

North East Lincolnshire

# Infrastructure Funding Statement 2020-2021

February 2022



Working in partnership



## 2020-2021 North East Lincolnshire Infrastructure Funding Statement

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## Introduction

## 2020-2021 North East Lincolnshire Infrastructure Funding Statement

- 1.1** This report provides a summary of the financial and actual contributions the Council has secured through Section 106 (s106) agreements from new developments for on and off-site infrastructure works and affordable housing.
- 1.2** In summary, the report provides:
- an overview of s106 agreements;
  - the s106 contributions paid to the Council in the 2020/21 monitoring period;
  - s106 contributions for future years;
  - projects delivered in the Borough via s106 agreements in the 2020/21 monitoring period; and,
  - projects through Section 278 highways agreements (s278).
- 1.3** The information included in the report will be updated annually and published on the [Council's website](#). This will ensure the most up to date information on the amount of developer contributions received from new developments in addition to information on where these monies have been spent is readily available at the time of publication.

## Section 106 obligations

- 2.1** Under Section 106 (s106) of the Town and Country Planning Act 1990 a Local Planning Authority (LPA) can seek obligations for physical infrastructure delivered on-site and for contributions to off-site works. These obligations can only be secured when it is considered that the impacts of a development need to be mitigated and to ensure that it is acceptable to the community in planning terms. A Legal Agreement is entered into when matters cannot be dealt with through conditions in the planning permission.
- 2.2** For example, new residential developments place additional pressure on existing social, physical and economic infrastructure in the surrounding area. Planning obligations aim to balance this extra pressure with improvements to the surrounding area to ensure that a development makes a positive contribution to the local area and mitigates its impact.
- 2.3** Obligations may be provided by developers 'in kind' – that is, where the developer builds or provides directly the matters necessary to fulfil the obligation. This might be to build a certain number of affordable homes on-site, for example. Alternatively, planning obligations can be met in the form of financial payments to the Council to provide off-site infrastructure works, or contributions towards affordable housing delivered elsewhere in the Borough. A common requirement in North East Lincolnshire is a financial contribution towards schools to meet the educational needs of a housing development. Strategic ecological mitigation for industrial developments on the Humber Bank is a more recent requirement and involves payments to fund habitat areas to mitigate the loss of over wintering bird habitat.
- 2.4** In many cases, it can be a combination of both on-site provision and off-site financial contributions.
- 2.5** Regulations state that a planning obligation can only be required for a development if the obligation is required to mitigate its impact. It has to be a reasonable request on land use planning grounds. This should be supported by planning policy.
- 2.6** Affordable housing and education contributions are a requirement of the North East Lincolnshire Local Plan 2013 to 2032 (Adopted 2018). In particular Policy 6 and 18 which require social infrastructure facilities.
- 2.7** Habitat mitigation on the South Humber Bank is delivered through Policy 9 of the Local Plan based on a contribution formula.
- 2.8** Contributions towards required highway works as a result of new development are agreed on a case-by-case basis, evidenced by an assessment of the impact the development will have on the local highways and mitigation works required to minimise this impact.



- 2.9** Once the s106 has been signed, it is an obligation, but it will only be realised if the planning permission is implemented and reaches the trigger point for payment such as commencement or prior to occupation. When the planning permission is granted, the s106 obligation is registered as a land charge which stays with the land, obligating any future owners until the terms are met.
- 2.10** Any commuted sums received by the Council, but not spent within the timeframes set out in the s106 agreement, will be identified during monitoring and will be refunded in accordance with the details set out in the specific agreement.

## S106 contributions summary

- 2.11** In summary, the Council received a total of £678,718.54 in s106 contributions, with £571,040.00 being spent within this period. The tables below highlight that as of the end of the previous financial year (31st March 2020), a net total of £1,643,253.30 was available to fund public open space, education, highways and affordable housing projects in the Borough.

Infrastructure type	S106 monies available
Affordable housing	£568,096.17
Highways and transport	£145,641.52 (adjusted from figure in 2019/20 Infrastructure Funding Statement to include unaccounted spend in 2014)
Education	£793,762.87
Open space	£116,981.08
Other	£18,771.66
<b>Total</b>	<b>£1,643,253.30</b>

Table 2.1 S106 monies received as of 31 March 2020 (net)

- 2.12** Taking into account the contributions spent within the Borough, as of 31st March 2021 there is a net balance of £1,750,931.84 in s106 contributions to be carried over into the next monitoring period (1 April 2021 to 31 March 2022).

Total s106 (net) amount available to spend as at March 2021 (£)	
Net total as of March 2020	£1,648,253.30
s106 income received 2020/21	£678,718.54

<b>Total s106 (net) amount available to spend as at March 2021 (£)</b>	
Sub total	£2,326,971.84
Minus monies spent 2020/21	£571,040.00
<b>Total</b>	<b>£1,750,931.84</b>

Table 2.2 Total s106 (net) amount available to spend March 2021

**2.13** Further details about which developments have provided contributions and where these contributions have been spent are provided in the tables below.

## S106 contributions received

Planning reference	Site	Amount received
DM/0128/15/FUL	Land at the Leaking Boot, Grimsby Road, Cleethorpes	£53,018.00
DM/1027/18/FUL	Land off Fenwick Road, Scartho, Grimsby	£145,320.00

Table 2.3 Affordable housing S106 contributions received in 2020/21

Planning reference	Site	Amount received
DM/0128/15/FUL	Land at the Leaking Boot, Grimsby Road, Cleethorpes	£22,553.28
DM/1192/15/FUL	Land south of Ings Lane, Waltham	£22,552.88
DM/0378/15/OUT	Land at Stallingborough Road, Healing	£112,764.40
DM0882/16/FUL	Land adjacent pumping station Hewitts Avenue, New Waltham	£23,680.52
DM/0269/17/FUL	Immingham Resource Centre, Margaret Street, Immingham	£84,573.30
DC/939/12/HUM	Scouts Lane (Humberston Park Golf Club), Humberston	£93,972.00
DC/281/13/SCA	Land off Shaw Drive, Grimsby	£120,284.16

Table 2.4 Education S106 contributions received 2020/21

## S106 contributions spent

Planning reference	Site	Amount spent	Utilised against
DM/0977/14/FUL	Taylors Avenue (Huntleigh Lodge), Cleethorpes	£105,792.76	Affordable housing capital scheme (payment to YMCA for contribution to Freeman Street scheme) and enabling costs to support delivery of capital schemes and on-site provision
DC8/454/13/HUM	The Rose, Brooklyn Drive, Humberston	£155,903.83	Affordable housing capital scheme (payment to YMCA for contribution to Freeman Street scheme) and enabling costs to support delivery of capital schemes and on-site provision

Table 2.5 Affordable housing S106 contributions spent in 2020/21

Planning reference	Site	Amount spent	Utilised against
DC/939/12/HUM	Par 3, Humberston	£18,150.00	Contribution to Toll Bar capital scheme
DM/0851/15/REM	Millennium Farm, New Waltham	£87,750.00	Contribution to Toll Bar capital scheme

Table 2.6 Highways S106 contributions spent in 2020/21

Planning reference	Site	Amount spent	Utilised against
DM/0851/15/REM	Millennium Farm, New Waltham	£50,140	Contribution to positive activities for Humberston Eco Conservation Centre - open spaces

Table 2.7 Open space S106 contributions spent in 2020/21

## Projects delivered by S106 contributions 2020/21

**2.14** As well as reporting on the total amount of contributions the Council has received and spent through s106 obligations, it is also useful to include information on the projects delivered by developers as a result of agreements to deliver on-site infrastructure. In 2020/21 all projects relate to the provision of affordable housing.

Site	Number of new build homes
Millennium Park, Humberston	18

**Table 2.8 New affordable homes delivered on-site through s106 agreements in 2020/21**

## S106 contributions secured for future years

**2.15** The Council has also secured s106 contributions from the following development sites with planning permission which will be paid in future years should the developments progress as planned. These contributions will be paid by the developers either once development has commenced on site or once a specified number of homes has been delivered on the site.

Planning reference	Site	Contribution agreed	Purpose
DM/0305/20/FUL	Forest Way, Humberston	£67,812.28	Education
DM/0305/20/FUL	Forest Way, Humberston	Contribution required only if more than 9 dwellings built on site)	Affordable housing
DM/0728/18/OUT	Highfield House, Stallingborough Road, Immingham	Amount to be confirmed (£11,276.44 per qualifying dwelling)	Education
DM/0728/18/OUT	Highfield House, Stallingborough Road, Immingham	£536,000.00 (capped at)	Sport and recreation plan
DM/0728/18/OUT	Highfield House, Stallingborough Road, Immingham	£40,000.00	Phone and ride

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Planning reference	Site	Contribution agreed	Purpose
DM/0728/18/OUT	Highfield House, Stallingborough Road, Immingham	£2,500.00	Traffic Regulation Order
DM/0728/18/OUT	Highfield House, Stallingborough Road, Immingham	Highway works to be completed	Highways
DM/0664/19/FUL	Land at Hobson Way, Stallingborough	£77,444.64	Highways
DM/0664/19/FUL	Land at Hobson Way, Stallingborough	Cycle path provision	Transport and travel
DM/0664/19/FUL	Land at Hobson Way, Stallingborough	£405,000.00	Strategic Ecological Mitigation

Table 2.9 S106 agreements signed in 2020/21

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## Section 278 agreements

- 3.1** Section 278 agreements (s278) under the Highways Act 1980 are legally binding agreements between the Local Highway Authority (North East Lincolnshire Council) and the developer to ensure delivery of necessary highway works as a result of new development.
- 3.2** It may allow for items such as:
- roundabouts
  - priority junctions
  - junctions with traffic lights
  - right turn lanes
  - improved facilities for pedestrians and cyclists
  - improvements to existing junctions; and
  - traffic calming measures.
- 3.3** No works were carried out in the Borough under s278 agreements in the year 2020/21.



## Document availability

## 2020-2021 North East Lincolnshire Infrastructure Funding Statement

If you would like to receive this document in any other language or in another format such as large print, Braille or on audiotape, please contact:

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