

Infrastructure Funding Statement 2021/2022

Prepared November 2022

By Lincolnshire County Council



Photo: Branston Community Academy

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Foreword

This report is to be published outlining how developer contributions from new housing and other developments have been spent by the county council in the last financial year. This report promotes visibility of the processes involved, as Lincolnshire County Council seeks to ensure that growth and development in Lincolnshire communities brings investment in supporting facilities and infrastructure.

Housing and other developments in Lincolnshire are essential to make sure our economy and communities thrive. Developments can also lead to an increased need for public services such as schools, transport and other infrastructure. All local authorities in Lincolnshire take their responsibility for planning very seriously, and councils work together to consider the positive and negative impacts of any development, before permission is granted.

Construction companies and developers will often be required to make contributions towards local improvements at the time of granting planning permission. This is either through a Section 106 agreement, or through 'Community Infrastructure Levy' (CIL), depending what is in place in each district.

Some of the projects that received money in this way during 2021/22 include:

- Contribution to Holdingham Roundabout improvement works;
- Changes to speed limits in Waddington; and,
- Several contributions to school extensions to provide new classrooms, for example, at Spalding Academy.

From April 2021 to March 2022, over £979,000 has been used to payback money spent on the recently completed Lincoln Eastern Bypass.

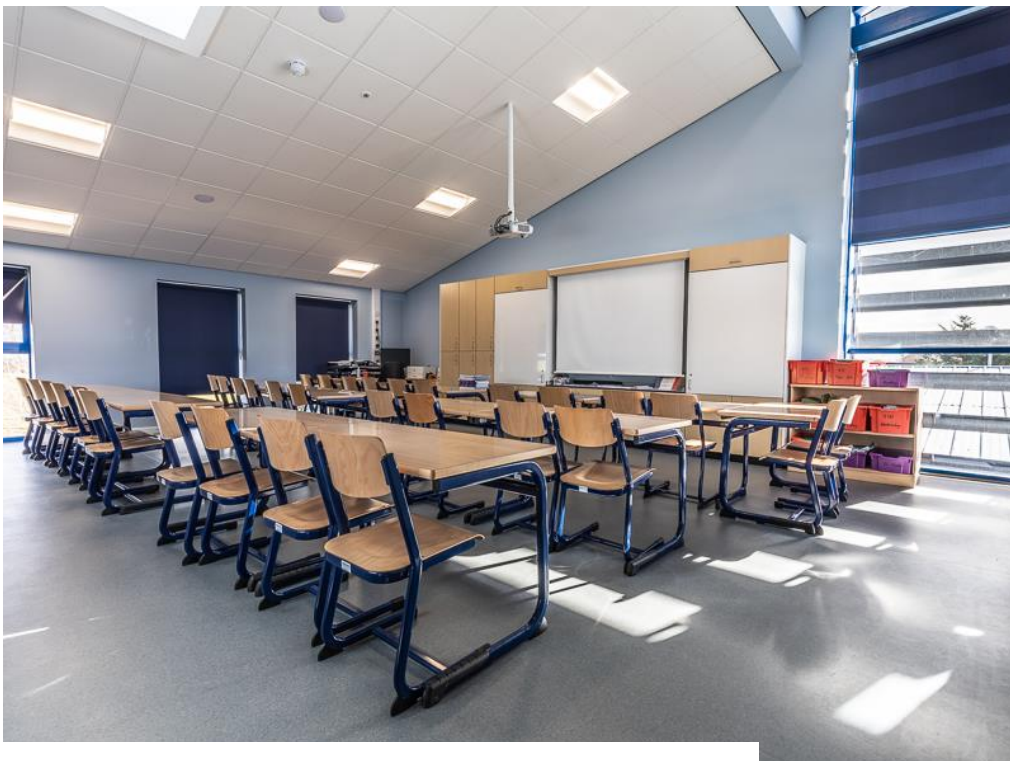


Photo: Branston Community Academy

Introduction

At the time of writing in 2022, changes to developer contributions were expected from the Government. The proposed primary legislation is very broad in its scope (search 'Levelling Up Bill' via gov.uk for more information). Details on the proposed infrastructure levy will come further in potential secondary legislation. There would be too much speculation here to state how and when these changes could affect Lincolnshire.

The following statements were relevant in 2022 to fulfil the current legal requirements to produce an Infrastructure Funding Statement (IFS). Future annual statements will be prepared under the relevant legal framework at that time.

This statement provides relevant summary details of certain types of financial and other contributions Lincolnshire County Council (LCC) has secured and/or spent for the 2021/22 financial year. This is to fulfil the obligation for all Councils to report annually as set out in the second of the 2019 amendments to the original *Community Infrastructure Levy Regulations 2010*, under the *Planning Act 2008*. These regulations are referred to elsewhere in this statement as the 2019(no2) Regulations or simply the Regulations. The summary details primarily relate to the Community Infrastructure Levy (CIL) and "section 106 agreements". Information has also been included on agreements under the Highways Act as is optional under the CIL Regulations.

The sections of this statement provide the following to meet Regulation 121A requirements:

1. Statement on how future Community Infrastructure Levy or CIL is intended to be used to fund infrastructure;
2. CIL Report, including details on CIL transferred to Lincolnshire County Council to March 2022; and,
3. Section 106 Report. Relevant summary details of "section 106 agreements" to March 2022.

This is the third such annual statement with Regulations introduced in advance of the 2019/20 IFS. References in this statement to 'the year' or 'the reported year' are 1st April 2021 to 31st March 2022.

Statement on future Community Infrastructure Levy (CIL)

As stated in the introduction above, at the time of writing in November 2022, this statement was under the legal framework that was current and relevant to developer contributions.

This part of the IFS relates to clause 'a' of Regulation 121A which is focused on CIL.

Lincolnshire is a "two-tier" area with LCC and seven district councils. Although LCC works very closely with each district, it is those councils which are the CIL charging authorities: responsible for whether and how to set CIL. Local Plan preparation and CIL preparation are often closely aligned so the explanations below are made in relation to those processes for the respective areas.

Four of the seven districts have not adopted CIL (yet). LCC will continue to engage with Boston Borough, East Lindsey, South Holland and South Kesteven on their Local Plans, including relevant infrastructure planning. This will involve the consideration of policies for section 106, potential CIL and/or successors to those regimes.

Three district councils, in alignment with each other, worked to adopt and implement CIL in 2018: City of Lincoln, North Kesteven and West Lindsey. Those authorities and LCC had already formed Central Lincolnshire Joint Strategic Planning Committee (CLJSPC) to produce a single Local Plan and evidence base.

Where CIL has been received by LCC, it has repaid the cost of the Lincoln Eastern Bypass (LEB) that was forward funded by LCC. This has been a longstanding principle the four authorities' joint assessments and strategies around the Local Plan and CIL. The LEB is the subject of a signed Memorandum of Understanding between the authorities that agrees its importance in developer contributions funding. The LEB has also been a key part of the Lincolnshire Local Transport Plan and Lincoln Transport Strategy. LCC intends that this same purpose continues for future CIL from this part of Lincolnshire, working with the three district councils and the CLJSPC.

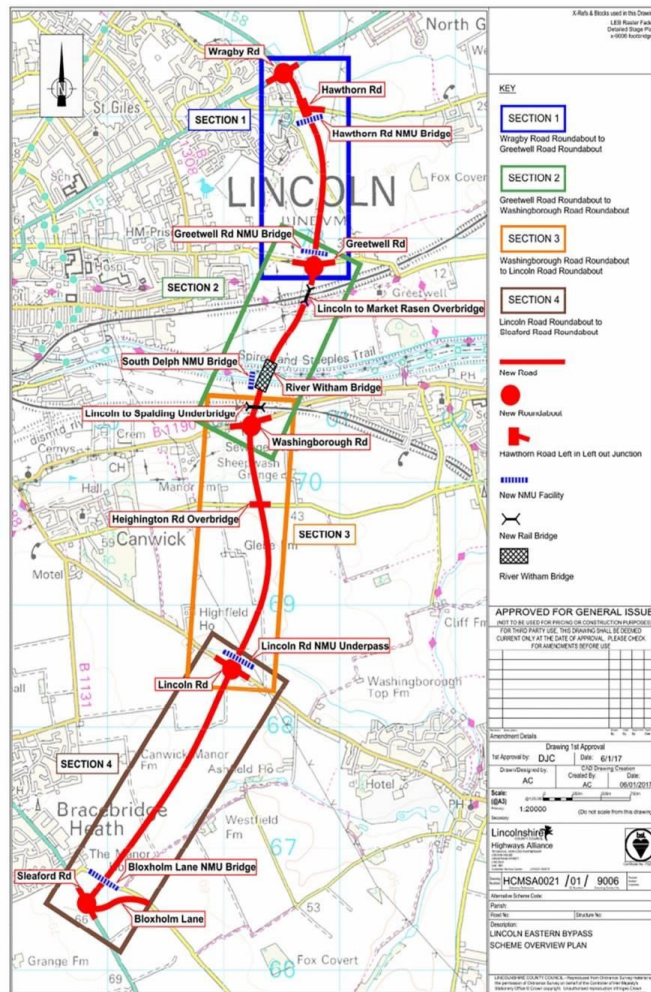
CIL Report

This part of the IFS relates to clause 'b' of Regulation 121A. Each matter from schedule 2 of the Regulations is included in brackets alongside the relevant information.

LCC received £979,177.69 for the relevant year (matter 1(b) in Schedule 2 to the Regulations).

As indicated in the Statement on Future CIL as above, all the CIL received was used solely to make repayments towards some of the cost of Lincoln Eastern Bypass. Spending on the Bypass has been many millions of pounds larger, given the scale of that project. There was no other CIL expenditure in the year (matter 1(e) and matter 1(g)(i)).

There were no CIL receipts, whenever collected, which were allocated but not spent during the year (matter 1(f) and 1(h)).



Map: Route of Lincoln Eastern Bypass

Of the amount of CIL spending as immediately above, noting that this is a loan repayment, the notional interest is £36,406 (matter 1(g)(ii)).

LCC is not a CIL collecting authority. "County matters" development almost exclusively relates to minerals and waste operations or to infrastructure itself which do not usually involve buildings. In instances where buildings are developed under relevant permissions, these would rarely if ever meet the legal tests to attract CIL. Therefore, matters 1(a) to (l) are either covered above or do not apply to LCC. In short, LCC did not collect any CIL for the relevant year and is unlikely to do so in future years.

Section 106 Report

This part of the IFS relates to 'c' of Regulation 121A, as amended by the second 2019 amendment to the CIL Regulations. Each line in the following table addresses a matter as it appears in Schedule 2 of the Regulations.

The optional information against matters 4(a) and 4(b) of Schedule 2 is also provided. This is details on Section 278 agreements (delivered under that section of the Highways Act 1980) and other highways agreements (respectively).

| Matter from Sch2 to CIL Regs '19 (no2) | Commentary |
|--|--|
| 3(a) | During the year to March 31st 2022, Lincolnshire County Council (LCC) entered into planning obligations which, if and when triggered, would total £5,252,388.25 |
| 3(b) | LCC received £4,848,436.99 in total during the year from planning obligations |
| 3(c) | At 1st April 2022, LCC had not allocated £2,248,452.62 that had been received before the reported year. This statement was prepared in November 2022 and, during the months from April, some of that money had been allocated. |
| 3(d) | For the year to March 2022, only one obligation was entered into that related to non-monetary contributions. This was for the transfer of land, for education use, related to a proposed development at Sibsey. |
| 3(e) | During the year, LCC allocated but did not spend £1,601,598.25 |
| 3(g) | For money allocated but not spent, summary details are provided in table 1 overleaf |
| 3(f) | During the year, LCC spent £2,406,167.30 in respect of all planning obligations |
| 3(h)(i) | Summary details of money spent by LCC during the year are shown in table 2 in the following pages |
| 3(i) | At 1st April 2022, LCC retained £8,845,639.77 in total from all contributions, for all years. No money was retained for maintenance. |
| 4(a) | The summary information provided in Table 3 is for Section 278 agreements under the Highways Act which could amount to £3.9m for the 2021/22. |
| 4(b) | The summary information provided in Table 4 is for other agreements under the Highways Act, specifically Section 38 agreements, which could amount to £40.7m for 2021/22. |

Table 1: Summary details of planning obligations money allocated but not spent during 2021/22 (matter 3(g))

| Site | Details | Amount |
|--|--|-------------|
| Land between Empingham Road and Tinwell Road, Stamford | To be spent at Stamford Welland | £278,783.01 |
| Land at the north and west of Cole's Lane, Swineshead, Boston, | Contribution to classroom at Donington Thomas Cowley (Secondary element) and a contribution to classroom at Boston Grammar (Sixth Form element). | £248,198.94 |
| Wygate Park | For the expansion of secondary provision at Spalding Academy | £443,700.00 |
| Land off Hackthorn Road, Welton | Towards the costs of providing additional school places at William Farr | £281,838.39 |
| Land off Church Lane, Sturton Road, Saxilby | Towards additional permanent classroom at Saxilby Primary School | £125,147.62 |
| Land off Cliff Rd/Heath Lane, Welton | Towards an additional classroom block with resource space at William Farr | £223,930.29 |

Table 2: Summary details of planning obligations money spent by LCC during 2021/22 (matter 3(h)-(i))

| Site | Details | Amount |
|--|--|-------------|
| Eastfield Road, Louth | Louth Eastfield Infants & Nursery School - new classroom block | £84,153.00 |
| Former Swimming Pool, Louth | Louth Laey Gardens School - Expansion | £35,999.00 |
| Land East of Mere Rd and West of Sleaford Rd. Branston | Branston Community Academy - Expansion | £903,580.91 |
| Spalding Road, Pinchbeck | Spalding Wygate Park Academy - Expansion | £69,486.59 |
| Land north of Towngate East & south of Northfield Road, Market Deeping | Market Deeping Community Primary School - Expansion | £161,608.68 |
| Land on the west side of Linchfield Road, Deeping St James | Market Deeping Primary School - Expansion to 2 form entry | £115,262.45 |
| Land off Sturton Road, Saxilby | Lincoln Castle Academy - Expansion | £125,000.00 |
| Somerby Croft (The Belt), Gainsborough | Gainsborough Castle Wood Academy - Expansion | £68,590.79 |
| The Meadows, Skegness | Contribution towards bus service 9S within Skegness | £10,321.00 |
| Land off Furlong Way & South of A17, Holdingham | Holdingham Roundabout Improvement Works Contribution | £97,944.00 |
| The Landings, Waddington | TRO to relocate speed limit on Grantham Road | £4,508.18 |
| Land North of Honeyholes Lane, Dunholme | Contribution towards A46 Centurion Garage junction | £20,000.00 |
| Land at Lincoln Road / Honeyholes Road, Dunholme | Contribution towards A46 Centurion Garage junction | £235,273.89 |
| Land off Cliff Road / Heath Lane, Welton | Contribution towards A46 Centurion Garage junction | £90,000.00 |
| Land off Prebend Lane, Welton | Contribution towards A46 Centurion Garage junction | £380,811.81 |

Table 3: Summary details of S278 Highways Agreements entered into in 2021/22 (matter 4(a))

| Parish | Location | Details |
|------------------|--|--|
| Boston | Lister Way | Roundabout Works |
| Gainsborough | Warren Wood, Foxby Hill | Site Access and new roundabout |
| Grantham | Harlaxton Road | Footway Widening and vehicular accesses |
| Market Deeping | A15 / A1175 Peterborough Road | Right turn lane to petrol filling station |
| Market Rasen | Caistor Road | Right turn lane |
| Pinchbeck | Keston Nurseries Mill Green Road | Widening and access |
| Spalding | Wardentree Lane | Vehicular access |
| Stamford | Uffington Road | Right turn lane |
| Wilsford | High Dyke Wilsford Heath (Former Waste Recycling Centre) | Right turn lane |
| Wragby | Horncastle Road | New Footway |
| Bucknall | Campney Lane | 5 no passing places |
| Burton Gorse | White Cross Lane | 2 no passing places and new vehicular access |
| Coningsby | Kings Manor | Tactile paving to existing pedestrian crossings |
| Dunholme | Ashlin Lane | Carriageway widening, resurfacing, new footway, crossing |
| Grantham | Londonthorpe Road | Bus layby and Cycle Crossings |
| Hameringham | Winceby Road | 2 Passing places |
| Keelby | South Street | New footway and vehicular access |
| Lincoln | Outer Circle | Improvement works to access |
| Long Bennington | Main Road | New footway |
| Metheringham | Dunston Road | New footway and improvements to the existing |
| Moulton Seas End | Common Road | New Footway |
| North Somercotes | Marsh Lane, Donna Nook (North Somercotes Parish) | Road Widening |
| Scotton | Eastgate | New footway and carriageway widening |
| Spalding | Short Street | Carriageway Resurfacing |
| Stamford | Kettering Road | New vehicular access and tactile paving |
| Sturton By Stow | Fleets Road | New Footway |
| Waddingham | High Street | New vehicular access and footway |
| Weston | Wisemans Gate | Minor widening and passing place |
| Woodhall Spa | Tattershall Road | New footway |

Table 4: Summary details of other Highways Agreements for 2021/22 (matter 4(b))

| Parish | Site/ Phase | Details |
|-------------------|--|------------|
| Alford | Bridgeways, Willoughby Chase Ph 2 - Area 2 | Section 38 |
| Boston | Fenside | Section 38 |
| Boston | Toot Lane | Section 38 |
| Boston | Heron Way | Section 38 |
| Boston | Lindis Road Phase 2 | Section 38 |
| Bourne | Elsea Park, Zone 5 cycleway | Section 38 |
| Bourne | Elsea Park Zones 4 & 5, Area 5 | Section 38 |
| Bourne | Elsea Park Zones 4 & 5, Area 6 | Section 38 |
| Bourne | Elsea Park Zone 9 Ph 2 | Section 38 |
| Bourne | Elsea Park Zone 9 Ph 3 | Section 38 |
| Bourne | Elsea Park Zone 9 Ph 1 | Section 38 |
| Bourne | Elsea Park Zone 4A & 6A - Phase 1 | Section 38 |
| Bourne | Elsea Park Zone 9 Ph 2 | Section 38 |
| Bracebridge Heath | Westminster Drive Phase 1 | Section 38 |
| Bracebridge Heath | Westminster Drive Phase 2 | Section 38 |
| Bracebridge Heath | Westminster Drive Phase 1A | Section 38 |
| Coningsby | Kings Manor Phase 4A | Section 38 |
| Crowland | James Road | Section 38 |
| Crowland | Crease Drove | Section 38 |
| Crowland | Crease Drove | Section 38 |
| Deeping St James | Linchfield Road Phase 1A | Section 38 |
| Deeping St James | Linchfield Road Phase 1B | Section 38 |
| Digby | North Street | Section 38 |
| Donington | Town Dam Lane Phase 2 - Area 1 | Section 38 |
| Donington | Town Dam Lane Phase 2 - Area 2 | Section 38 |
| Dunholme | The Meadows, Lincoln Road Phase 2 - Area 2 | Section 38 |
| Gainsborough | Warren Wood, Foxby Lane - Phase 1 | Section 38 |
| Gainsborough | The Belt | Section 38 |
| Gainsborough | North Parade | Section 38 |
| Gainsborough | Bowling Green Road | Section 38 |
| Grantham | Barrowby Road | Section 38 |
| Great Gonerby | Easthorpe Road | Section 38 |
| Great Hale | Land At Hall Farm, Hall Road | Section 38 |
| Greetwell | Hawthorn Lane Phase 1B | Section 38 |
| Greetwell | Hawthorn Lane Phase 1A | Section 38 |
| Holbeach | Wignals Gate Phase 2 | Section 38 |
| Holbeach | The Paddocks, Fen Road Phase 1B Area 1 | Section 38 |
| Holbeach | Holbeach The Paddocks Fen Road Phase 1 | Section 38 |
| Holbeach | Holbeach Meadows Hallgate Phase 1 | Section 38 |
| Holbeach | Balmoral Way | Section 38 |
| Horncastle | Langton Hill - Phase 4 | Section 38 |
| Kirton End | Donington Road | Section 38 |
| Louth | Legbourne Road Phase 2 | Section 38 |
| Louth | Land Off Park Avenue | Section 38 |
| Manby | Former Manby Leisure Site (Ameliawood Way) | Section 38 |
| Market Rasen | Caistor Road Phase 2A | Section 38 |
| Market Rasen | Caistor Road Phase 1 | Section 38 |
| Martin | Mill Lane | Section 38 |

| | | |
|-----------------|--|------------|
| Nettleham | Off Deepdale Lane (Enterprise Business Park) | Section 38 |
| Pinchbeck | Spalding Road | Section 38 |
| Pinchbeck | Pinchbeck Nursery Ph 1 | Section 38 |
| Reepham | Off Fiskerton Road | Section 38 |
| Skellingthorpe | Land Off Hodson Close Phase 1 | Section 38 |
| Sleaford | Handley Chase Spine Roads Ph4 | Section 38 |
| Sleaford | Valley Gate | Section 38 |
| Sleaford | Handley Chase 5X & 5Y | Section 38 |
| Sleaford | Furlong Way, Holdingham, Phase 1 | Section 38 |
| Sleaford | Furlong Way, Holdingham, Phase 2 | Section 38 |
| Sleaford | Handley Chase Spine Road Ph6 | Section 38 |
| Spalding | Holbeach Road - Welland Hospital | Section 38 |
| Spalding | Locksmill Farm, Cowbit Road | Section 38 |
| Swineshead | Former Woods Nursery Station Road | Section 38 |
| Waddington | Station Road | Section 38 |
| Washingborough | Pitts Road/Church Hill Phase 1 | Section 38 |
| Washingborough | Pitts Road/Church Hill Phase 2 | Section 38 |
| Weston | Small Drove Weston | Section 38 |
| Witham St Hughs | Phase 3A Infrastructure | Section 38 |
| Witham St Hughs | Phase 3B Infrastructure | Section 38 |
| Woodhall Spa | Tower Drive Phase 1 | Section 38 |
| Woodhall Spa | Tower Drive Ph 2 | Section 38 |