

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. The overall scene is bright and clear, suggesting a sunny day.

EAST LINDSEY DISTRICT COUNCIL

INFRASTRUCTURE FUNDING STATEMENT

1st April 2022 to 31st March 2023

Contents

	Page
1. Introduction	3
2. Section 106 Developer Contributions Explained	3
3. Summary of S106 Planning Obligations for 2022/23	4
4. Section 106 Agreements Entered into in 2022/23*	4
5. Affordable Housing	5
6. Education	6
7. Health	10
8. Highways	11
9. Open Space	12
10 Other Planning Obligations	12
11. Monitoring Fees	13
12. Conclusion	13
*Appendix 1 – List of all Legal Agreements entered into in 2022/23	15

1. Introduction

- 1.1 Welcome to East Lindsey District Council's Infrastructure Funding Statement (IFS) for the financial year 2022/23. 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 third IFS and complies with the requirement to cover the financial year 2022/23 (1 April 2022 to 31 March 2023).
- 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 2022/23:

- 3.1 The total number of legal agreements entered into or provided to the council under S106 in 2022/23 was **21**.
- 3.2 The amount of money under any planning obligations which were entered into during the financial year 2022/23 is **£1,121,091.00**
- 3.3 The total amount of money under any planning obligations which was received during the financial year 2022/23 is **£4,627,754.16**
- 3.4 The total amount of money spent under any planning obligations during the financial year 2022/23 is **£26,733.50**.
- 3.5 The total amount of money held at the end of the financial year 2022/23 under any planning obligations to be allocated or spent (including monies held by Lincolnshire County Council (LCC) (as the Local Education Authority) is **£5,918,434.83**.
- 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 **123**.
- 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 2022/23:

- 4.1 Of the **21** legal agreements signed in 2022/23 (including Deeds of Variations to existing S106 agreements), notable development sites included:

Planning Application	Development Site	Obligations
S/086/01856/21	Land to the North of Mareham Road, Horncastle	Affordable Housing Education Health Highways
S/215/01248/21	Land off Mill Lane, Woodhall Spa	Affordable

	(Phase 3)	Education Health
S/175/02585/21	Station Farm, Sleaford Road, Tattershall,	Affordable housing Education Health
S/035/00887/18 & S/035/00273/20 & S/035/01740/21	Kings Manor Phase 4 - Land at, Hoplands Road, Coningsby	Affordable housing

For a Full List of the signed Legal Agreements in 2022/23 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 2022/23, there were **9** new legal agreements signed which will deliver **123** 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/178/01714/19 & N/178/00134/21	Land off Station Road, Tetney, Grimsby, (Phase 2)	8
S/086/01856/21	Land North of Mareham Road, Horncastle	48
N/192/00442/20	Land on the east side of Main Road, Utterby	1
N/003/00013/21	Land East of Spendluffe Avenue, Alford	6
S/215/01248/21	Land off Mill Lane, Woodhall Spa	10

(Phase 3)		
S/070/00006/22	Land at, Mount Pleasant Farm, Mount Pleasant, Hagworthingham,	1
S/175/02585/21	Station Farm, Sleaford Road, Tattershall	37
S/035/00887/18 & S/035/00273/20 & S/035/01740/21	Kings Manor Phase 4 - Land at, Hoplands Road, Coningsby	4
N/067/01517/20	Danes Court, Tinkle Street, Grimoldby	8
TOTAL:		123

5.3 In 2022/23 a total of **117** 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/035/00887/18	Kings Manor Phase 4 6 + 7 FH	13
N/105/01050/14	Land west of Grimsby Road, Louth	4
s/216/00335/19	Land off Horncastle Road, Wragby	5
N/003/02538/16	Land at Bridgeways, Willoughby Road, Alford	18
S/086/01809/13	Land at Langton Hill, Horncastle	8
N/105/00378/17	Legbourne road - cyden	4
N/105/02475/13	Park Avenue, Louth	5
S/153/02311/20	Saxon Fields, Skegness	60
TOTAL:		117 Units

5.4 During 2022/23 the Council received **£149,908.02** in affordable housing contributions towards affordable housing provision in Horncastle or the surrounding areas.

5.5 The Council is holding **£591,707.26** 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 2022/23 a total of 5 new agreements were signed totalling **£996,991.00** of contributions towards primary, secondary and sixth form education within the district. The **5** new S106 agreements were for development sites within Tetney, Horncastle, Mareham le Fen, Alford and Woodhall Spa.
- 6.3 In 2022/23, **£3,218,203.21** was received from **13** planning applications which will be used towards primary, secondary and sixth education within the district.

Planning application	Development site	Purpose	Amount held
N/105/01961/19	Land off Brackenborough Road, Louth	£306,567.25	Towards extensions at Secondary - Louth Academy and Louth Sixth Form - King Edward VI Grammar School to deal with the increase in demand for secondary and sixth form education.
N/067/02367/18	Former Manby Health and Leisure, Manby Middlegate, Grimoldby	£80,000.00	To be used towards a new science classroom/laboratory at Louth Academy
N/092/01853/16	Land at Chestnut Drive, Louth (Phase 1)	£202,975.00	To be used for a new classroom block at St Michaels Primary School, Louth.
N/105/00378/17	Land adjacent to the northern side of Legbourne Road, Louth	£734,957.42	Towards the provision of a multi-use games area and access to it for St Michaels Primary School, Louth.
N/105/01050/14	Land west of Grimsby Road, Louth (Westfield Park) (Phase 1)	£362,313.00	Towards the provision of an additional block of primary teaching accommodation at Lacey Gardens Junior School, Louth.
N/105/01680/16	Land off Shearwater Close, Louth	£148,419.01	Towards a new classroom block at St Michaels Primary School, Louth

N/105/02475/13 & N/105/02435/18 S/035/00887/18	Park Avenue, Louth Kings Manor - Phase 4, Hoplands Road, Coningsby	£90,211.00 £347,569.45	Towards additional primary and secondary capacity in Louth Secondary Contribution - £254,872 if less than 50% of the dwellings are occupied by 01/09/20 or £99,795 if 50% or more of the dwellings constructed on site are occupied by 01/09/20. To be used towards an additional general teaching classroom at Tattershall Barnes Wallis Secondary School. Sixth Form Contribution - Sixth Form is £55,282. To be used towards providing 3 additional permanent sixth form places by way of a single specific infrastructure project at either Horncastle Grammar School or St George's Academy in Sleaford.
S/086/00660/14	Land off Wesley Way, (The South Side of Winceby Gardens), Horncastle	£29,146.68	To be used towards additional capacity at Horncastle Community Primary School.
S/086/00810/20	Land at Winceby Gardens, Horncastle,	£264,994.37	towards expanding Horncastle Banovallum School and the sixth form at Horncastle Grammar
S/086/01560/16	Land off the Sidings, Horncastle	£54,096.03	To be used towards internal remodelling to provide additional small group space and specialist teaching facilities at Horncastle Primary School
S/086/01809/13	Land at Langton Hill, Horncastle	£476,655.00	To be used to increase secondary and sixth form education provision to serve the development in the vicinity of the site.
S/114/00355/20	Land off Main Street, Mareham Le Fen, Boston	£120,299.00	To be used towards increasing capacity in primary and secondary education (Tattershall Barnes Wallis Secondary) and Horncastle Sixth Form

6.4 As at 31 March 2023, there was a total of **£4,207,896.67** held 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.

Planning application	Development site	Amount held	Purpose
N/067/02367/18	Former Manby Health and Leisure, Manby Middlegate, Grimoldby	£80,000.00	Louth Academy
S/114/00355/20	Land off Main Street, Mareham Le Fen, Boston (Field North of A155)	£120,299.00	Secondary & Sixth Form Education Contribution for Tattershall Barnes Wallis Secondary and Horncastle Sixth Form
N/105/01961/19	Land off Brackenborough Road, Louth	£306,567.25	Louth Academy & Louth King Edward VI Grammar
N/105/02475/13 & N/105/02435/18	Park Avenue, Louth	£90,211.00	Primary & Secondary School provision in Louth
N/092/01853/16	Land at Chestnut Drive, Louth (Phase 1)	£202,975.00	To be used for a new classroom block at St Michaels Primary School, Louth.
N/105/00987/14	Land Adjacent to 82 Eastfield Road, Louth	£17,730.57	Towards a new classroom block providing no fewer than 30 permanent places at Louth Eastfield School
S/215/00601/14	Witham Road, Woodhall Spa,	£111,903.48	Primary Education Contribution in Woodhall Spa
N/105/00851/13	Land at known as the Swimming Pool, Riverhead Road, Louth	£17,331.00	Primary Education Contribution in Louth
S/086/01888/15	Land South of, Thimbleby Hill, Horncastle	£58,093.91	Primary & Secondary School provision in Horncastle
N/105/01961/19	Land off Brackenborough Road, Louth	£306,567.25	Louth Academy & Louth King Edward VI Grammar
S/086/00810/20	Land at Winceby Gardens, Horncastle	£264,994.37	Secondary and Sixth Form Education in Horncastle
N/105/01593/12	Land at Fulmar Drive, Louth	£359,440.36	Education - No School Specified
S/086/01809/13	Land at Langton Hill, Horncastle	£961,154.90	Secondary & Sixth Form Education Contribution
N/105/02442/14	Land off, Ramsgate Road, Louth	£11,232.45	Louth Eastfield Primary
N/003/01174/18		£196,240.04	Primary at Alford

N/105/01050/14	Land at Willoughby Road, Alford, (Bridgeways)	£157,825.51	Secondary & Sixth Form Education Contribution
N/105/00378/17	Land West of Grimsby Road, Louth (Phase 1)	£367,155.95	Primary Education at Lacey Gardens Junior School, Louth
N/105/01680/16	Land adjacent to the northern side of Legbourne Road, Louth	£736,322.87	Primary Education Contribution in Louth
N/105/01680/16	Land off Shearwater Close, Louth	£148,419.01	Towards a new classroom block at St Michaels Primary School, Louth
Total		£4,207,896.67	

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 3 new S106 agreement signed in 2022/23, which included **£157,300.00** in health contributions for the district. These are:

Planning Application	Development Site	Health Contribution
S/086/01856/21	Land North of Mareham Road, Horncastle	£ 99,825.00
S/114/01622/21	Land at Moat Farm, Watery Lane, Mareham Le Fen	£ 6,050.00
S/215/01248/21	Land off Mill Lane, Woodhall Spa (Phase 3)	£ 51,425.00
Total		£157,300.00

7.4 In 2022/23 the Council received **£389,642.66** from a total of 8 planning applications which will be spent on healthcare provision across the district.

7.5 At the 31st March 2023, **£637,349.56** was being held in health contributions for improvements to GP surgeries in the district,

including Marsh Medical Practice, Merton Lodge surgery and in Holton Le Clay, Horncastle, Wragby, Louth and Spilsby. This figure does not include any money that was spent during the financial year.

Planning Application	Development site	Contribution	Purpose
N/105/01961/19	Land off Brackenborough Road, Louth	£143,385.00	James Street Family Practice
N/105/02442/14	Land off, Ramsgate Road, Louth	£9,524.28	Towards alterations at the James Street Practice to their existing waiting area to provide privacy for additional people.
N/003/02538/16	Land at Bridgeways, Willoughby Road, Alford	£47,738.00	Extension to Merton Lodge Surgery
N/092/00070/18 & N/092/01853/16	Land at Chestnut Drive, Louth (Phase 1)	£46,252.73	Conversion of existing treatment rooms at James Street Surgery, Louth
S/165/00999/14	Land at West End Crescent, Spilsby	£4,524.00	For the purposes of providing extending improving or altering health facilities serving the site in Spilsby
N/085/00588/16	Land on the East Side of Louth Road, Holton le Clay	£18,096.57	Provision or enhancement of an additional consulting and treatment room and storage space for medical records and sundries in the existing surgery in Holton Le Clay
N/105/00378/17	Land adjacent to the northern side of Legbourne Road, Louth	£105,006.00	Extension to James Street Practice, Louth
S/216/00335/19	Land South of, Horncastle Road, Wragby	£88,935.00	Extension to Pharmacy at Wragby Surgery
N/067/02367/18	Former Manby Health and Leisure, Manby Middlegate, Grimoldby	£33,015.98	Improvement to Marsh Medical Practice
N/105/00987/14	Land adjacent to 82 Eastfield Road, Louth	£18,772.00	To be used towards an extension at the rear of the Newmarket Surgery to provide extra consulting/treatment room facilities/administration and storage space

S/086/01809/13	Land at Langton Hill, Horncastle	£122,100.00	Horncastle Medical Centre
----------------	----------------------------------	-------------	---------------------------

7.6 During 2022/23 the Council spent £37,499.15 on health care provision. The breakdown of this was £13,674.72 to James Street Surgery in Louth towards refurbishment works to create a new treatment room and £23,824.43 was provided to Holton Le Clay GP Surgery.

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 2022/23 1 S106 agreement was entered into which included a highways obligation amounting to **£57,800.00** within **Horncastle**.

8.3 On the 31st March 2023, ELDC held **£75,000.00** 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 did not enter into any new agreements in 2022/23 which will require open space contributions.

9.3 During 2022/23 the Council received £12,000 for a contribution towards a village play area in Mareham Le Fen.

9.4 The Council allocated a total of £3,840.60 towards the maintenance of open space during 2022/23.

9.5 On the 31st March 2023, the Council held **£107,623.19** 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. The Council also held a further **£27,536.00** towards the provision of play equipment or play areas across the district.

10. Other Planning Obligations

10.1 In 2022/23, there were no new agreements entered into which required the need for any other financial planning contributions.

10.2 The Council received £243,649.54 in contributions towards other planning obligations including community benefit contributions, bus service contributions and travel plan contributions.

10.3 In 2022/23 The Council held **£271,322.15** towards other obligations including community benefit contributions, sports facilities, drainage and offsite transport contributions.

Planning application	Amount	Purpose
N/105/01593/12	£10,000.00	Offsite Drainage investigation and watercourse improvements
N/110/02547/10	£40,000.00	To be used for offsite sports facilities in or around Mablethorpe
N/105/01593/12	£20,000.00	To pay the offsite Transport Contribution of £20,000.00 in accordance with the terms of the offsite transport contribution scheme which is to be agreed with the council
S/216/00335/19	£5,000.00	Travel Plan Contribution
N/105/01961/19	£47,983.62	Education/Health/Travel Plan/Bus Service Contribution (Indexation) Louth Academy & Louth King Edward VI Grammar/James Street Practice
S/086/01809/13	£27,965.92	Sports Contribution to improvement the existing astro-turf sports pitch at Coronation Walk, Horncastle
S/175/01649/09	£30,000.00	Clinton Park Link
Various	£90,372.61	Community Benefit Contributions

10.4 The Council spent **£8,337.73** from monies held on other planning obligations towards projects within the district which included new fencing at Glebe Park and Ingoldmells Parish Council Offices and new signage in Hogsthorpe.

11. Monitoring fees

11.1 During 2022/23 there were 8 Section 106 Agreements signed which included a monitoring fee and totalled £11,150.00.

11.2 The Council received £8,650.00 in towards monitoring fees during 2022/23.

12. Conclusion

12.1 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.

12.2 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 2022/23

Planning Application	Agreement Type*	Site address	Date signed	Obligations
N/178/01714/19 & N/178/00134/21	S106	Land off Station Road, Tetney, Grimsby (Phase 2)	21/04/2022	Affordable housing, Education
S/086/01560/16 & S/086/02050/20 & S/086/01658/21	DoV	Land off, The Sidings, Horncastle	28/04/2022	
S/086/02022/21	UU	Land off, Brackenbury Close, Horncastle	28/04/2022	
N/105/00431/17	DoV	Land at Legbourne Road, Louth	19/05/2022	Affordable housing, Education
N/133/02373/21 (& N/133/00907/21)	DoV	Land opposite, Station Cottages & adj to Larkfield House, Station Road, North Thoresby	25/05/2022	
N/067/01517/20	S106	Danes Court, Tinkle Street, Grimoldby, LN11 8TF	26/05/2022	Affordable housing
S/035/00887/18 & S/035/00273/20 & S/035/01740/21	DoV	Kings Manor Phase 4 - Land at, Hoplands Road, Coningsby	22/06/2022	Affordable housing
S/086/01856/21	S106	Land North of Mareham Road, Horncastle	30/06/2022	Affordable housing, Education, Health, Highways
N/192/00442/20	S106	Land on the east side of Main Road, Utterby	30/06/2022	Affordable housing
N/067/02367/18	DoV	Land at former Manby Health and Leisure, Manby Middlegate, Grimoldby,	29/07/2022	Affordable housing
S/114/01622/21	S106	Land at Moat Farm, Watery Lane, Mareham Le Fen	04/08/2022	Education, Health
S/134/01313/93	DoV	Land off Main Road, Orby	04/08/2022	
N/003/00013/21	S106	Land East of Spendluffe Avenue, Alford	14/10/2022	Affordable housing, education

S/215/01248/21	S106	Land off Mill Lane, Woodhall Spa (Phase 3)	02/11/2022	Affordable housing, education, health
S/070/00006/22	S106	Land at, Mount Pleasant Farm, Mount Pleasant, Hagworthingham,	11/11/2022	Affordable housing
S/086/00599/22 & S/086/01560/16 & S/086/02050/20 & S/086/01658/21	DoV	Land South of, Woodcock Lane, Horncastle	01/12/2022	S73 application
N/105/00378/17 & N/105/00376/22	DoV	Land adjacent to the northern side of Legbourne Road, Louth (Land off, Legbourne Road)	02/12/2022	S73 application
N/105/02110/21 & N/105/01961/19	DoV	Land South East of, Brackenborough Road, Louth	02/12/2022	S73 application
S/035/00887/18	DoV	Kings Manor Phase 4 - Land at, Hoplands Road, Coningsby	20/01/2023	Affordable housing
S/175/02585/21	S106	Station Farm, Sleaford Road, Tattershall,	28/02/2023	Affordable housing, Education, Health
S/035/00887/18 & S/035/00273/20 & S/035/01740/21	S106	Kings Manor Phase 4 - Land at, Hoplands Road, Coningsby	21/03/2023	Affordable housing
* Agreement Type Definitions	S106 UU DoV	Section 106 Agreement Unilateral Undertaking Deed of Variation		