On the 31st March 2022, the Council held **£112,618.86** 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 2021/22, 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 **£11,466.05** from monies held on other planning obligations towards projects within the district which included new bollards for Tattershall Market Place and new fencing at Glebe Park in Ingoldmells.

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 Section106@boston.gov.uk.

List of All Legal Agreements Signed in 2021/22

Planning Application No	Agreement Type *	Site Address	Date Signed	Obligations
S/023/01770/20	UU	Land at Bridge Farm, Orby Road, Burgh Le Marsh	24/04/2021	Affordable Housing
N/085/01207/20	S106	Land east of Louth Road, Holton Le Clay	27/04/2021	Affordable Housing Health Highways
N/178/00516/17 & N/178/01536/19 & N/178/00831/19	DoV	Land at Station Road, Tetney	14/05/2021	Affordable Housing
N/092/01017/20	S106	Land to the South of Tennyson Fields, Louth	09/06/2021	Affordable Housing Education Health
S/152/01072/18	S106	Land adjacent to Church Walk, Main Road, Sibsey	17/06/2021	Affordable Housing Education
S/114/00355/20	S106	Land off Main Street, Mareham Le Fen	24/06/2021	Affordable Education Health Highways
N/145/00431/21	UU	Land behind The Old Post Office, Mar Dyke East, Saltfleetby, Louth	16/07/2021	Other
N/180/00954/92	DoV	Land at, Silver Street, Theddlethorpe St Helen	16/07/2021	Affordable Housing Amendment
N/003/02538/16 & N/003/01174/18 & N/003/02392/20 & N/003/00858/21	DoV	Land at, Willoughby Road, Alford	28/07/2021	Affordable Housing Amendment Other
N/133/00907/21	S106	Land adjacent North Thorseby Station, Station Road, Noth Thoresby	28/07/2021	Highways
N/113/00842/21	UU	Land at Causeway Bridge Farm, Manby	21/10/2021	Other
S/215/00230/20	S106	Land to the East of Tattershall Road, Woodhall Spa	03/02/2022	Affordable Housing Amendment Health
N/105/02149/21	DoV	Land at Grimsby Road, Louth	18/02/2021	Other
S/165/02323/20	S106	Land Adjacent to Granary Close, Spilsby	18/02/2021	Affordable Housing Education Health

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