



SOUTH
KESTEVEN
DISTRICT
COUNCIL

SOUTH KESTEVEN DISTRICT COUNCIL

INFRASTRUCTURE FUNDING STATEMENT

2020 / 2021

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Executive Summary

The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 which came into force on 1 September 2019 require that all local planning authorities publish an Infrastructure Funding Statement annually.

This is the second Infrastructure Funding Statement produced by South Kesteven District Council and identifies what Section 106 monies the Council currently holds, has spent in the reporting period and has secured for the future. The total held is: **£3,136,309.11**

Monies agreed in Section 106 Agreements that were signed in 2020/21 for the future but which are not yet due to be received total: **£716,934.00**.

Further statistics are provided in relation to the type of infrastructure targeted, geographical allocations and the provision of Affordable Housing.

The Infrastructure Funding Statements give policy makers and communities better insight into how developer contributions can support our local area. The publication illustrates how Section 106 obligations are used towards the objectives of the South Kesteven Local Plan and Corporate Plan. We hope this publication is welcomed by residents, stakeholders and community organisations.

Table of Contents

Executive Summary.....	1
Introduction	2
Section 106 Planning Obligations Report	3
Section 278 Highway Agreements	6
Community Infrastructure Levy	7
Annexe A: Tables of figures.....	8
Annexe B: Total Allocations by Location.....	15
Annexe C: Alternative formats and languages.....	17

Introduction

- 1.1 The Infrastructure Funding Statement provides information on the monetary (and non-monetary) contributions sought and received from developers for the provision of infrastructure to support development in South Kesteven. The report covers the financial year 1 April 2020 to 31 March 2021.
- 1.2 South Kesteven District Council seeks developer contributions through S106 Agreements (also known as “planning obligations”).
- 1.3 Section 106 of the Town and Country Planning Act 1990 enables a local planning authority to enter into a negotiated agreement, a planning obligation, to mitigate the impact of a specific development and to make it acceptable in planning terms.
- 1.4 A planning obligation might, for example, require the provision or contribution to a new or improved road, school, health facility or local green infrastructure. In some instances, obligations may require payments to be made to parish councils or other stakeholders.
- 1.5 Local planning authorities can also seek planning obligations to secure a proportion of affordable housing from residential developments.

Section 106 Planning Obligations Report

- 2.1 Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended) are legal agreements which make a proposed development acceptable in planning terms, that would not otherwise be acceptable. The obligations are focused towards site specific mitigation of the impact of development.
- 2.2 Obligations can only be sought where they are: -
- (a) necessary to make the development acceptable in planning terms,
 - (b) directly related to the development; and
 - (c) fairly and reasonably related in scale and kind to the development.
- They can either be provided on-site, for example through the provision of affordable housing, or off-site in the form of financial payments, which are to be spent on specified projects / initiatives.
- 2.3 South Kesteven District Council's requirements for Section 106 planning obligations are set out in the Council's adopted Local Plan with additional guidance available in the Planning Obligations Supplementary Planning Document (June 2012).

Headline Figures

Monetary Contributions	
Total Money to be provided through planning obligations agreed in 2020/21	£716,934.00
Total money received through planning obligations in 2020/21	£520,698.90
Total money received through planning obligations (whenever agreed) spent in 2020/21	£0.00
Total money received through planning obligations (whenever agreed) retained in 2020/21 (excluding "commuted sums" for longer term maintenance)	£2,980,873.15
Total money received through planning obligations (whenever agreed) retained in 2020/21 as "commuted sums" for longer term maintenance	£155,435.96

Non-Monetary Contributions	
Total Number of affordable housing units to be provided through planning obligations agreed in 2020/2021	68
Total Number of affordable housing units which were provided through planning obligations (whenever agreed) in 2020/2021	114
Total number of school places for pupils to be provided through planning obligations agreed in 2020/21	Number of places not available. £50,974.00 secured for expansion of a secondary school in Bourne – no details of numbers of places stated.

Other non-monetary contributions to be provided through Section 106 planning obligations which were agreed in 2020/21

S106 reference	Location	Non-monetary contribution
S19/0740	Land at Bourne Road Bourne Morton	Public Open Space – On Site Green Area Maintenance – Management Company
S19/1138	Land off Easthorpe Road, Great Gonerby NG31 8LZ	Public Open Space - on site
S20/0885	Land lying to the south of South Fen Road, Bourne	Connection to drainage system
S19/1240	Viking Way Farm, Fallow Lane, Foston	Not to implement previous Planning Permission
S18/1802	Land at Green acres, South Witham	Period of 14 days' notice before commencement

Section 106 Infrastructure expenditure in 2020/21

2.4 In 2020/21 no monies from Section 106 contributions were spent on infrastructure projects due to delays in expenditure as a result of the Covid Pandemic.

Other expenditure of Section 106 contributions in 2020/21

- 2.5 No money received through planning obligations was spent in 2020/21 on repaying money borrowed.
- 2.6 No money received through planning obligations was spent in 2020/21 in respect of monitoring (including the preparation of this Infrastructure Funding Statement) in relation to the delivery of planning obligations.

Section 106 receipts retained (allocated and unallocated)

- 2.7 The total amount of money, received through planning obligations prior to 2020/21 which had not been allocated to a specific infrastructure project or item by the end of 2020/21: **£303,241.64**
- 2.8 By the end of 2020/21, the total amount of money received under any planning obligation in any year, which has been allocated to an infrastructure project or type for spending, but which had not been spent (including “commuted sums”): **£2,833,067.47**

Allocated Planning Obligation receipts by Infrastructure type

Infrastructure Type	Planning Obligation receipts allocated
Affordable Housing	£1,365,955.42
Digital Infrastructure	£34,318.53
CCTV & Public Art	£7,528.71
Community Facilities	£83,121.56
Green Area Maintenance	£155,435.96
Open Spaces & Leisure	£364,666.48
Monitoring	£12,210.80
Education	£657,863.01
Health	£332,044.48
Transport & Travel	£123,164.16
Total	£3,136,309.11

Section 278 Highway Agreements

- 3.1 Agreements used to fund infrastructure can also be made under Section 278 of the Highways Act 1980, which allow developers to make permanent alterations or improvements to a public highway as part of a planning approval. These agreements are controlled by Lincolnshire County Council and so are not included in this report.

Community Infrastructure Levy

- 4.1 The Community Infrastructure Levy (CIL) is a levy that Local Authorities can set on new developments to raise funds for infrastructure, facilities and services.
- 4.2 Currently South Kesteven District Council has not adopted this funding mechanism and uses Section 106 agreements and obligations to mitigate the impacts of development.

Annexe A: Tables of figures

Table A1

The total amount of money and non-financial contributions to be provided under any planning obligations which were entered into during 2020/21.

Site & Planning Reference	Purpose of funding	Monetary contribution	Non-monetary contribution	Comments
S19/0740	Affordable housing		22 units	
	Education	£50,974.00		
	Public open space		On site	
	Green area Maintenance		Management Company	
S20/0885	Connection to drainage system	£65,340.00		
S19/1519	Provision of an affordable Extra Care Housing Development in Stamford	£595,340.00		
	Health	£5,280.00		To be used towards Lakeside Healthcare, Stamford
Total		£716,934.00		

Table A2

The total amount of money under any planning obligations which was received during 2020/21.

Site and Planning ref	Purpose of funding	Monetary contribution	Comments
S12/0864 Land between Empingham Road and Tinwell Road, Stamford	Green area off-site contribution	£110,269.72	Provision of, enhancement to or upgrade of existing sports facilities at Empingham Road Playing Field, Empingham Road, Stamford
	Education	£293,470.13	Education facilities at the Malcolm Sargent Primary School, or, if not, St Gilbert's Primary School, or, if not, elsewhere in Stamford
	Bus Service	£7,647.29	Temporary bus service allocated to the County Council for delivery
	Health	£79,602.00	Providing, extending improving or altering health facilities in Stamford, the need for which directly arises from the development
	Traffic Signals	£6,797.60	Installation of a microprocessor optimised vehicle actuation system at Scotgate traffic signals junction
S17/1262 Grantham Outlet Designer Village	Education	£22,912.15	Contribution for Retail & Leisure Skills Academy at Grantham College
Total		£520,698.90	

Table A3

The total amount of money under any planning obligations which was received which has not been allocated by the authority.

Site and Planning Reference	Monetary Contribution	Purpose of funding/Comments
S12/0438 2A Radcliffe Road, Stamford	£12,614.13	Play equipment
S12/0438 2A Radcliffe Road, Stamford	£290,627.51	Affordable Housing
Total	£303,241.64	

Table A4

The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure. Summary details of the items of infrastructure on which the money has been allocated, and the amount allocated to each of them.

Site and planning reference	Monetary contribution	Purpose of funding/contribution
S15/0030 Marshall's Yard, Stamford	£291,200.00	Affordable Housing
S11/0967 Land at St Catherine's Road, Grantham	£29,090.65	Affordable Housing
S10/2106 Land to the rear 45-49 Harrowby Lane	£177,000.00	Affordable Housing
S14/0082 Barnack Road, Stamford	£444,000.00	Affordable Housing
S17/1728 Towngate Inn, 3 Towngate East, Market Deeping	£134,037.26	Affordable Housing
S04/1463 Tesco Stores Ltd, Godsey Lane Market Deeping	£2,627.25	Digital Infrastructure
S05/0220 Land at Springfield Rd, Impress Metal Packaging Ltd, Grantham	£31,691.28	Digital Infrastructure

S08/1231 Poplar Farm, Grantham	£7,528.71	CCTV or Public Art
S00/0843 Land North of Springfield Road, Grantham	£45,000.00	Community Facilities
S08/1231 Poplar Farm, Grantham	£38,121.56	Community Facilities
S12/0864 Land between Empingham Road and Tinwell Road, Stamford	£294,509.73	Open Spaces & Leisure
S17/1728 Towngate Inn, 3 Towngate East, Market Deeping	£14,354.36	Open Spaces & Leisure
S99/1156 Land off Manthorpe Road, Grantham	£4,112.60	Open Spaces & Leisure
S09/2245 Caunt Road, Grantham	£426.50	Open Spaces & Leisure
S14/3208 High Street, Billingborough	£5,831.00	Open Spaces & Leisure
S11/1374 Wherrys Yard, Bourne	£5,569.62	Open Spaces & Leisure
S13/2586 Land at Belvoir Close, Stamford	£9,586.40	Open Spaces & Leisure
S14/1684 Southfield Business Park, Falcon Way Bourne	£17,662.14	Open Spaces & Leisure
S08/1231 Poplar Farm, Grantham	£2,210.80	Monitoring
S12/0864 Land between Empingham Road and Tinwell Road, Stamford	£10,000.00	Monitoring

S08/1231 Poplar Farm, Grantham	£341,480.73	Education
S12/0864 Land between Empingham Road and Tinwell Road, Stamford	£293,470.13	Education
S17/1262 Grantham Outlet Designer Village	£22,912.15	Education
S08/1231 Poplar Farm, Grantham	£60,827.19	Health
S12/0864 Land between Empingham Road and Tinwell Road, Stamford	£212,602.00	Health
S11/1374 Wherrys Yard, Bourne	£45,339.42	Health
S17/1728 Towngate Inn, 3 Towngate East, Market Deeping	£13,275.87	Health
S17/1728 Towngate Inn, 3 Towngate East, Market Deeping	£2,577.64	Transport & Travel
S08/1231 Poplar Farm, Grantham	£13,802.63	Transport & Travel
S12/0864 Land between Empingham Road and Tinwell Road, Stamford	£106,783.89	Transport & Travel
Total	£2,677,631.51	

Annex B shows a breakdown of the contributions held by location and contribution type.

Table A5

The total monies received under planning obligations during any year which were retained at the end of the reported year and have been allocated for the purpose of longer-term maintenance (“commuted sums”).

Planning reference and site address	Monetary contribution	Purpose of funding
S05/1288 Land East of Churchfield Close, Deeping St James	£9,209.72	Green Area Maintenance
S02/1169 Land off Springfield Road, Springfield Business Park, Grantham	£12,681.28	Green Area Maintenance
S08/1231 Poplar Farm, Grantham	£133,544.96	Green Area Maintenance
Total	£155,435.96	

Table A6

Non-monetary contributions provided under planning obligations which were delivered during 2020/21.

The following data all relates to the completions of affordable dwellings across the district. This data may differ to that recorded by South Kesteven's housing team due to differences in monitoring processes.

Location	Affordable Rent	Intermediate Rent	Shared Ownership	Social Rent	Rent To Buy	Total
Grantham	24	8	39	0	4	41
Stamford	0	0	0	2	0	2
Market Deeping	10	0	6	0	0	16
Deeping St James	2	8	9	2	0	21
TOTAL	36	16	54	4	4	114

Definitions of categories used in Table A6 above

Affordable Housing – includes social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. It can be a new-build property or a private sector property that has been purchased for use as an affordable home.

Affordable Rent – is a rent charged up to 80% of the market levels within the local area, offered by Registered Housing Providers to households whose needs are not met by the market.

Intermediate Rent – as Affordable Rent above but offered by private landlords, allowing households without the money for a deposit to purchase a property and the opportunity to obtain a home whilst still saving for a deposit.

Shared Ownership – Allows buyers to purchase a share of a property (25% to 75%) and pay rent on the remaining share. It provides intermediate tenancy for households which would not otherwise be able to afford home ownership. The supply of new shared ownership properties has increased in recent years, making up an increasing proportion of new homes for affordable home ownership.

Social Rent – houses are owned by Local Authorities and Registered Providers for which guideline target rents are determined through the national rent regime

Rent to Buy – a Government scheme designed to ease the transition from renting to buying a home by providing subsidised rent.

Annexe B: Total Allocations by Location

The following tables show the monies the Council holds for infrastructure provision that needs to be provided in specific locations within the District, this has been split into the identified allocations. It should be noted that, despite the categories being broad descriptions, the individual contributions are committed to specific locations and cannot be used for any other purpose unless a legal variation is agreed between all parties.

In some instances, such as affordable housing, the agreement requests expenditure within a certain location. However, if this is unachievable, the agreement will prescribe where delivery of infrastructure and use of the obligations is to be expected.

Table B1 – Bourne

INFRASTRUCTURE TYPE	AMOUNT HELD
Open Space and Leisure	£23,231.76
Health	£45,339.42
TOTAL	£68,571.18

Table B2 – The Deepings

INFRASTRUCTURE TYPE	AMOUNT HELD
Affordable Housing	£134,037.26
Digital Infrastructure	£2,627.25
Green Area Maintenance	£9,209.72
Health	£13,275.87
Open Space and Leisure	£14,354.36
Transport	£2,577.64
TOTAL	£176,082.10

Table B3 – Grantham

INFRASTRUCTURE TYPE	AMOUNT HELD
Affordable Housing	£206,090.65
CCTV & Public Art	£7,528.71
Community Facilities	£83,121.56
Digital Infrastructure	£31,691.28
Education	£364,392.88
Green Area Maintenance	£146,226.24
Health	£60,827.19
Monitoring Fees	£2,210.80
Open Space and Leisure	£4,539.10
Transport	£13,802.63
TOTAL	£920,431.04

Table B4 – Stamford

INFRASTRUCTURE TYPE	AMOUNT HELD
Affordable Housing	£1,025,827.51
Education	£293,470.13
Health	£212,601.50
Monitoring Fees	£10,000.00
Open Space and Leisure	£316,710.26
Transport	£106,783.89
TOTAL	£1,965,393.29

Table B5 – Billingborough

INFRASTRUCTURE TYPE	AMOUNT HELD
Open Space and Leisure	£5,831.00
TOTAL	£5,831.00

Annexe C: Alternative formats and languages

To ensure all residents of South Kesteven have access to our information material, our information is available in a range of different languages and formats, including large print, Braille, audio tape and computer disc.

To request a document in a specific language or format, you can ring us or email us on: **01476 40 60 80 - pr@southkesteven.gov.uk**

This information can be made available in large print, Braille, on audio tape or computer disc. If you, or someone you know, might benefit from this service, please contact us.

Polski / Polish

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繁体中文 / Cantonese

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Pilipino / Tagalog

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Français / French

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