

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.

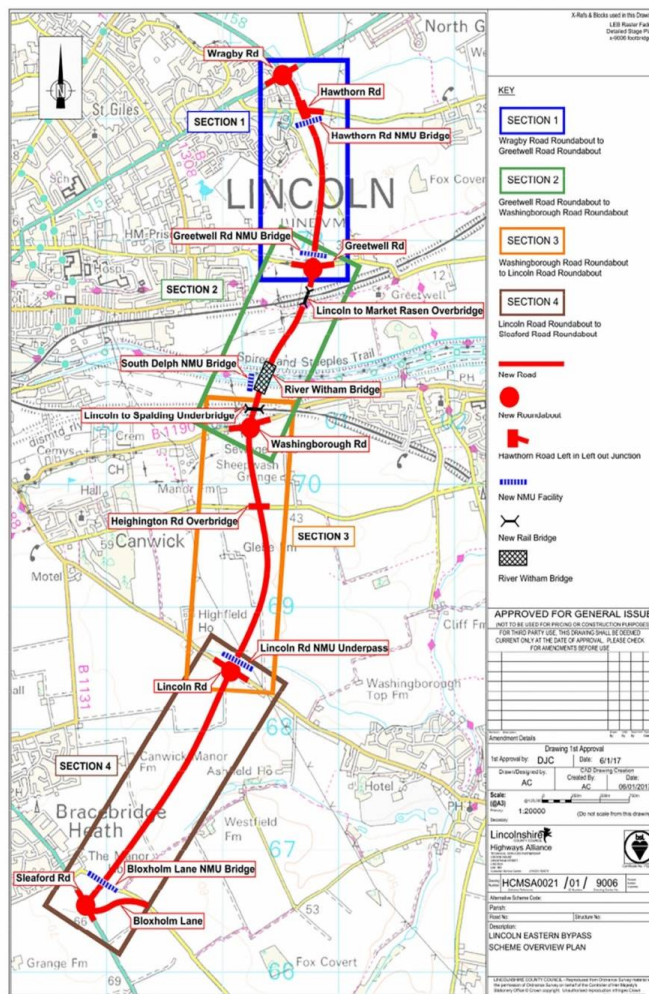
CIL Report

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 £2,402,540.30 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, Wygate Park	Contribution to classroom at Donington Thomas Cowley (Secondary element) and a contribution to classroom at Boston Grammar (Sixth Form element).	£248,198.94
Land off Hackthorn Road, Welton	For the expansion of secondary provision at Spalding Academy	£443,700.00
Land off Church Lane, Sturton Road, Saxilby	Towards the costs of providing additional school places at William Farr	£281,838.39
Land off Cliff Rd/Heath Lane, Welton	Towards additional permanent classroom at Saxilby Primary School	£125,147.62
	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	Elsa Park, Zone 5 cycleway	Section 38
Bourne	Elsa Park Zones 4 & 5, Area 5	Section 38
Bourne	Elsa Park Zones 4 & 5, Area 6	Section 38
Bourne	Elsa Park Zone 9 Ph 2	Section 38
Bourne	Elsa Park Zone 9 Ph 3	Section 38
Bourne	Elsa Park Zone 9 Ph 1	Section 38
Bourne	Elsa Park Zone 4A & 6A - Phase 1	Section 38
Bourne	Elsa 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