

SAFE WELL PROSPEROUS CONNECTED

Section 106 Infrastructure Funding Statement 2020/2021

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Introduction

Local Authorities are now required, under amendments to regulations (The Community Infrastructure Levy (Amendment) (England) Regulations 2019 No.1103 that came into force 1 September 2019) to produce an Infrastructure Funding Statement annually, that sets out details about planning obligation receipts and anticipated expenditure. This is to provide clarity and transparency to local communities and developers on the infrastructure delivered and expenditure incurred.

The infrastructure funding statement is an annual report which provides a summary of the financial and non-financial developer contributions relating to Section 106 Agreements (S106) within the financial year (1st April 2020 until 31st March 2021).

Throughout the infrastructure statement there will be references to the following definitions:

- **Secured** – Contributions have been agreed and a signed section 106 agreement has been produced. These contributions have not been received and if the planning application is not implemented, these will never be received.
- **Received** – The transfers of the money or non-financial contributions to the council as required under the section 106, have been received this financial year.
- **Allocated** – The contributions have been assigned to an upcoming project.
- **Held** – Contributions which have been received in previous years but have not been spent.
- **Spent** – contributions that have been utilised in the intended way as stipulated in the section 106 agreement in between 1st April 2020 and 31st March 2021.
- **Returned** – Money which has been returned to the developer. This could be due to money not being spent within the allocated timeframe.

Section 106 obligations

Under section 106 of the Town and Country Planning Act 1990 a Local Planning Authority can seek planning obligations, for both on-site and off-site contributions, when it is considered that a development will have a negative impact that cannot be dealt with through planning conditions. For example, a new residential development can place additional pressure on things such as local infrastructure and school capacity. Planning obligations (Section 106) aim to mitigate the impact of a new development on existing facilities.

Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the three statutory tests as set out in the Community Infrastructure Levy (CIL) Regulations 2010 (as amended)¹ and in paragraph 56 of the NPPF, they are;

- Necessary to make the development acceptable in planning terms.
- Directly related to the development.
- Fairly and reasonably related in scale and kind.

Section 106 agreements are also used to ensure that North Lincolnshire Council planning policy requirements set out within the Local Plan are met.

Section 106 planning obligations include:

- Site-Specific financial contributions – these are secured and must be used for defined purposes for instance, the provision of education facilities, traffic and highways related works, open space provision and affordable housing contributions (where accepted in lieu of on-site provision)
- Provision of on-site affordable housing or education provision
- Non-financial obligations including requirements such as training and employment management provisions and travel plans.

Summary of Infrastructure Funding Statement

In the 12 months between 1 April 2020 and 31 March 2021, a total of 18 granted planning permissions, were subject to Section 106 agreements. The value of the financial contributions secured total £3,428,311.78 and 92 affordable units on-site.

The financial contributions secured through these legal agreements will be used to provide or enhance existing and new infrastructure (both off-site and onsite) such as sustainable transport services and infrastructure, highway improvements, public open space, community facilities and educational facilities.

Between 1st April 2020 and 31st March 2021 North Lincolnshire Council received £1,103,300.64 financial contributions towards education, highways, recreation, leisure and ecology. During this period £198,857.07 was spent on a number of projects, including enhancements to school capacity places in Barton Upon Humber and improvements to various parks within North Lincolnshire. Please note at the end of March 2020 the coronavirus pandemic first lockdown was implemented and the rest of the financial year was heavily impacted on due to the pandemic.

Infrastructure Funding Statement

Secured:

North Lincolnshire Council has secured planning obligations from 18 planning permissions in 2020/21 financial year through a Section 106 agreement. These obligations will be paid in future years, should the development progress in line with the planning permission. The planning obligations will be paid or provided by the developers either once development has commenced or once a specified number of dwellings have been delivered on the site, in accordance with the trigger points specified within the Section 106 agreement.

Figure 1: Section 106 financial obligations secured by type

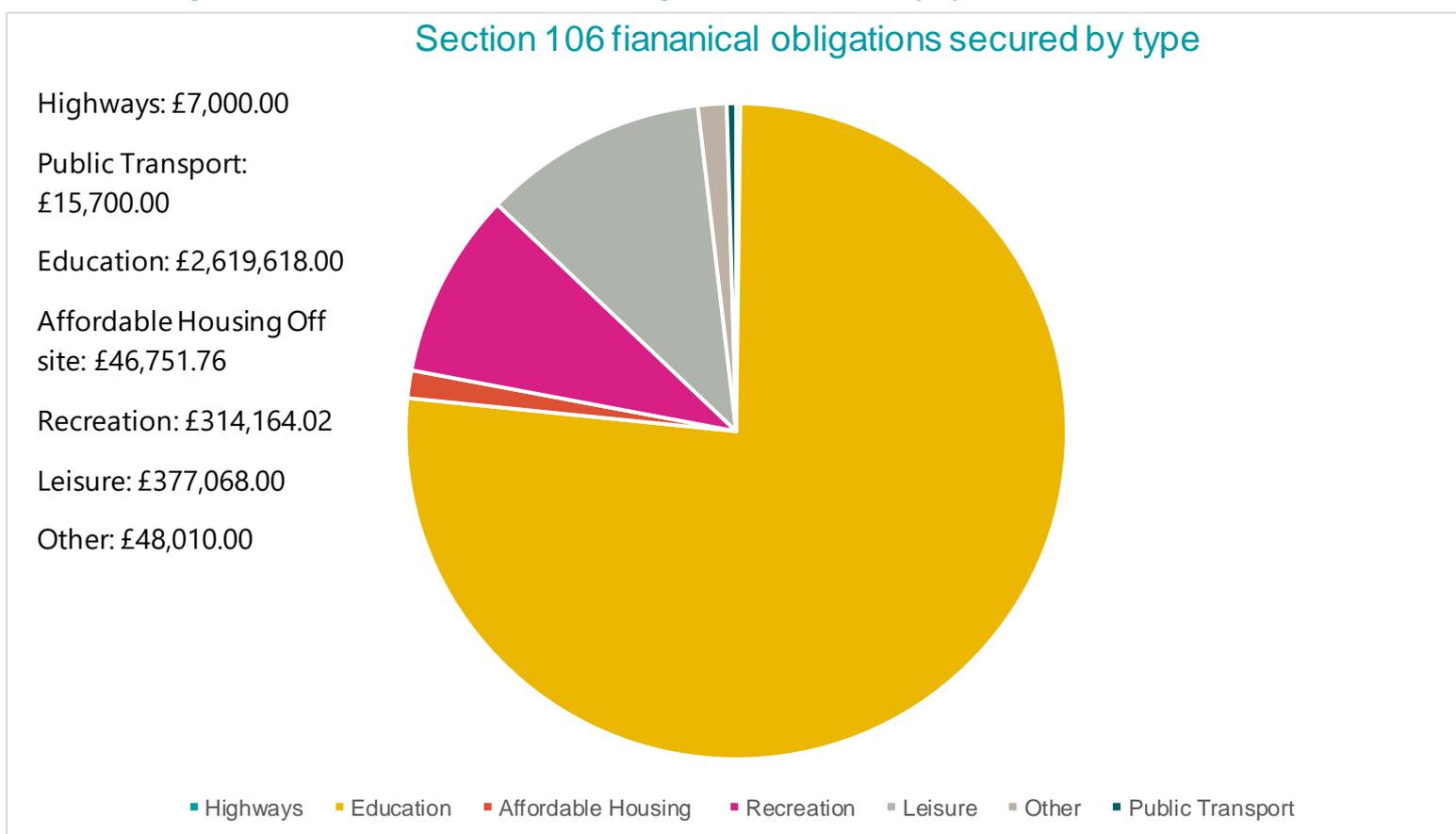


Figure 1 provides a breakdown the total amount of financial obligations secured by contribution type. The largest proportion of money received was for education to increase pupil places. The next largest amount secured was for leisure followed by recreation. As well as the monetary contributions secured above, 92 affordable houses have been secured on sites across North Lincolnshire.

Please note the figures above are based on the maximum amount that could be received, however as many applications are for outline planning permission the

number of dwellings could change at reserved matters meaning some of the planning obligations may be reduced.

Figure 2. Section 106 agreements signed with 2020/21 financial year

Section 106 Agreement	Settlement	Proposal
PA/2018/845	C Spencer Ltd, Mill Lane, Barrow Upon Humber	Outline planning permission for residential development
PA/2018/2314	Land adjacent to 20 Franklin Way, Barrow Upon Humber	Vary section 106 agreement to remove LAP onsite
PA/2019/164	Land off Scotter Road, Messingham	Outline planning permission for up to 25 dwellings
PA/2019/460	Land west of Kettleby Lane, Wrawby	Outline planning permission for up to 6 dwellings
PA/2019/841	Land east of Strathdee, Barrow Road, Goxhill	Outline planning permission to erect 9 dwellings (joint S106 with PA/2019/842)
PA/2019/842	Land north of 6 Thornton Road, Goxhill	Outline planning permission for up to 8 dwellings (joint S106 with PA/2019/841)
PA/2019/996	Brook House Farm, Church Street, Hibaldstow	Planning permission to erect 14 dwellings
PA/2019/1088	Land west of Turnstone Drive, Scunthorpe	Planning permission to erect 88 dwellings (joint S106 with PA/2019/1107)
PA/2019/1107	Land west of Dunlin Drive, Scunthorpe	Planning permission to erect 122 dwellings (joint S106 with PA/2019/1088)
PA/2019/1782	Land south of Moorwell Road, Yaddlethorpe, Bottesford	Outline planning permission for up to 200 dwellings
PA/2019/1821	Land rear of 50 – 72 Bellingham Road, Scunthorpe	Planning permission to erect two apartment blocks consisting of 6 apartments each
PA/2020/211	Land at 86 & 90 Bottesford Road, Scunthorpe	Outline planning permission for up to 12 dwellings
PA/2020/324	Land east of Top Road, Winterton	Planning permission to erect 110 dwellings
PA/2020/462	Land rear of The Fox Inn, Front Street, Ulceby	Planning permission to erect 4 dwellings
PA/2020/588	Land north of Ings Road, Kirton In Lindsey	Outline planning permission for residential development
PA/2020/603	Land off Ferry Road, Barrow Upon Humber	Outline planning permission for residential development
PA/2020/794	Riseholme, Spruce Lane, Ulceby	Planning permission to erect 9 dwellings
PA/2020/2042	Land off Scotter Lane, Messingham	Deed of variation

Received:

North Lincolnshire Council has received £1,103,300.64 in Section 106 contributions within the financial year 2020/21. This is from various developments which have commenced development and hit specific trigger points within development where the contribution is expected.

Figure 3: Section 106 financial obligations received by type

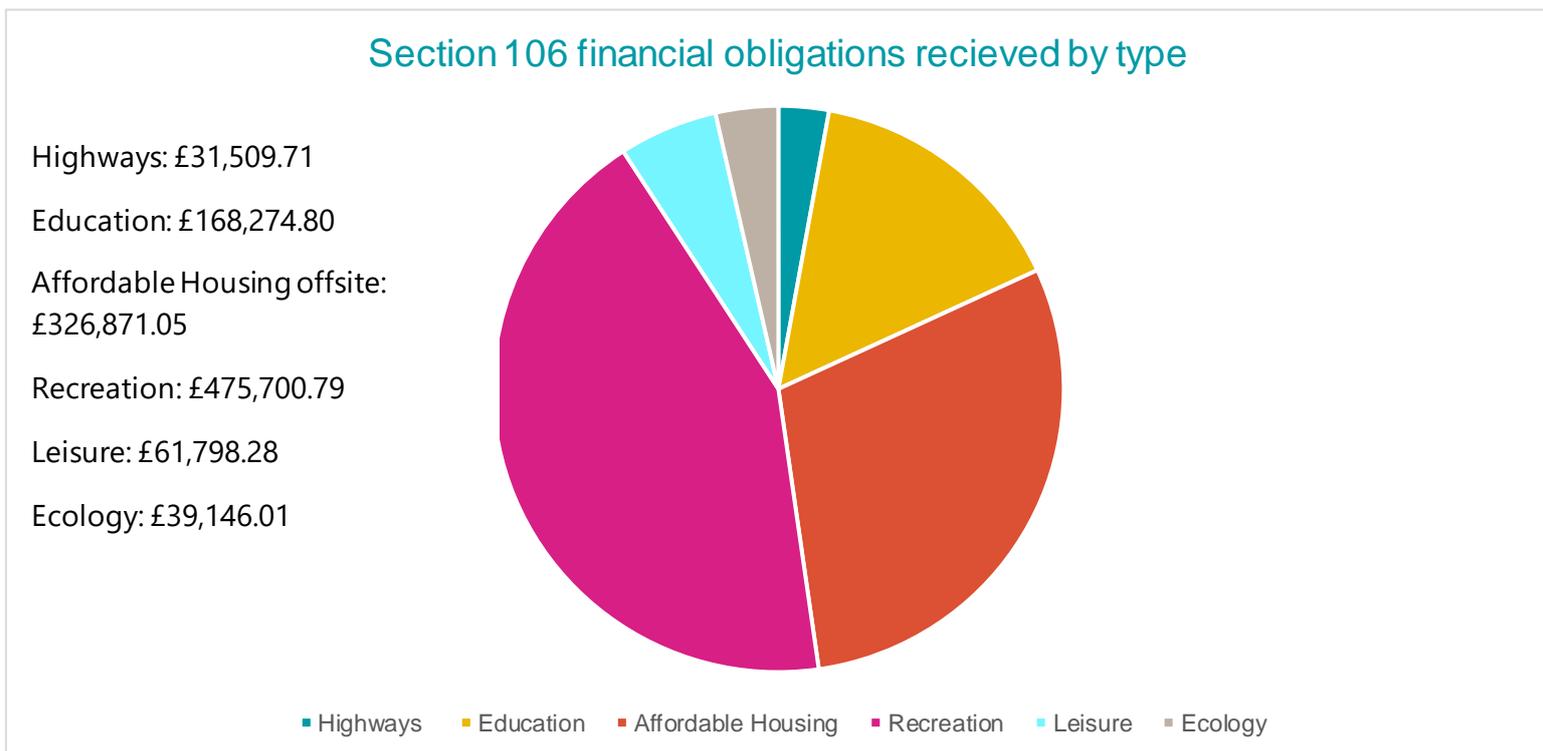


Figure 3 provides a breakdown the total amount received by contribution type. The largest proportion of money received was for recreation. Next was offsite affordable housing then education. Highways, leisure and ecology received less than £100,000 each. Not included in the chart above is the two affordable dwellings delivered on-site.

Figure 4. Section 106 contributions - monies received by type and planning reference.

Planning Reference	Contribution Type	What the contribution is for	Money Received
PA/2016/1793	Affordable Housing	Offsite affordable housing to spend in Barton upon Humber within five years or North Lincolnshire within 10 years.	£193,600.00
PA/2015/0597	Affordable Housing	Offsite affordable housing to spend in Scunthorpe within five years or North Lincolnshire within 10 years.	£13,447.85
PA/2015/0597	Affordable Housing	Offsite affordable housing to spend in Scunthorpe within five years or North Lincolnshire within 10 years.	£19,746.00
PA/2016/1704	Affordable Housing	Offsite affordable housing to spend in Kirton In Lindsey within five years or North Lincolnshire within 10 years.	£24,759.00
PA/2016/1704	Affordable Housing	Offsite affordable housing to spend in Kirton In Lindsey within five years or North Lincolnshire within 10 years.	£25,969.20
PA/2016/1704	Affordable Housing	Offsite affordable housing to spend in Kirton In Lindsey within five years or North Lincolnshire within 10 years.	£24,500.00
PA/2016/1704	Affordable Housing	Offsite affordable housing to spend in Kirton In Lindsey within five years or North Lincolnshire within 10 years.	£24,849.00
PA/2017/767	Education	To spend on additional school places at the Primary school in Hibaldstow	£28,244.10
PA/2017/767	Education	To spend on additional school places at the Primary school in Hibaldstow	£40,738.84
PA/2016/1793	Education	To spend on additional school places at Primary schools in Barton Upon Humber	£99,291.86
PA/2016/1793	Leisure	Improvements to male and female gym showers, cubicles and tiles. Including new equipment to facilitate group cycling classes at Baysgarth Leisure Centre.	£10,737.57
PA/2018/1583	Leisure	New Sports Hall equipment at Baysgarth Leisure Centre	£5,126.00

PA/2016/1704	Leisure	Replacement of gym equipment and synthetic pitch carpet of the MUGA at Ancholme Leisure Centre.	£45,934.71
PA/2018/999	Recreation	Towards maintenance of the open space and recreation in Scunthorpe	£6,215.20
PA/2017/767	Recreation	Towards maintenance of recreation facility in Hibaldstow	£50,197.14
PA/2016/1704	Recreation	Towards maintenance of public open space for recreational use in Kirton in Lindsey	£39,146.01
PA/2018/1363	Recreation	Towards maintenance of recreation facilities at Rowland Road playing field	£44,588.70
PA/2018/1247	Recreation	Towards maintenance of Everest playing field, Everest Road, Scunthorpe	£8,010.20
PA/2017/511	Recreation	Improvements to Barnard Meadows Children's Play area, Kirton in Lindsey	£7,583.24
PA/2017/2080	Recreation	Improvements to existing play within Ulceby	£7,569.19
PA/2019/783	Recreation	Improvements to existing play within Ulceby	£6,346.09
PA/2020/132	Recreation	Maintenance of the open space (Manor Park)	£34,202.00
PA/2016/1704	Ecology	For the creation or enhancement of a publicly accessible area of grassland	£39,146.01
PA/2012/1101	Highways	Additional street sweeping for straw falling from heavy goods vehicles	£31,259.71
PA/2005/0879	Highways	Maintenance of Scawcett Lane, Epworth	£250.00

Figure 5. Section 106 onsite contributions - secured by planning reference.

Planning Reference	Contribution Type	Location	Number of dwellings
PA/2015/0728	Affordable Housing onsite	Former Darby Glass, Scunthorpe	Two

Spent:

In the financial year 2020/21 the council spent £198,857.07 of S106 agreement contributions that have been received in previous years. The money was spent on a number of different projects, with the majority being spent on education to increase capacity of two schools within Barton Upon Humber.

Figure 6: Section 106 contributions spent by type

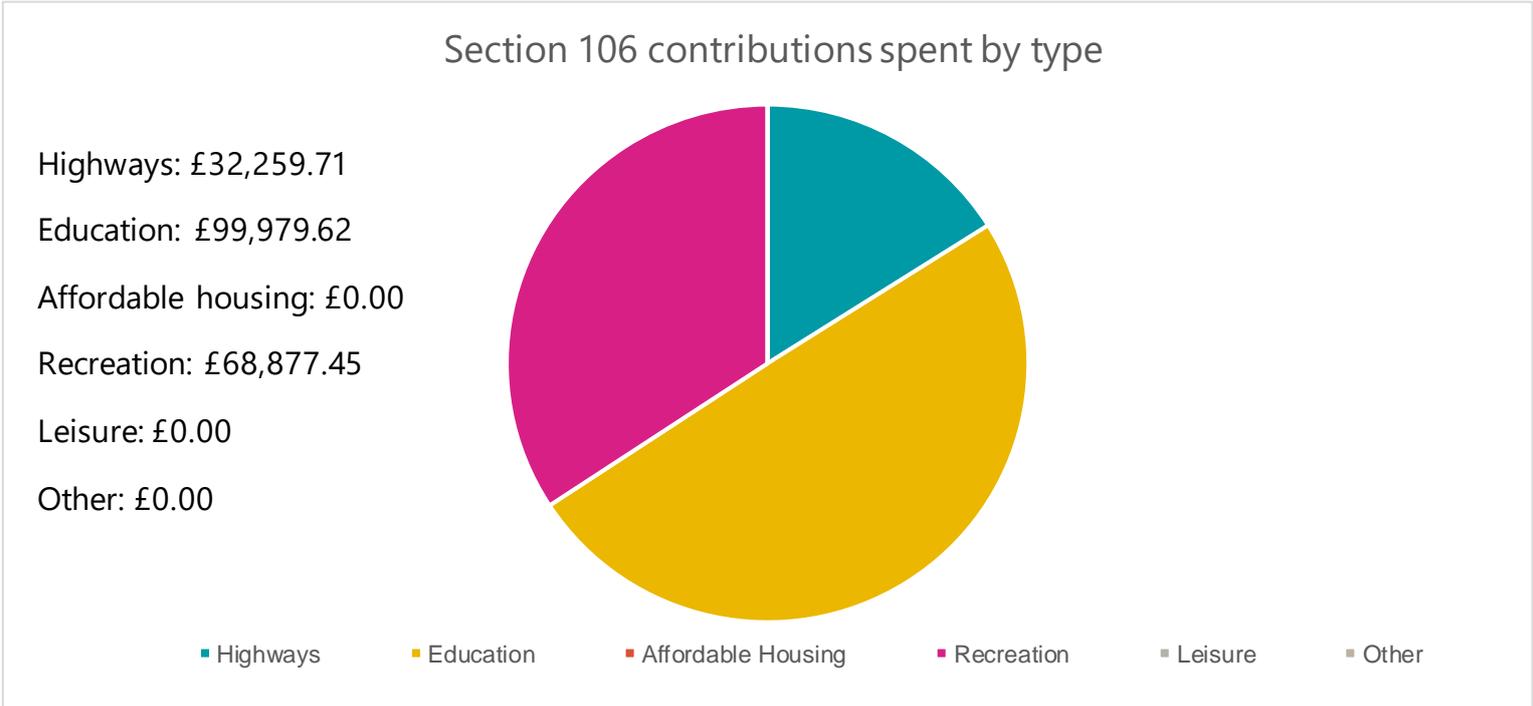


Figure 6 provides a breakdown of the total amount spent by contribution type. The largest proportion of money spent was for education on two schools in Barton Upon Humber. Recreation was the next largest amount. No money was spent on affordable housing or leisure this financial year.

Figure 7. Section 106 contributions - monies spent by planning reference

Planning reference	Project	Money Spent
PA/2015/922	Teale Street Park Improvements	£5,948.80
PA/2018/1363	Rowland Road Park Improvements	£33,819.40
PA/2012/1101	Additional Road Sweeping	£30,259.71
PA/2016/1793	Bowmandale Primary School to increase pupil capacity	£32,031.47
PA/2006/782	Baysgarth School to increase pupil capacity	£67,948.15
PA/2018/999	Traffic Regulation order West Street	£2,000.00
PA/2018/999	Resurfacing Teale Street Park	£3,100.00
PA/2015/1308	Ability Swing at Somervell Road Park	£12,995.00
PA/2015/1308	Pendulum Swing at Somervell Road Park	£13,014.25

Figure 7 sets out how the Sections 106 monies have been spent within this period. The majority of the money was spent on improvements to parks with new equipment, at Somervell Road Park an ability swing was installed.

Held:

At the end of the 2020/21 financial year there was £1,603,988.42 of money retained from previous years which had not yet been spent on relevant projects. This also includes the money allocated for projects.

Figure 8. Section 106 contributions held by type

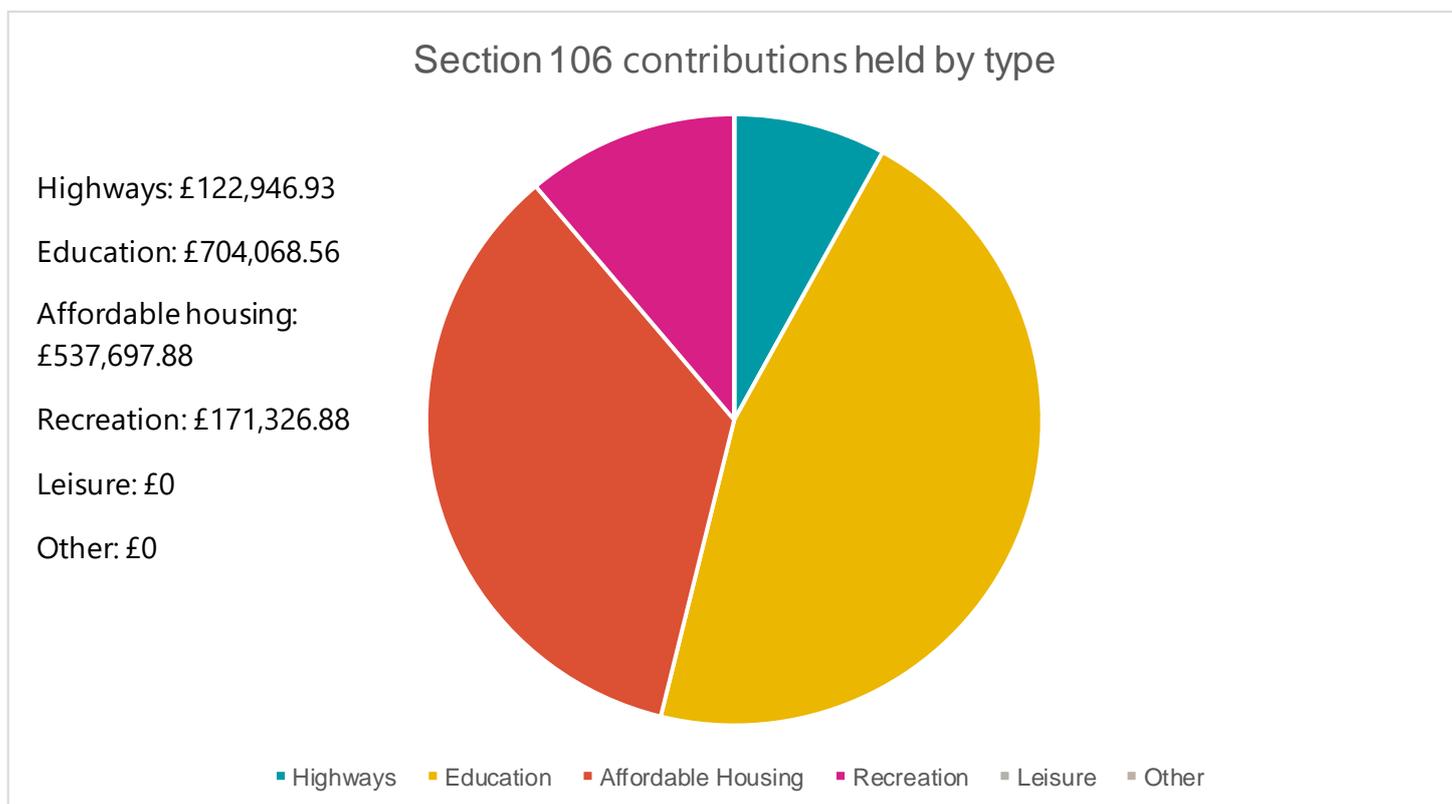


Figure 8 provides a breakdown of the total amount held by contribution type. The largest proportion of money held is for education to increase pupil places capacity in schools. The next largest amount held is for off-site affordable housing with the only other money currently being held for highways and recreation.

Figure 9. Section 106 contributions held by type and planning reference.

Planning Reference	Contribution Type	What the contribution is for	Money Received
PA/2013/0643	Affordable Housing	To spend in Barton upon Humber within five years or North Lincolnshire within 10 years.	£136,400.00
PA/2011/1464	Affordable Housing	To spend in Westwoodside within five years or North Lincolnshire within 10 years.	£16,119.36
PA/2014/0270	Affordable Housing	To spend in Ulceby within five years or North Lincolnshire within 10 years.	£36,360.00
PA/2015/1195	Affordable Housing	To spend in Goxhill within five years or North Lincolnshire within 10 years.	£55,080.81
PA/2015/0597	Affordable Housing	To spend in Scunthorpe within five years or North Lincolnshire within 10 years.	£20,999.80
PA/2015/0228	Affordable Housing	To spend in Epworth within five years or North Lincolnshire within 10 years.	£48,792.15
PA/2011/802	Affordable Housing	To spend in Barrow Upon Humber within five years or North Lincolnshire within 10 years.	£17,064.80
PA/2016/1793	Affordable Housing	To spend in Barton Upon Humber within five years or North Lincolnshire within 10 years.	£206,880.96
PA/2011/1110	Highways	Improvement to Falkland Way/A1077 Junction	£7,037.00
PA/2015/0111	Highways	TRO at Falkland Way	£1,500.00
PA/2015/0111	Highways	Improvement to Falkland Way/A1077 Junction	£26,056.05
PA/2015/0111	Highways	Improvement to Falkland Way/A1077 Junction	£5,016.78

PA/2018/0393	Highways	Improvements to the local highways network around Total Oil Refinery	£60,199.63
PA/2003/0860	Highways	Traffic management on Wisteria Way and Crowberry Drive, Scunthorpe	£4,302.78
PA/2016/1793	Highways	Improvements to the junction at Barrow Road and Falkland Way, Barton Upon Humber	£17,686.11
PA/2017/1541	Highways	Improvements to the highway network	£897.72
PA/2005/0/879	Highways	Improvements to Scawcett Lane	£250.00
PA/2013/0734	Recreation	Improvements to existing facilities within Winteringham	£4,349.48
PA/2014/1061	Recreation	Towards maintenance of the open space	£33,934.17
PA/2014/0249	Recreation	Towards recreation facilities within Winterton	£5,804.09
PA/2015/0992	Recreation	Towards Teale Street playground, Scunthorpe	£236.02
PA/2015/0111	Recreation	Towards maintenance of open space and equipped area of play	£21,800.13
PA/2015/1195	Recreation	Towards improvements to facilities at the village playing field or Millennium Green	£6,244.86
PA/2015/0597	Recreation	Towards improvements to Manor Park Scunthorpe	£45,164.58
PA/2013/1288	Recreation	Improvement to recreation facilities at land off Sunningdale Road, Birch Park and Silica Park	£34,000.00
PA/2015/1308	Recreation	Maintenance of the open space	£19,793.55
PA/2005/1399	Education	To spend on additional school places with catchment schools of Epworth (Epworth Primary School and South Axholme Academy).	£118,370.30
PA/2007/1970	Education	To spend on additional school places with catchment schools of Epworth (Epworth Primary School and South Axholme Academy).	£52,433.00
PA/2015/1308	Education	To spend on additional school places with catchment schools (Grange Lane Primary School and Frederick Gough).	£369,633.02

PA/2016/1793	Education	To spend on additional Primary school places with catchment schools (Barton St Peters Primary School, Bowmandale Primary School, Castledyke Primary or a new primary school in Barton).	£57,593.25
PA/2017/1541	Education	To spend on additional school places with catchment schools (Barton Upon Humber Primary Schools).	£8,746.67
PA/2017/676	Education	To spend on additional school places with catchment schools (Hibaldstow Primary School).	£28,244.00
PA/2007/1970	Education	To spend on additional school places with catchment schools (Epworth Primary School and South Axholme Academy).	£69,048.00

Figure 9 shows all the planning obligations held that have been secured through a Section 106 agreement. The money secured will be spent over the next few years to deliver the additional infrastructure required to support the new developments.

Allocated:

'Allocated' are the planning obligations which have not been spent, but have been earmarked for a future project, for example to improve highways networks or increase school capacity.

Figure 10. Section 106 contributions allocated by type

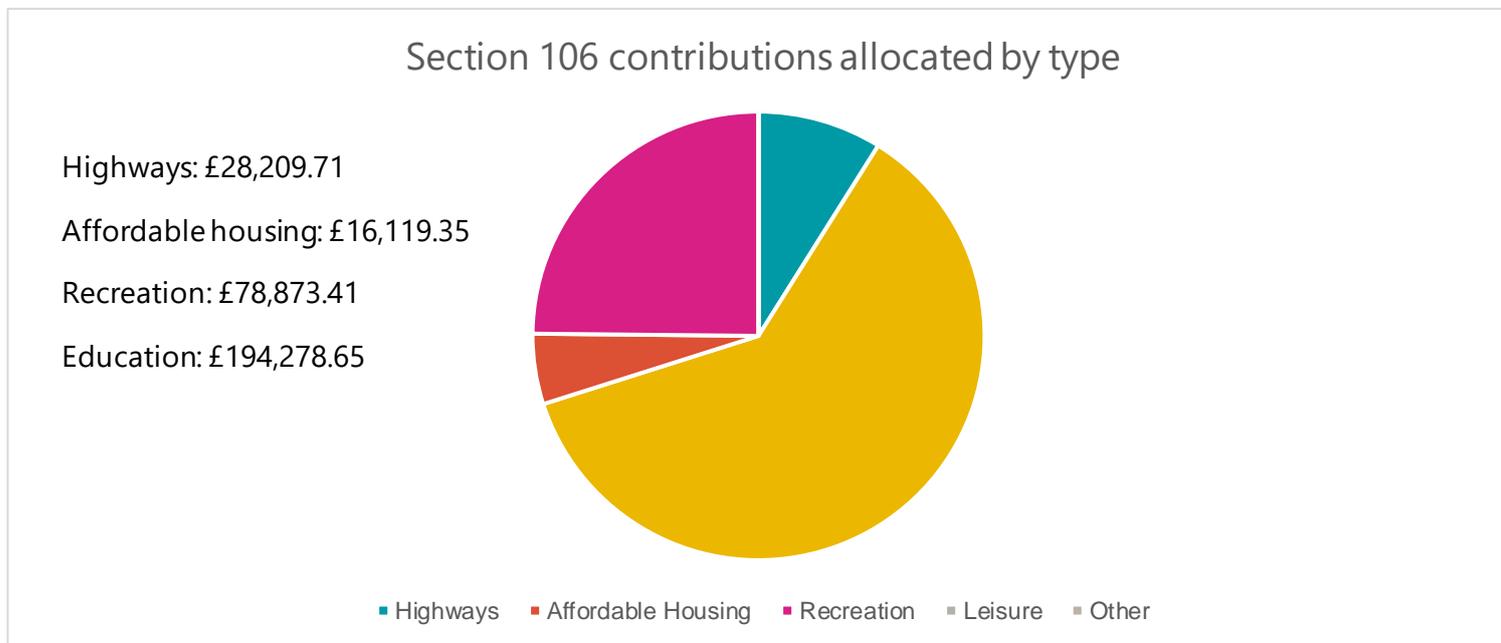


Figure 10 provides a breakdown for the total amount allocated by contribution type. The largest proportion of money allocated is for education with similar amounts also allocated for highways and off-site affordable housing.

Figure 11. Section 106 contributions allocated by planning reference and project.

Planning Reference	Project	Money Assigned
PA/2017/2080	Improvements to Ulceby Park	£7,569.19
PA/2019/783	Improvements to Ulceby Park	£6,346.09
PA/2015/1308	Improvements to Sommervell Park	£19,793.55
PA/2015/0597	Improvements to Manor Park	£45,164.58
PA/2011/1464	Affordable Housing	£16,119.35
PA/2005/1399	Increase School capacity	£118,370.65
PA/2007/1970	Increase School capacity	£75,908.00
PA/2018/0393	Upgraded lighting system	£28,209.71

Returned:

Within the financial year 2020/2021, the council has returned £61,298.37 in relation to the first payment received for PA/2005/1399 which has not been spent within the timeframe stipulated within the section 106 agreement.

Figure 12. S106 planning obligation monies returned

Contribution Type	Returned Money
Highways	£0.00
Education	£61,298.37
Affordable housing	£0.00
Bowmandale School Extension	£0.00
Recreation	£0.00
Leisure	£0.00