

SAFE WELL PROSPEROUS CONNECTED

# **Section 106 Infrastructure Funding Statement 2019/2020**

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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 (1<sup>st</sup> April 2019 until 31<sup>st</sup> March 2020).

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.
- **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 1<sup>st</sup> April 2019 and 31<sup>st</sup> March 2020.
- **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)<sup>1</sup> 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 2019 and 31 March 2020, a total of 19 granted planning permissions, were subject to Section 106 agreements. The value of the financial contributions secured total £4,866,801.50 and 214 affordable units on-site, four of the affordable units on-site were through planning gain.

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 1<sup>st</sup> April 2019 and 31<sup>st</sup> March 2020 North Lincolnshire Council received £674,999.85 financial contributions towards education, highways and open space. During this period £353,826.47 was spent on a number of projects, including enhancements to school capacity places at Barton St Peters School, Scunthorpe Town Centre public realm improvements and a variety of highways improvements within North Lincolnshire.

## Infrastructure Funding Statement

### Secured:

North Lincolnshire Council has secured planning obligations from 19 planning permissions in 2019/20 financial year through a Section 106 agreement and two section 106 variations. 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

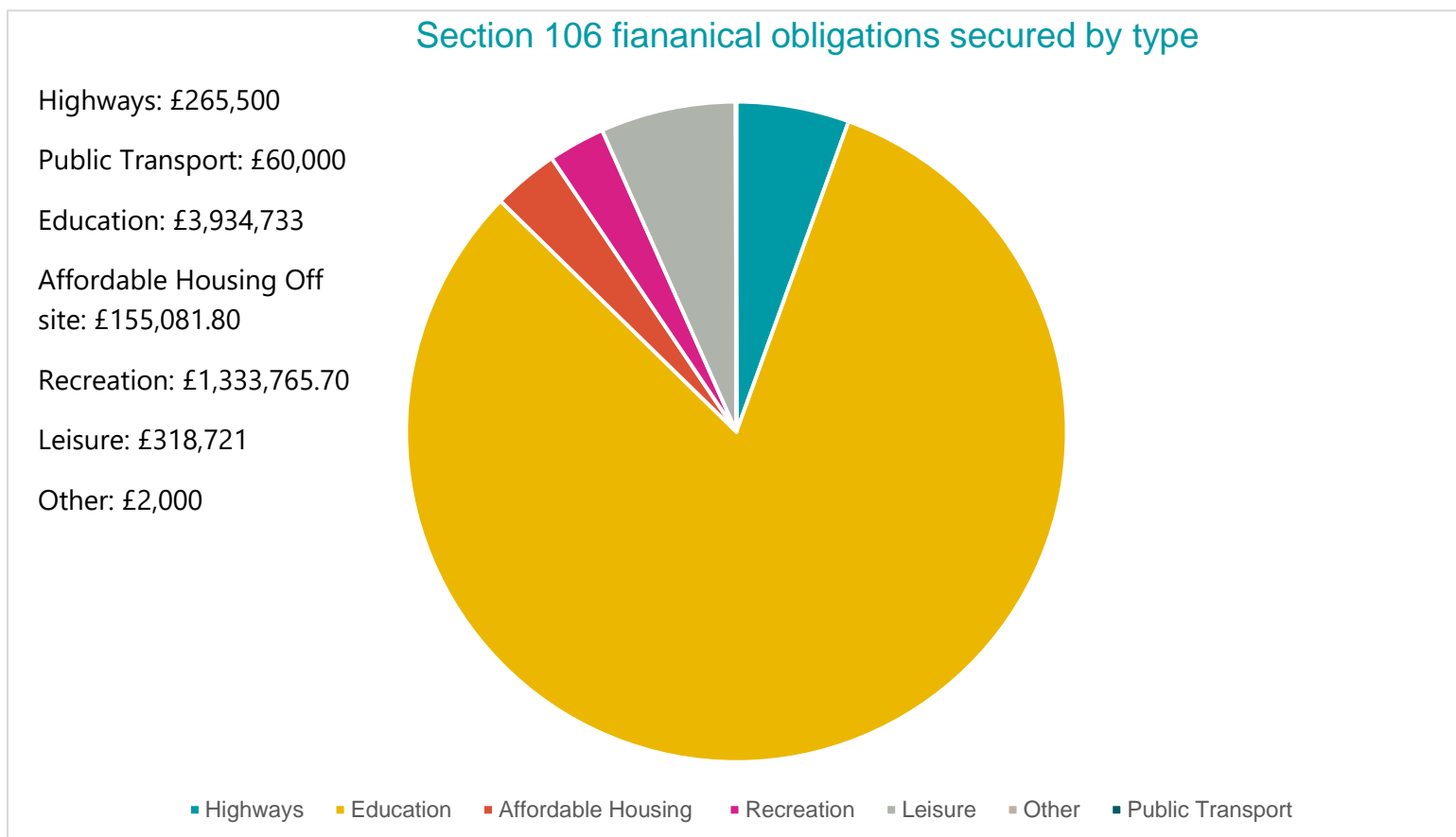


Figure 1 provides a breakdown the total amount of financial obligations secured by contribution type. The largest proportion of money received was for education to increase pupil places. The next largest amount secured was for recreation followed by leisure then highways. As well as the monetary contributions secured above, 214 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 2019/20 financial year

Section 106 Agreement	Settlement	Proposal
PA/2017/0674	Land off Applefield, Wrawby	Outline – up to 40 dwellings
PA/2017/1975	Land 119 Westgate Road, Belton	Outline – up to 23 dwellings
PA/2017/2095	Land North of Thorne Road, Sandtoft	Outline – up to 30 dwellings
PA/2018/0440	Land at Worlaby House Farm, Low Road, Worlaby	Planning permission – four commercial units, barn conversion into 11 dwellings and erection of 26 dwellings
PA/2018/1021	Land at the Lilacs, Warwick Road, Scunthorpe	Planning permission to construct a dementia supported housing scheme of 25 two bed apartments
PA/2018/1388	Land at Scunthorpe United Football Club, Scunthorpe	Planning permission to re-develop existing football stadium
PA/2018/1389	Land at Scunthorpe United Football Club, Scunthorpe	Outline – up to 160 apartments
PA/2018/1581	Land off Howe Lane and Hawthorne Gardens, Goxhill	Outline – up to 85 dwellings
PA/2018/1716	Station Road, Hibaldstow	Outline – up to 48 dwellings
PA/2018/1759	Land south of Coates Avenue, Winterton	Planning permission to erect 40 dwellings (including 25 affordable)
PA/2018/2186	Woods along Scotter Road, Scunthorpe	Outline – up to 36 dwellings
PA/2018/2266	Former Priory Lane School, West Common Gardens, Scunthorpe	Full - 21 dwellings
PA/2018/2316	Land off Burnside, Broughton	Outline – up to 10 dwellings
PA/2018/2481	Yaddlethorpe Grange, Scunthorpe	Section 106 variation
PA/2018/2525	Land at Station Road, Ulceby	Outline – up to 90 dwellings
PA/2019/0783	Land rear Church Lane, Ulceby	Full – 10 dwellings
PA/2019/1147	Land east of The Nest, Falkland Way, Barton Upon Humber	Planning permission to erect industrial building
PA/2019/1280	Former Council depot, Station Road, Scunthorpe	Full – 37 dwellings
PA/2019/1454	Land off Victoria Road, Barnetby	Full – 23 dwellings
PA/2019/1643	Land off Cemetery Road, Winterton	Section 106 variation
PA/2019/1821	Land rear of 50 – 72 Bellingham Road, Scunthorpe	Full – two apartment blocks with 12 apartments in total
PA/2019/1729	Land at Trent View House, Scunthorpe	Full – eight dwellings

Received:

North Lincolnshire Council has received £674,999.85 in Section 106 contributions within the financial year 2019/20. Also, four affordable homes have been developed at Willow Farm in Hibaldstow within this period.

Figure 3: Section 106 financial obligations received by type

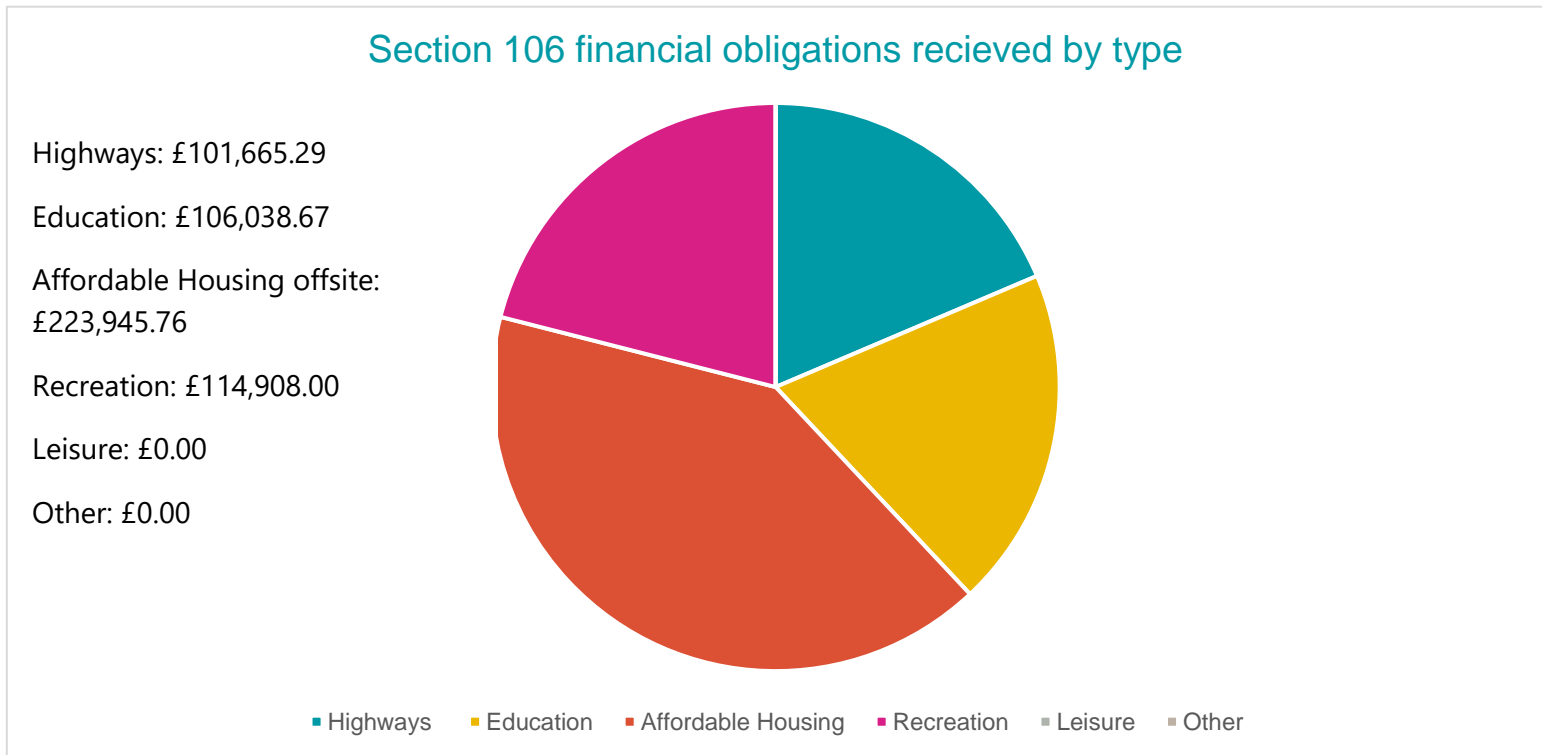


Figure 3 provides a breakdown the total amount received by contribution type. The largest proportion of money received was for offsite affordable housing. Highways, education and recreation all received similar amounts. Not included in the chart above is the four affordable dwellings delivered on-site.



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

Planning Reference	Contribution Type	What the contribution is for	Money Received
PA/2011/0802	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/2007/1970	Education	To spend on additional school places with catchments schools of Epworth (Epworth Primary School and South Axholme Academy).	£69,048.00
PA/2017/1541	Education	To be spent within the primary schools within Barton upon Humber.	£8,746.67
PA/2017/0676	Education	To provide additional school places at St Hybald's Academy Hibaldstow.	£28,244.00
PA/2016/1793	Highways	Improvement works to Falkland way/ A1077 junction.	£17,686.11
PA/2018/0393	Highways	Improvements to the local highways network around Total Oil Refinery	£89,678.06
PA/2009/0334	Highways	Additional Road sweeping within Scawby Brook	£28,985.45
PA/2013/1288	Recreation	Improvement to recreation facilities at land off Sunningdale Road, Birch Park and Silica Park	£65,000.00
PA/2015/1308	Recreation	Improvements to Sommerville Park	£45,802.80
PA/2018/1583	Recreation	Improvement to Wootton Pond	£8,115.20

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

Planning Reference	Contribution Type	Location	Number of dwellings
PA/20140196	Affordable Housing onsite	Willow Farm, Hibaldstow	Four

**Spent:**

In the financial year 2019/2020 the council spent £353,826.47 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 highways improvements.

Figure 6: Section 106 contributions spent by type

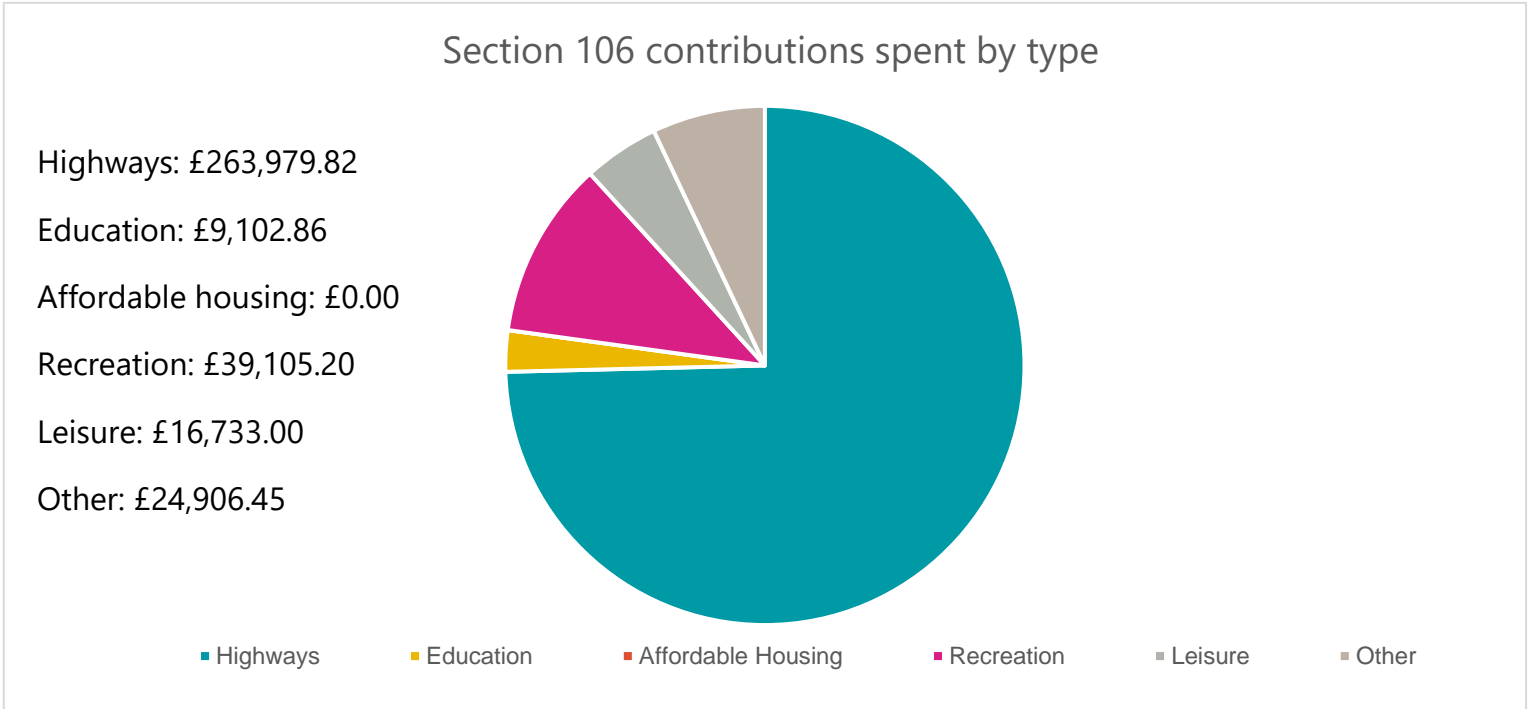


Figure 6 provides a breakdown of the total amount spent by contribution type. The largest proportion of money spent was for highways on several projects. Recreation was the next largest amount. No money was spent on affordable housing this financial year.

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

Planning reference	Project	Money Spent
PA/2012/1303	Resurfacing of Crook Mill Road	£60,000.00
PA/2018/0393	Traffic Light upgrading at junction of Eastfield Road	£29,478.43
PA/2012/1288	Highways improvements to Doncaster Road, Scunthorpe	£171,283.62
PA/2016/1793	Remodel and extension at Barton St Peters School to increase school places	£9,102.86
PA/2013/1288	Bottesford Football Floodlights at Birch Park	£30,990.00
PA/2018/1583	Transferred to Wootton Parish Council for Pond improvements	£8,115.20
PA/2013/1578	Equipment at Baysgarth Leisure Centre	£16,733.00
PA/2005/0392	Town centre improvements	£24,906.45

Figure 7 sets out how the Sections 106 monies have been spent within this period. The highways contributions has provided improvements to the local network to provide additional capacity to support the new development.

**Held:**

At the end of the 2019/20 financial year there was £1,269,573.95 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**

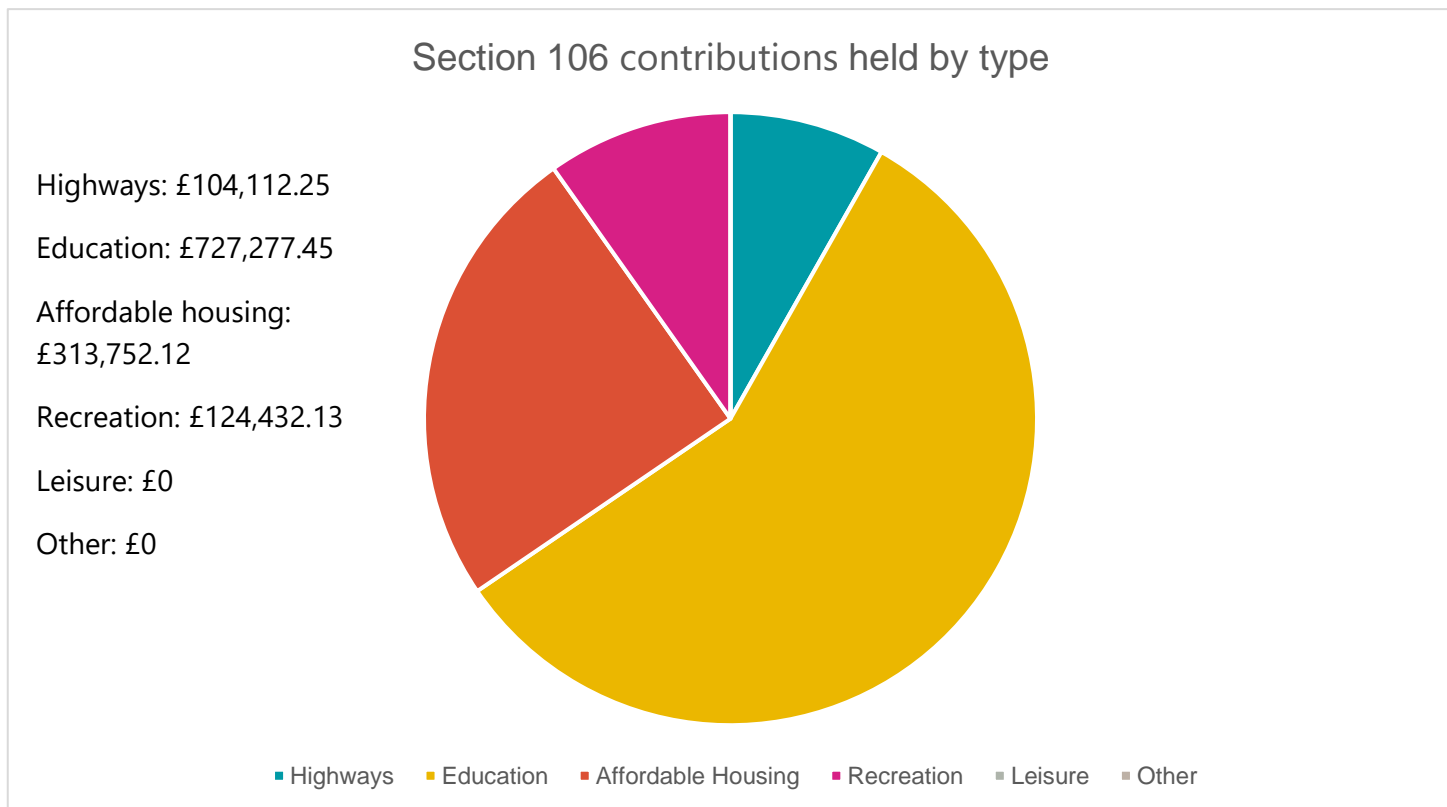


Figure 8 provides a breakdown of the total amount held by contribution type. The largest proportion of money held is for education to increase pupil places capacity in schools. The next largest amount held is for off-site affordable housing with the only other money currently being held for highways 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/2011/1110	Highways	Improvement to Falkland Way/A1077 Junction	£7037.00
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/2013/0734	Recreation	Improvements to existing facilities within Winterringham	£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	£7,134.83

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	£6244.86
PA/2015/0597	Recreation	Towards improvements to Manor Park Scunthorpe	£45,164.58
PA/2006/0782	Education	To be spent at schools within Barton upon Humber.	£67,949.16
PA/2005/1399	Education	To spent on additional school places with catchment schools of Epworth (Epworth Primary School and South Axholme Academy).	£179,669.02
PA/2007/1970	Education	To spent on additional school places with catchment schools of Epworth (Epworth Primary School and South Axholme Academy).	£52,433.00
PA/2015/1308	Education	To spent on additional school places with catchment schools (Grange Lane Primary School and Frederick Gough).	£369,633.02
PA/2016/1793	Education	To spent 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

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' is 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

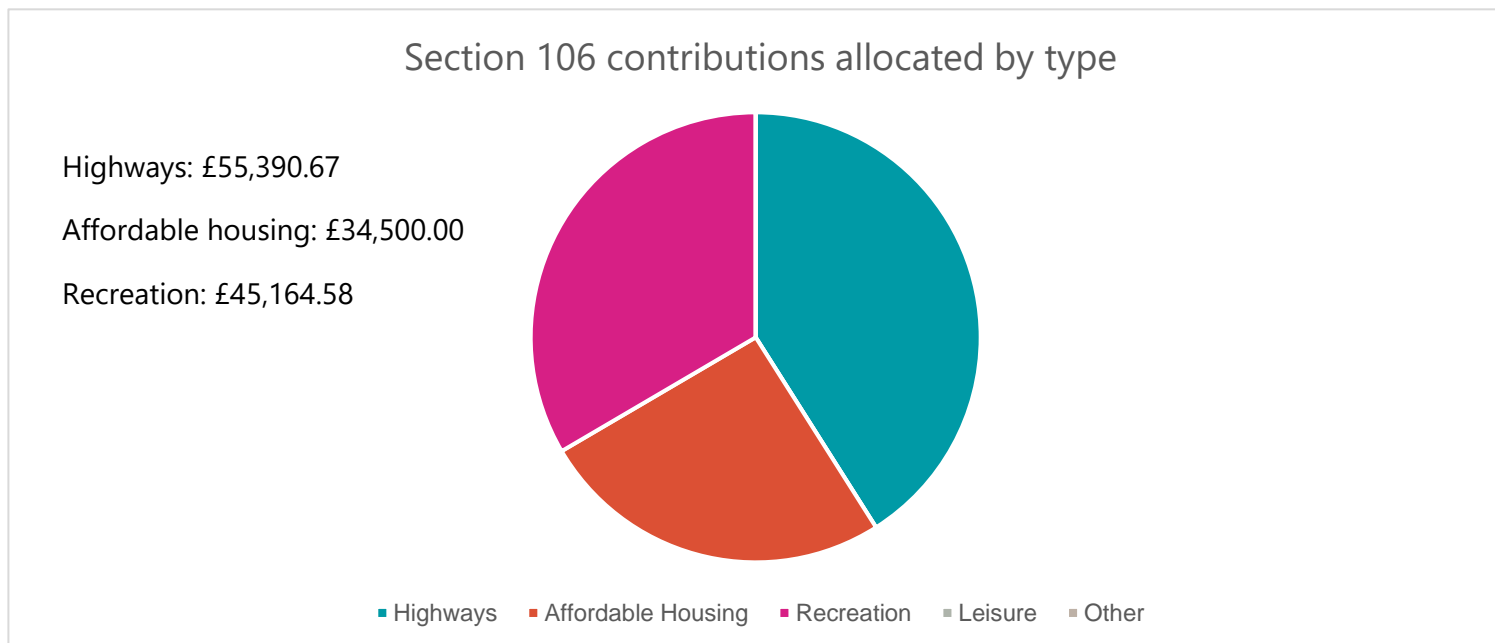


Figure 10 provides a breakdown for the total amount allocated by contribution type. The largest proportion of money allocated is for highways with similar amounts also allocated for recreation and off-site affordable housing. Please note - Education have two projects at Baysgarth Academy and Bowmandale School, which are not yet complete, so the amount is unknown and thus not reflected in the pie chart.

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

Planning Reference	Project	Money Assigned
PA/2018/0393	Traffic Light upgrading at junction of Eastfield Road	£26,405.27
PA/2012/1101	Annual additional road sweeping for 2020/21	£28,985.40
PA/2006/0782	Baysgarth Academy Extension Summer 2020	TBC
PA/2016/1793	Bowmandale School Extension	TBC
PA/2015/0597	Improvements to Manor Park, Scunthorpe	£45,164.58
PA/2013/0643	Purchase of adaptive build property in Scunthorpe with a housing association	£34,500.00

**Returned:**

Within the financial year 2019/2020, the council have returned £12,694.08 of section 106 contributions for off-site affordable housing, due to the planning application lapsing.

Figure 12. S106 planning obligation monies returned

Contribution Type	Returned Money
Highways	£0.00
Education	£0.00
Affordable housing	£12,694.08
Bowmandale School Extension	£0.00
Recreation	£0.00
Leisure	£0.00