

# North East Lincolnshire

## Infrastructure Funding Statement 2019-2020

July 2021



Working in Partnership



## 2019-2020 North East Lincolnshire Infrastructure Funding Statement

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## Introduction

## 2019-2020 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 2019/20 monitoring period;
  - s106 contributions for future years;
  - projects delivered in the Borough via s106 agreements in the 2019/20 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** The tables below highlight that as of March 2020, a net s106 total of £1,648,253.30 was available to fund public open space, education, highways and affordable housing projects in the Borough.

Infrastructure type	S106 monies available
Affordable housing	£720,596.17
Highways and transport	£44,741.52
Education	£633,762.87
Open space	£296,183.08
Other	£18,771.66
<b>Total</b>	<b>£1,714,055.30</b>

Table 2.1 S106 monies received as of 31 March 2019 (net)

Planning reference	Site	Amount received
DC/939/12/HUM	Par 3, Humberston	£18,150.00
DM/0851/15/REM	Millennium Farm, New Waltham	

Table 2.2 Highways and transport S106 contributions received in 2019/20

Planning reference	Site	Amount received
DM/0313/16/FUL	Becklands, New Waltham	£160,000.00

Table 2.3 Education S106 contributions received 2019/20

Planning reference	Site	Amount received
DM/0313/16/FUL	Becklands, New Waltham	£30,000.00

Table 2.4 Open space S106 contributions received 2019/20

Planning reference	Site	Amount spent	Utilised against
DC/1052/04/HUM	Land at Grange Farm Lane, New Waltham (Renaissance)	£45,000.00	Affordable housing capital scheme - payment to Longhurst Group to support the purchase of three accessible bungalows at The Cedars, Eastern Inway, Grimsby and enabling costs to support capital schemes and on-site provision of affordable housing
DC/162/98/IMM	Land west of Roval Drive, Immingham (Habrough Fields)	£67,500.00	Affordable housing capital scheme - payment to Longhurst Group to support the purchase of three accessible bungalows at The Cedars, Eastern Inway, Grimsby and enabling costs to support capital schemes and on-site provision of affordable housing
DM/0977/14/FUL	Taylor's Avenue, Cleethorpes (Huntleigh Lodge)	£40,000.00	Affordable housing capital scheme - payment to Longhurst Group to support the purchase of three accessible

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Planning reference	Site	Amount spent	Utilised against
			bungalows at The Cedars, Eastern Inway, Grimsby and enabling costs to support capital schemes and on-site provision of affordable housing

**Table 2.5 Affordable housing S106 contributions spent in 2019/20**

Planning reference	Site	Amount spent	Utilised against
DM/0851/15/REM	Millennium Farm, New Waltham	£209,202.00	Contribution to positive activities for Humberston Eco Conservation Centre - open spaces

**Table 2.6 Open space S106 contributions spent in 2019/20**

**2.12** Looking at s106 activity in 2019/20, the Council received a total of £295,900.00 in s106 contributions, with £361,702.00 being spent within this period. This consists of £152,500.00 funding affordable housing provision within the Borough and £209,202.00 spent on improving existing or creating new open spaces.

**2.13** In summary therefore, as of 31st March 2020, there is a net total of £1,648,253.30 in s106 contributions.

Total s106 (net) amount available to spend as at March 2020 (£)	
Net total as of March 2019	£1,714,055.30
s106 income received 2019/20	£295,900.00
Sub total	£2,009,955.30
Minus monies spent 2019/20	-£361,702.00
<b>Total</b>	<b>£1,648,253.30</b>

**Table 2.7 Total s106 (net) amount available to spend March 2020**

## Projects delivered by s106 contributions 2019/20

**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 2019/20 all projects relate to the provision of affordable housing.

Site	Number of new build homes
Scartho Top, Grimsby	8
Land south of Humberston Avenue, Humberston	11
Becklands, New Waltham	12
Millennium Park, Humberston	7

**Table 2.8 New affordable homes delivered on-site through s106 agreements in 2019/20**

## 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
DM/0551/18/OUT	Millennium Farm, New Waltham	Three homes
DM/1027/18/FUL	Fenwick Road, Grimsby	£145,320.00
DM/1133/17/OUT	Field Head Road, Laceby	30 homes
DM/1175/17/OUT	Habrough Fields, Immingham	14 homes

**Table 2.9 S106 agreements signed in 2019/20 with affordable housing contributions**

Planning reference	Site	Contribution agreed
DM/0804/18/OUT	Waterworks Street, Immingham	£101,487.96
DM/0551/18/OUT	Enfield Avenue, New Waltham	£56,535.84
DM/1133/17/OUT	Field Hear Road, Laceby	£719,021.52
DM/0231/19/FUL	Thrunsoe Centre, Cleethorpes	£248,699.12
DM/0537/18/REM	Former Clifton Bingo Site, Cleethorpes	£615,530.32
DM/0202/19/FUL	Pelham Road, Cleethorpes	£33,829.29
DM/1175/17/OUT	Habrough Fields, Immingham	£360,846.29

**Table 2.10 S106 agreements signed in 2019/20 with education contributions**

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Planning reference	Site	Contribution agreed
DM/1175/17/OUT	Habrough Fields, Immingham	£4,000.00

**Table 2.11 S106 agreements signed in 2019/20 with flood and water management contributions**

Planning reference	Site	Contribution agreed
DM/1133/17/OUT	Field Head Road, Laceby	£20,000.00
DM/1144/19/OUT	Toll Bar, Louth Road, New Waltham	£515,000.00

**Table 2.12 S106 agreements signed in 2019/20 with highways and transport contributions**

Planning reference	Site	Contribution agreed
DM/1027/18/OUT	Fenwick Road, Grimsby	£20,000.00
DM/1175/17/OUT	Habrough Fields, Immingham	£40,000.00

**Table 2.13 S106 agreements signed in 2019/20 with open space contributions**

Planning reference	Site	Contribution agreed
DM/1070/18/FUL	South Marsh Road, Stallingborough	£105,378.00

**Table 2.14 S106 agreements signed in 2019/20 with other contributions**

## 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.

## S278 projects delivered in 2019/20

**3.3** The following table sets out the works carried out in the Borough under s278 agreements in the current year 2019/20.

Development site	Planning reference	Summary of works
Stallingborough Road, Healing	DM/0378/15/OUT DM/0334/17/RM	Right hand turn facility
Land off Shaw Drive and Glebe Road, Scartho, Grimsby	DM/077016/REM	Road widening works to Grantham Avenue

**Table 3.1 S278 projects delivered in 2019/20**



## Document availability

## 2019-2020 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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