

# **Infrastructure Funding Statement 2024 to 2025**

Prepared August 2025

By Lincolnshire County Council

# Table of contents

Foreword .....2

Introduction.....3

Statement on future Community Infrastructure Levy (CIL) .....4

CIL Report .....5

Section 106 Report.....6

# Foreword

This report:

- outlines how we have spent developer contributions from new housing and other developments in the last financial year
- promotes visibility of the processes involved, as we seek 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. 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.

The following is a summary of what we have achieved in the 2024 to 2025 financial year:

- £842,798.06 received from CIL to pay towards the cost of the Lincoln Eastern Bypass
- £4,821,336.08 received from Section 106 monies in total
- £5,144,500.92 spent in the year towards education facilities
- £504,386.30 spent on bus stop, bus service and pedestrian improvements
- £816,276.61 spent on highways improvements, including Traffic Regulation Orders and signals at junctions.

Section 106 and CIL are a small part of our wider spending. Further information on our capital programme and Government grant funding can be found on our website.

# Introduction

This statement summarizes details of certain types of financial and other contributions we have secured or spent for the 2024 to 2025 financial year. This fulfils 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:

- a) statement on how future Community Infrastructure Levy (CIL) is intended to be used to fund infrastructure
- b) CIL Report, including details on CIL transferred to Lincolnshire County Council to March 2025
- c) section 106 Report. Relevant summary details of 'section 106 agreements' to March 2025

This is the sixth such annual statement with Regulations introduced in advance of the 2019 to 2020 IFS.

References in this statement to 'the year' or 'the reported year' are 1 April 2024 to 31 March 2025.

# Statement on future Community Infrastructure Levy (CIL)

This part of the IFS relates to clause 'a' of Regulation 121A which is focused on CIL.

We work across a 'two-tier' Lincolnshire, with the seven district councils making up the other tier. Although we work closely with each district, it is those councils which are the CIL charging authorities and so responsible for if and how to set CIL. Creating a local plan and setting CIL are often closely aligned, so the explanations below are made in that context for each area of Lincolnshire.

The following councils do not have CIL:

- Boston Borough Council
- East Lindsey District Council
- South Holland District Council
- South Kesteven District Council

We will continue to engage with these four councils on their local plans, including policies for section 106 and potential CIL.

In 2018, CIL was set up locally by:

- City of Lincoln Council
- North Kesteven District Council
- West Lindsey District Council

We and those three districts had already formed the Central Lincolnshire Joint Strategic Planning Committee to create a joint local plan. Where CIL has been passed to us by the districts, it has repaid part of the cost of the Lincoln Eastern Bypass. The bypass was in large part forward funded by us. The bypass has been a longstanding principle of the four authorities' joint documents around the local plan and CIL. This included a signed memorandum of understanding between the authorities that agrees its importance in developer contributions funding. The bypass was also a key part of the Lincolnshire local transport plan and Lincoln transport strategy. We intend that this same purpose continues for future CIL from this part of Lincolnshire, working with the three district councils and the joint strategic planning committee.

# 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.

We received £842,798.06 from CIL for 2024 to 2025 (matter 1(b) in Schedule 2 to the Regulations).

As written in the statement on future CIL, 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 spending in the year (matter 1(e) and matter 1(g)(i)).

There was no CIL, whenever collected, which was allocated but not spent during the year (matter 1(f) and 1(h)).

Of the amount of CIL spending as above, noting that this is a loan repayment, the notional interest is £31,163.30 (matter 1(g)(ii)).

We are not a CIL collecting authority. This is because '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 us. In short, we did not collect any CIL for the relevant year and are 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 Schedule 2 to CIL Regulations 2019 (number2)	Commentary
3(a)	During the year to 31 March 2025, we entered into planning obligations which, if and when triggered, would total £4,821,336.08.
3(b)	We received £8,836,708.46 in total during the year from planning obligations
3(c)	At 1 April 2025, we had not allocated £8,745,431.52 that was received before the reported year. An example would be where monies are received for a piece of infrastructure, and this awaits further contributions from other development to fully fund that infrastructure.
3(d)	For the year to March 2025, the following obligations were entered into that related to non-monetary contributions: <ul style="list-style-type: none"> <li>• For land south of Station Road, Waddington Low Fields, Lincoln: 2 bus passes per dwelling, free of charge, to the first occupiers of each dwelling.</li> <li>• At 72 Scothern Road, Nettleham, Lincoln: provision of a public footpath.</li> <li>• Land at Eastfield Lane, Welton, Lincoln: installation of three passing places along Eastfield Lane and Pedestrian Footpath.</li> <li>• Land at Low Road, Barrowby: The travel plan is to include a redeemable free bus pass for each dwelling for one year.</li> </ul>
3(e)	For the year, we allocated but did not spend £2,562,679.25.
3(g)	For money allocated but not spent, summary details are provided in table one on the next page.
3(f)	During the year, we spent £6,495,840.15 in respect of all planning obligations.
3(h)(i)	Summary details of money spent by us during the year are shown in table two on the following pages
3(h)(ii)	We spent £734,118.02 under section 106 to repay borrowing. This was for: <ul style="list-style-type: none"> <li>• Land at Poplar Farm, Holdingham, for Holdingham roundabout</li> <li>• Land at Canwick Manor Farm, Bracebridge Heath, for Lincoln Eastern Bypass</li> <li>• Prebend Lane, Welton, for Centurion Roundabout</li> </ul>
3(h)(iii)	No money was used for monitoring.

3(i)	At 1 April 2025, we retained £14,016,719.03 in total from all contributions, for all years. No money was retained for maintenance.
4(a)	The summary information provided in table three is for Section 278 agreements under the Highways Act which could amount to £2,486,199.00 for 2024 to 2025.
4(b)	The summary information provided in table four is for other agreements under the Highways Act, specifically Section 38 agreements, which could amount to a value of £63,749,597.02 for 2024 to 2025.

<b>Table one: Summary details of planning obligations money allocated but not spent 2024 to 2025 (matter 3(g))</b>		
<b>Site</b>	<b>Details</b>	<b>Amount</b>
Mere Rd, Branston	MOVA (Traffic Signal Control System) at the Sleaford Road/Silver Street junction.	£49,849.11
Dean Road, Tradeglaze	Sustainable transport infrastructure project at B1308	£7,489.16
West Banks, Sleaford	Footway enhancement project scheduled for 2025/26	£17,974.56
Dean Road, Lincoln	Sustainable transport infrastructure project at B1308	£3,946.06
Baston Outgang Road, Baston	Carriageway haunching - reinstatement following gravel extraction. Works programmed 2026/27	£106,262.86
Barnack Rd, Stamford	Traffic Regulation Order, to be carried out once development commences and junction locations known	£6,453.16
Town Road, Quarrington	Contribution will be allocated to support bus services over a 3 year period	£126,278.33
Ph 3 Witham St Hughes	Contribution to support Bus services	£154,180.65
Fen Road, Holbeach	Acquisition of land to increase the site of University Academy Holbeach	£286,031.55
Land at Crease Drove, Crowland	An extension to provide additional teaching space at Crowland South View Primary School	£64,860.00
Land at the Parklands, Sudbrooke	Extensions to provide additional teaching space at Scothern Ellison Boulters School	£323,472.42
Land at Phase 10 B, Elsea Park, Bourne	An extension of a Bourne secondary school	£153,000.00
Land at 50 Fleet Road, Fleet	Acquisition of land to increase the site of University Academy Holbeach	£159,564.00
Land off Dunholme Road, Scothern	Extensions to provide additional teaching space at Scothern Ellison Boulters School	£244,130.09
Land west of Coalbeach Lane South, Surfleet	An extension of a Spalding secondary school	£237,060.77
Land North of High Road, Weston	An extension of a Spalding secondary school	£188,212.00
Low Lane Holbeach	Acquisition of land to increase the site of University Academy Holbeach	£90,082.14
Land at Surfleet Road, Pinchbeck	An extension of a Spalding secondary school	£123,258.83
Land at 184 Fleet Road, Fleet Hargate	Acquisition of land to increase the site of University Academy Holbeach	£82,378.01
Land at rear of 72 Scothern Lane, Nettleham	Purchase of land to expand the site of Welton William Farr Academy	£72,995.80
Land at Bourne Road, Morton (Allison Homes)	An extension of a Bourne secondary school	£54,901.66

**Table two: Summary details of planning obligations money spent by LCC during 2024 to 2025 (matter 3(h)-(i))**

Site	Details	Amount
High Street, Brant Broughton, Land adjacent Fire Station	Towards the cost of moving roads signs in the locality	£3,877.54
Main St, Mareham Le Fen, Boston	Traffic Regulation Order to extend area of current 30mph.	£5,369.67
Greetwell Fields	Hawthorn Road Foot/cycleway	£127,057.49
Boston West Golf Centre	Call Connect Service	£12,134.90
Town Road, Quarrington	Provision of bus services to the site	£63,000.00
Cell 17 Land to the north of Moor Lane, Morton Lane, Witham St Hughs	Bus Service Contribution	£14,809.35
Phase 3 Witham St Hughes	Bus services contribution towards sustaining and enhancing the existing bus facilities serving the parish	£107,000.00
52 dwellings on land at Mendip Avenue, North Hykeham	Footpath contribution to be used towards improvement of existing PROW between site and Russell Avenue	£5,680.70
Market Deeping	Traffic Regulation Order	£2,577.64
Surfleet Road, Pinchbeck	Traffic Regulation Order	£2,921.74
Erection of 127 dwellings land on north side of Green Man Lane, Top Farm, Navenby	£15K towards the subsidising of bus services serving Navenby	£16,630.46
Erection of 91 dwellings on Land west of Grantham Road, Waddington. The Landings	Bus Contribution - provision and improvement of bus frequencies	£8,652.16
280 dwellings on land on the East of Lincoln Road, Skellingthorpe	Bus stop and Toucan crossing on Lincoln Road, Skelingthorpe	£112,841.22
Land between Empringham Road and Tinwell Road, Stamford	MOVA (traffic signals) at Scotgate traffic signals junction	£56,812.00
Travelodge South Parade, Skegness	Traffic Regulation Order: parking along South Parade, Skegness	£2,800.00
Boston West Golf Course	Call-Connect service or other sustainable transport initiatives.	£6,580.02
Lincoln Road / Honeyholes Road, Dunholme	To subsidise a new weekend and evening bus service to the bus route 12/12A between Lincoln and Welton	£30,000.00
Sainsbury's Hub, Washingborough	Traffic Regulation Order Contribution	£2,800.00
Food store and drive thru at Gallamore Lane, Middle Rasen	Traffic Regulation Order Contribution	£5,000.00
Land at Poplar Farm, Holdingham	Holdingham Roundabout Improvements	£457,028.91
Land at Canwick Manor Farm, Bracebridge Heath. Canwick Ave & Westminster Drive	Interest on Lincoln Eastern Bypass Contribution	£336.34
Prebend Lane, Welton	Highways due on 100th occupation (2nd and final instalment) towards Centurion roundabout	£276,752.77

Land at Station Road, Sutterton (Gleeson Regeneration)	Sutterton Fourfields School - Expansion & Kirton Middlecott School - Expansion	£215,792.23
Roman Gate, Nettleham Road, Lincoln (CITY)	Lincoln Carlton Academy - Expansion	£173,516.73
Land north of Tothby Lane, Alford (Tothby Ltd)	Alford John Spendluffe Academy - Expansion	£20,266.12
Land at Willoughby Road (Bridgeways), Alford (Chestnut Homes)	Alford John Spendluffe Academy - Expansion	£96,263.00
Towndam Lane, Donington (Ashley King)	Donington Thomas Cowley High - Expansion	£75,754.78
Penny Hill, Holbeach	Holbeach William Stukeley School - Expansion	£62,585.00
Land at Northons Lane, Holbeach (Jelson Ltd)	University Academy Holbeach - Expansion	£129,500.00
Land adj. to 50 Cowbit Road, Spalding (aka Locksmill Farm) (Platform Housing)	Spalding Academy - Expansion	£90,345.00
Land adjacent to 355 High Road, Whaplode	University Academy Holbeach - Expansion	£76,310.76
Poplar Farm	Grantham Poplar Farm - construction of new primary school	£346,816.37
Land east of Sheepwash Lane/south of Barrowby Road, Barrowby, Grantham	Grantham Walton Academy - Expansion	£1,630,987.94
S106C - Church Street Nettleham	Nettleham Junior School - Play area	£12,761.27
Land east of Hackthorn Road, Welton (Rippon Homes)	Welton William Farr Academy - Expansion	£243,951.81
Land off Cliff Road/Heath Lane, Welton (Linden Homes)	Welton William Farr Academy - Expansion	£191,360.00
Land between Lincoln Road/Honeyholes Lane, Dunholme (Chestnut Homes)	Welton William Farr Academy - Expansion	£270,109.00
Land off Church Lane, Sturton Road, Saxilby (Lovell Partnership Ltd)	Saxilby Primary School - Expansion	£253,032.91
Land at Prebend Lane, Welton	Welton William Farr Academy - Expansion	£1,255,148.00

**Table three: Summary details of S278 Highways Agreements entered into in 2024 to 25 (matter 4(a))**

<b>Parish</b>	<b>Location</b>	<b>Details</b>
Holbeach	Damgate	Widening and access
Lincoln	Tritton Road Bridge WGC	New junction
Skegness	Wainfleet Road	Access, footway, bus stops and tactiles
Woodhall Spa	Stixwould Rd/Tattershall Rd	Pedestrian improvements
Burgh Le Marsh	Common Lane	Road Widening & Access
Butterwick	Benington Road	Access, Footway, Tactile Crossing, Drianage
Dunston	Fen Road	Vehicle Access & Footway
Fosdyke	Old Main Road	Frontage Footway
Grantham	Turnpike Close	Vehicle Access & Footway
Leasingham	Spring Lane	Road Widening & Access
Legsby	Park View	Footway & Vehicle Access
Lincoln	High Street (Waterside North)	Staircase
Long Bennington	Main Road	Tactile Crossing (Refuge Island)
Louth	Monks Dyke Road	Tactile Crossings
Maltby Le Marsh	Hodgetoft Lane	Frontage footway
Market Deeping	Stamford Road	Footway and kerbing improvements
North Owersby	Gulham Road (Phase2)	Passing Places & Widening
Saxilby	Skellingthorpe Road Section 2	Footway
Skegness	Burgh Old Road	Tactile Crossings
Sutton On Sea	Marine Avenue	Tactile Crossings
Woodhall Spa	Mill Lane	Tactile Crossings, Footway & Bus Stop

**Table four: Summary details of other Highways Agreements for 2024 to 2025 (matter 4(b))**

Parish	Site or Phase	Details
Boston	Heron Way Phase 4	Section 38
Bourne	Elsa Park 9-5 Cycleway	Section 38
Bourne	Elsa Park Zone 10B	Section 38
Bourne	Elsa Park Zone 7 Phase 3	Section 38
Bourne	Elsa Park Zones 4 & 5 - Haydock Park West	Section 38
Bourne	Manning Road	Section 38
Branston	Station Road Phase 3	Section 38
Coningsby	Kings Manor Phase 5 Phase A	Section 38
Coningsby	Kings Manor Phase 5 Phase B	Section 38
Corby Glen	Bourne Road Phase 1	Section 38
Corby Glen	Bourne Road Phase 2	Section 38
Corby Glen	Bourne Road Phase 3	Section 38
Crowland	James Road (Harrington Drive)	Section 38
Fleet	Fleet Road - Phase 1B	Section 38
Fleet	Fleet Road - Phase 2	Section 38
Fleet	Old Main Road	Section 38
Frampton	Middlegate Road	Section 38
Frampton	Middlegate Road Phase 2	Section 38
Frampton	Middlegate Road Phase 3	Section 38
Gainsborough	Middlefield Lane Phase 3	Section 38
Gainsborough	Middlefield Lane Phase 4	Section 38
Gainsborough	Sweyn Lane	Section 38
Gosberton	Spalding Road	Section 38
Gosberton	York Gardens	Section 38
Grantham	Phase 1 - Land North of Barrowby Road	Section 38
Grantham	Phase 2 - Land North of Barrowby Road	Section 38
Greetwell	Greetwell Fields Phase 2A	Section 38
Holbeach	Holbeach Meadows Phase 2B	Section 38
Holbeach	Northons Lane Phase 2	Section 38
Holbeach	Northons Lane Phase 3	Section 38
Horncastle	Mareham Road - Phase 2	Section 38
Horncastle	Mareham Road - Phase 3	Section 38
Ingoldmells	Anchor Lane (Gleesons) Phase 1	Section 38
Kirton	London Road - Phase 3 (London Road North (Phase 1))	Section 38
Leadenham	King Meadow Main Road	Section 38
Lincoln	Hermit Street	Section 38
Lincoln	Skellingthorpe Road (WGC, Phase 1a, Stage 2)	Section 38
Louth	Brackenborough Road Phase 2	Section 38
Louth	Brackenborough Road Phase 4	Section 38
Louth	Daisy Way, Grimsby Road, Phase 3 A	Section 38
Louth	Legbourne Road Phase 4	Section 38
Mareham Le Fen	Main Street	Section 38
Market Deeping	Towngate East, Northfields Phase A	Section 38
Market Rasen	Gallamore Lane Phase 1	Section 38
Metheringham	Homestead Fields (Dunston Road) Phase 2	Section 38
Moulton Chapel	Roman Road	Section 38

Moulton Chapel	Roman Road	Section 38
Nettleham	Deepdale Lane	Section 38
Nettleham	Deepdale Lane Phase 2	Section 38
Pinchbeck	Pinchbeck Nursery Ph 1 – Keston Road	Section 38
Pinchbeck	Pinchbeck Nursery Ph 3 – Keston Road	Section 38
Pinchbeck	Spalding Road	Section 38
Quadring	Crossroads Nursery, Main Road, Phase 1	Section 38
Quadring	Main Road	Section 38
Ruskington	Lincoln Road (Flaxwell Fields) Phase 1	Section 38
Scampton	High Street	Section 38
Skegness	The Meadows Phase 6 (Saxon Fields)	Section 38
Sleaford	Handley Chase Keepmoat Ph8	Section 38
Sleaford	Handley Chase Phase 1	Section 38
Sleaford	Land at Handley Chase Parcel 6	Section 38
Sleaford	Land at Handley Chase Parcel 8	Section 38
Sleaford	Lincoln Road, Holdingham, Phase 3 (Furlong Way)	Section 38
Sleaford	Lincoln Road, Holdingham, Phase 4 (Furlong Way)	Section 38
Sleaford	Sleaford Moor Enterprise Park	Section 38
Stickney	Main Road (South)	Section 38
Sudbrooke	Sudbrooke Park, Sudbrooke Phase 1	Section 38
Sudbrooke	Sudbrooke Park, Sudbrooke Phase 2	Section 38
Sudbrooke	Sudbrooke Park, Sudbrooke Phase 3	Section 38
Sutterton	Station Road phase 1	Section 38
Sutterton	Station Road phase 2	Section 38
Sutterton	Station Road phase 3	Section 38
Sutterton	Station Road phase 4	Section 38
Sutterton	Station Road phase 5	Section 38
Sutton St James	Chapel Gate	Section 38
Swineshead	Land to rear of Westminster Terrace, South Street	Section 38
Welton	Prebend Lane, Welton Phase 3	Section 38
Welton	Prebend Lane, Welton Phase 4	Section 38
Witham St Hughs	E815 - Phase 1	Section 38
Witham St Hughs	E815 - Phase 2	Section 38
Woodhall Spa	Clinton Way Phase 2	Section 38
Woodhall Spa	Gleneagles Drive	Section 38
Woodhall Spa	Witham Road Phase 1 Area 1	Section 38
Woodhall Spa	Witham Road phase 1 Area 2	Section 38
Woodhall Spa	Witham Road phase 1 Area 3	Section 38
Woodhall Spa	Witham Road phase 1 Area 4	Section 38
Woodhall Spa	Witham Road phase 1 Area 5	Section 38
Woodhall Spa	Witham Road Phase 2 Area 1	Section 38
Woodhall Spa	Witham Road Phase 2 Area 2	Section 38
Woodhall Spa	Witham Road Phase 2 Area 3	Section 38
Woodhall Spa	Witham Road Phase 2 Area 4	Section 38
Wragby	Horncastle Road Phase 3	Section 38
Wragby	Horncastle Road Phase 4	Section 38
Wyberton	The Quadrant Phase 6 Phase 2	Section 38

