

SOUTH HOLLAND
DISTRICT COUNCIL



INFRASTRUCTURE FUNDING STATEMENT 2022/2023



Spalding Town Centre on Market Day

Published October 2023

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1. Introduction

- 1.1. District Councils are now required to produce an Infrastructure Funding Statement (IFS) on an annual basis, as a result of changes to legislation introduced by the Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 (please see Appendix A).
- 1.2. This report provides a summary of the financial contributions sought and received from developers for the provision of infrastructure to support development in South Holland, and the subsequent use of those contributions by South Holland District Council. The report covers the financial year 1 April 2022 – 31 March 2023.
Detailed information can be viewed within the CSV files accompanying this statement and appendices.
- 1.3. The information within this report will be updated annually and published on the Council's website. This will ensure the most up-to-date information with regards to Section 106 agreements is readily available to members of the public and other interested parties.
- 1.4. The NHS (healthcare), Lincolnshire County Council (education), and Parish Councils (open spaces etc.), will produce their own reports with regards to spend for their specific contributions, as Section 106 monies are transferred to these outside bodies.
- 1.5. Please note the data provided for developer contributions can be subject to change because it represents an estimate at a given point in time, especially in relation to outline planning applications. The details are finalised once a full/reserved matters planning application has been submitted.
- 1.6. South Holland District seeks developer contributions through Section 106 agreements (also known as "planning obligations"). South Holland District Council has not adopted a Community Infrastructure Levy (CIL). CIL is an additional way that local authorities can seek developer contributions. As South Holland District Council is not a CIL charging authority, this Infrastructure Funding Statement relates solely to financial contributions sought through Section 106 agreements which are discussed in more detail below.

Section 106 Agreements

- 1.7. 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, to make it acceptable in planning terms.
- 1.8. Section 106 agreements are drafted when it is considered that a development will have significant impacts on the local area that cannot be moderated by means of conditions attached to a planning decision. For example, a new residential

development can place extra pressure on the social, physical, and/or economic infrastructure which already exists in a certain area. A planning obligation will aim to balance the pressure created by the new development with improvements to the surrounding area ensuring that, where possible, the development will make a positive contribution to the local area and community.

- 1.9. The agreements can cover both on-site and off-site financial contributions. Site-specific financial contributions are secured and must be used for defined purposes. Examples include the provision of education facilities, traffic and transport / highways related works, open space provision, and affordable housing contributions. Provision of on-site affordable housing can be included, as well as non-financial obligations including requirements such as (but not limited to) employment, skills strategies, and travel plans. Off-site financial contributions occur where on-site infrastructure and/or affordable housing is not appropriate. The Council will request a financial contribution(s) from the developer/applicant to meet these needs outside of the development site. These are agreed through a Section 106 obligation.
- 1.10. Where a contribution is required towards highways/education (Lincolnshire County Council) and healthcare (NHS), as a result of new development; these are agreed on a case-by-case basis, evidenced by an assessment of the impact the development will have, and the mitigation measures required to minimise this impact.
- 1.11. Once a Section 106 agreement has been signed, it is an obligation, but it will only be actioned if the planning permission is implemented and reaches the trigger point for payment. Trigger points include the commencement of development, or prior to a certain percentage of a development being occupied (for example). When the planning permission is granted, the Section 106 obligation is registered as a land charge which runs with the land, obligating any future owners until the terms are met.

2. Section 106 Agreements – Monitoring Fees

2.1. As a result of the Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019, Councils are now expressly allowed to charge monitoring fees in relation to Section 106 agreements, providing they are proportionate and reasonable, and reflect the actual cost of monitoring. The monitoring of Section 106 agreements is costly and requires significant resource, and South Holland District Council therefore took the decision to start charging monitoring fees in 2020. The time spent monitoring Section 106 agreements has been calculated, and a 3-tier cascade system has been introduced to reflect the different amounts of time spent monitoring agreements for different sized developments. Fees are payable at the same time as any legal costs, or on execution of the Section 106 legal agreement.

2.2. The fee structure is as follows:

Development Size	Fee
Minor Developments – less than 10 residential units and where the gross floor space to be built is up to 1,000 square metres, or where the site area is less than 1 hectare. Where the number of dwellings to be constructed or floor area proposed is not given in the application, a site area of less than 0.5 hectares is classed as a minor development.	£1,500
Small Scale Major Developments – 10-199 residential units (inclusive) and where the gross floor space to be built is 1,000 – 9,999 square metres, or where the site area is 1 hectare and less than 2 hectares. Where the number of dwellings to be constructed or floor area proposed is not given in the application, a site area of between 0.5 hectares and less than 4 hectares is classed as a small-scale major development.	£2,500
Large Scale Major Developments – 200 or more residential units and where the gross floor space to be built is 10,000 square metres or more, or where the site area is 2 hectares or more. Where the number of dwellings to be constructed or floor area proposed is not given in the application, a site area of 4 hectares or more is classed as a large-scale major development.	£3,500

N.B. Please note these charges have been amended as of April 2023 but are correct for the financial year of 2022-2023.

2.3. Monitoring Fees for 2022-23

Planning Application	Address	Fee
H20-0947-21	Land adj Havencombe, Chapelgate, Sutton St James	£2,500
H09-0980-21	North of Tudor Lodge, Fen Road, Holbeach	£1,500
H17-1187-21	Sunnydale Close, Surfleet	£2,500
H16-1319-21	11 Market Place, Spalding	£1,500
H15-0014-22	Land adj Crossroads Nurseries, Main Road, Quadring	£2,500
H09-0365-22	Wignals Gate, Holbeach	£1,500
H14-0117-22	East of Surfleet Road, Pinchbeck	£2,500
H09-0950-22	South and West of Tudor Lodge	£1,500
H16-0673-22	Land off Cradge Bank, Spalding	£1,500
	Total	£17,500

3. SECTION 106 (PLANNING OBLIGATIONS) REPORT

3.1. Headline Figures

Monetary Contributions

Total money to be provided through planning obligations agreed in 2022/23 <i>(Please see CSV File - Contributions)</i>	£963,617
Total money received through planning obligations (whenever agreed) in 2022/23 <i>(Please see Appendix B – Summary Spreadsheet of Transactions)</i>	£2,404,430
Total money received through planning obligations (whenever agreed), spent by SHDC in 2022/23 <i>(Please see CSV File Transactions – Filter to Spent)</i>	£66,752
Total money , received through planning obligations (whenever agreed), transferred to Outside Bodies in 2022/23 <i>(Please see CSV File Transactions – Filter to Spent Transferred PC)</i>	£156,755

<p>Total money, received through planning obligations (whenever agreed), held on behalf of NHS in 2022/23 <i>(Please see Appendix B – Summary Spreadsheet of Transactions (Holding monies for NHS))</i></p>	£328,854
<p>Total money, received through planning obligations (whenever agreed), held on behalf of LCC in 2022/23. Waiting on signed undertakings before transferred – received undertakings in 23/24. <i>(Please see Appendix B – Summary Spreadsheet of Transactions (LCC))</i></p>	£1,385,626
<p>Total money, received through planning obligations (whenever agreed), transferred to LCC in 2022/23.</p>	£ 0
<p>Total money, received through planning obligations (whenever agreed), transferred to Parish Councils in 2022/23. <i>(Please see CSV File Transactions – Filter to Spent-Transferred-PC)</i></p>	£156,755
<p>Total money, received through planning obligations (whenever agreed), retained at the end of 2022/23</p>	£4,927,159



Spalding Power Station Expansion (H16-0835-17) contributed £266,017 towards 2022/23 s106 transactions.

Non-Monetary Contributions

<p>Total number of affordable housing units to be provided through planning obligations agreed in 2022/23 <i>(Please see CSV File Contributions - Units)</i></p>	90
<p>Total number of affordable housing units which were provided through planning obligations (whenever agreed) in 2022/23. Please note these were split between Affordable Rent, Intermediate Rent and Shared Ownership <i>(Please see CSV File Transactions – Filter to Spent)</i></p>	141

S106 Funding Spend – Ayscoughfee Improvements (Canal and Café)



Spalding's Ayscoughfee Gardens, which is a focal point within the town centre, saw various projects completed within 2022/23 which were partly funded by s106 monies. Work included extensive improvements to the canal and Café block areas, including the upgrading of the café itself and toilets. Please see photographs to show the extensive programme of improvements.

The Canal improvements included the repairs and improvement work to the pond-canal situated in Ayscoughfee Gardens. The works, included deep-cleaning of the pond, repairing the main structure and filtration system, re-waterproofing, fixing of the fountains and the planting of new reed beds.



By carrying out the improvements the Council aims to help ensure the canal's longevity, having last received such an intensive programme of work in the 1980s. It will also help improve the experience of visiting the Gardens, with a clean-up and the renovation of the pond's fountains, as well as assisting with the welfare and happiness of its fish and other wildlife.



The Café block upgrade amalgamated what was originally scoped as three separate phases of works into one project that saw the extensive refurbishment of the central Ayscoughfee café and utility block. The contract delivered additional customer space, a larger kitchen and a new storage facility within the café; on the Southern flank of the block, a door was created in order to create a new, fully accessible 'Changing Places' facility to ensure unrestricted access for visitors to Ayscoughfee who have particular needs; and the end of life toilets situated to the Eastern flank of the block were fully refurbished to provide modern facilities for visitors.





APPENDIX A: The Regulatory Requirements for Infrastructure Funding Statements

The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019

Regulation 121A states:

(1) Subject to paragraph (2), no later than 31st December in each calendar year a contribution receiving authority must publish a document (“the annual infrastructure funding statement”) which comprises the following—

(a) a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) (“the infrastructure list”);

(b) a report about CIL, in relation to the previous financial year (“the reported year”), which includes the matters specified in paragraph 1 of Schedule 2 (“CIL report”);

(c) a report about planning obligations, in relation to the reported year, which includes the matters specified in paragraph 3 of Schedule 2 and may include the matters specified in paragraph 4 of that Schedule (“section 106 report”).

(2) The first annual infrastructure funding statement must be published by 31st December 2020.

(3) A contribution receiving authority must publish each annual infrastructure funding statement on its website.

APPENDIX B: Summary Spreadsheet of Transactions 2022-2023

Application Reference	Date of Agreement	Amount of Agreement £	Indication £	Total Amount Due £	Received From	SHDC or Outside Body to spend	Location	Date payment Received	Amount received	Financial Year	Time Limit	Date to be Spent by	Amount repaid to developer	Unit 4 - Project Code	Interest Amount	Amount Spent / Transferred (including transactions from previous years)	Date Paid Out	Payment Transaction Reference	Financial Year	Balance Remaining 2022 /23	Amount unallocated available to be spent	Amount Allocated but Not Spent / Not Transferred Yet	Current Status (2023) and Conditions	
H02-0158-17 H02-0189-19	07/07/2021	£383,527.00	£18,360.34	£401,887.34	Ashwood Homes Limited	LCC	Crease Drive, Crowland (Woodroffe)	26/05/2022	£401,887.34	2022-23	5 years from date of receipt	25/05/2027	N/A	17	£0.00	£0.00				£401,887.34	£0.00	£401,887.34	Transferred monies to LCC in June 2023 0.5 Form Entry expansion of Crowland South View Primary School and the re-provision of sporting facilities at Deepings Secondary School	
H02-0158-17 H02-0189-19	07/07/2021	£71,280.00	£3,412.34	£74,692.34	Ashwood Homes Limited	NHS	Crease Drive, Crowland (Woodroffe)	26/05/2022	£74,692.34	2022-23	5 years from date of receipt	25/05/2027	N/A	18	£0.00	£0.00				£74,692.34	£0.00	£74,692.34	Holding monies for NHS Expansion and reconfiguration of the waiting room and reception area at Abbeyview Surgery	
H02-0564-22	31/01/2022	£1,980.00	£0.00	£1,980.00	Lion Investment Group	NHS	Land adjacent 17 Barbers Drive, Crowland	20/02/2023	£1,980.00	2022-23	10 years from date of receipt	17/02/2033	N/A	18	£0.00	£0.00				£1,980.00	£0.00	£1,980.00	Holding monies for the NHS Used towards the expansion in capacity through remodelling/changes to layout or extension to existing facilities within the South Lincolnshire & Rural Primary Care Networks (PCN) at the Abbeyview Surgery or alternatively the funding may, where appropriate, be used to support expansion in capacity at an alternative general practice site as required to meet the local population health need	
H02-1087-14 LU H02-0062-19 573 App H02-0578-19	31/05/2017	£44,000.00	£6,391.06	£50,391.06	Wheatley Group Developments Ltd	NHS	Land at Harvester Way, Crowland	29/11/2022	£50,391.06	2022-23	None set	N/A	N/A	18	£0.00	£0.00				£50,391.06	£0.00	£50,391.06	Holding monies for NHS Provision of improvements to Heath Facilities within the Parish of Crowland and to which the occupiers of the site will have reasonable access	
H03-0331-16 DOV H03-1151-18 H03-0603-19 H03-0086-21	23/11/2016	£28,304.00	£8,456.86	£37,760.87	Jelson Limited	NHS	Cautons Field, West of Littleworth Drive, Deeping St Nicholas	19/04/2022	£37,760.87	2022-23	5 years from date of receipt	18/04/2027	N/A	18	£0.00	£0.00				£37,760.87	£0.00	£37,760.87	Holding monies for NHS Improved Healthcare Facilities for the benefit of the inhabitants of DSN and Crowland. Purpose of two additional clinic rooms at the Abbeyview Surgery in Crowland	
H09-0844-14	08/11/2016	£188,035.00	£33,577.68	£221,612.68	Jelson Limited	LCC	Land of Northons Lane, Holbeach	10/08/2022	£221,612.68	2022-23	10 years from date of receipt	07/08/2032	N/A	17	£0.00	£0.00				£221,612.68	£0.00	£221,612.68	Transferred monies to LCC in June 2023 Providing a 0.55 extension at Holbeach Primary and the provision of one new mathematics classroom at University Academy Holbeach	
H09-0950-22	31/01/2023	£2,800.00	£0.00	£2,800.00	Seagate Homes UK Limited	LCC	South and West of Tudor Lodge, Fen Road, Holbeach	20/02/2023	£2,800.00	2022-23	5 years from date of receipt	19/02/2028	N/A	15	-	£0.00				£2,800.00	£0.00	£2,800.00	Credit Note in 2023 - LCC confirmed no longer needed Waiting on a signed undertaking from LCC. Payment only received on 08/06/2023 Traffic Regulation Order Contribution of £2,800 towards the cost of undertaking a traffic regulation order to extend the speed limit South of the proposed development access on the B1168 Fen Road	
H09-0980-21	25/04/2022	£2,800.00	£140.00	£2,940.00	Seagate Homes UK Limited	LCC	Land Adj the Northern boundary of Tudor Lodge, Fen Road, Holbeach	20/02/2023	£2,940.00	2022-23	5 years from date of receipt	19/02/2028	N/A	15	-	£0.00				£2,940.00	£0.00	£2,940.00	Transferred monies to LCC in September 2023 Traffic Regulation Order Contribution of £2,800 towards the cost of undertaking a traffic regulation order to extend the speed limit South of the proposed development access on the B1168 Fen Road	
H09-1172-20	21/04/2021	£25,954.50	£1,092.82	£27,047.32	LNT Care Developments Ltd and Ashley King (Developments) Ltd	NHS	Daisy Road, Holbeach	20/07/2022	£27,047.32	2022-23	5 years from date of receipt	19/07/2027	N/A	18	£0.00	£0.00				£27,047.32	£0.00	£27,047.32	Holding monies for NHS Contribution to a new purpose built health centre/primary care centre or extension to existing facilities in Holbeach	
H14-0987-11	25/07/2013	£28,125.00	£0.00	£28,125.00	Larkfleet Ltd	SHDC	68 Viscount Close, Pinchbeck	01/07/2022	£28,125.00	2022-23	None set	N/A	N/A	11	£0.00	£0.00				£28,125.00	£28,125.00	£0.00	£0.00	Provision of Off-Site Affordable Housing within the District. DCA Applicable until all properties sold
H14-0987-11	25/07/2013	£30,625.00	£0.00	£30,625.00	Larkfleet Ltd	SHDC	54 Viscount Close, Pinchbeck	09/01/2023	£30,625.00	2022-23	None set	N/A	N/A	11	£0.00	£0.00				£30,625.00	£30,625.00	£0.00	£0.00	Provision of Off-Site Affordable Housing within the District. DCA Applicable until all properties sold
H14-0987-11	25/07/2013	£18,191.25	£0.00	£18,191.25	Larkfleet Ltd	SHDC	59 Viscount Close, Pinchbeck	30/03/2023	£18,191.25	2022-23	None set	N/A	N/A	11	£0.00	£0.00				£18,191.25	£18,191.25	£0.00	£0.00	Provision of Off-Site Affordable Housing within the District. DCA Applicable until all properties sold
H14-0987-11	25/07/2013	£13,950.00	£0.00	£13,950.00	Larkfleet Ltd	SHDC	49 Viscount Close, Pinchbeck	16/03/2023	£13,950.00	2022-23	None set	N/A	N/A	11	£0.00	£0.00				£13,950.00	£13,950.00	£0.00	£0.00	Provision of Off-Site Affordable Housing within the District. DCA Applicable until all properties sold
H16-0571-09 H16-0464-14 H16-0704-18 H16-0116-22 New	26/04/2012	£100,000.00	£47,935.59	£147,935.59	Broadgate Homes Limited	SHDC	Holland Park, Spalding	26/03/2023	£147,935.59	2022-23	10 years from date of receipt	17/03/2033	N/A	12	-	£0.00				£147,935.59	£0.00	£147,935.59	Allocated to the Public Realm project External improvements to the fabric of Spalding's town centre to accommodate the influx of people visiting the town centre due to the Development (See definition of "Town Centre Contribution")	
H16-0835-17	12/01/2018	£18,251.55	£0.00	£18,251.55	Intergen	SHDC	Spalding Power Station	29/03/2023	£18,251.55	2022-23	10 years from date of receipt	26/03/2033	N/A	14	£0.00	£18,251.55	29/03/2023	10005948	2022-23	£0.00	£0.00	£0.00	£0.00	Transferred Allocated to the Strategic Leisure Project To be used towards new or additional facilities for community, sports, leisure, recreation uses and/or open space. Allocated to the Strategic Leisure Project
H16-0835-17	12/01/2018	£166,400.00	£81,365.93	£247,765.93	Intergen	SHDC	Spalding Power Station	11/07/2022	£247,765.93	2022-23	10 years from date of receipt	08/07/2032	N/A	16	-	£47,647.29	30/08/2022	30019718	2022-23	£200,118.64	£0.00	£200,118.64	Pinchbeck Parish Council transfer - evidence of spend received	
H16-1018-17 H16-0082-20	28/02/2019 20/01/2021	£159,766.00	£7,648.37	£167,414.37	Platform Housing	LCC	Locksmill Farm, Cowbit Road, Spalding	13/06/2022	£167,414.37	2022-23	10 years from date of receipt	10/06/2032	N/A	17	£0.00	£0.00				£167,414.37	£0.00	£167,414.37	Transferred monies to LCC in June 2023 To provide expansion of primary school in Spalding, and expansion of secondary school in Spalding or towards land for / building of a new secondary school in Spalding	
H16-1038-17 H16-0082-20	28/02/2019 20/01/2021	£27,720.00	£1,327.02	£29,047.02	Platform Housing	NHS	Locksmill Farm, Cowbit Road, Spalding	13/06/2022	£29,047.02	2022-23	10 years from date of receipt	10/06/2032	N/A	18	£0.00	£0.00				£29,047.02	£0.00	£29,047.02	Holding monies for NHS Shall be used towards improving healthcare facilities in the locality, primarily by upgrading existing clinical rooms and redeveloping areas into more clinical space to accommodate the additional staffing requirements	

H16-1319-21	03/08/2022	£7,920.00	£0.00	£7,920.00	N/A	NHS	11 Market Place, Spalding	02/08/2022	£7,920.00	2022-23	10 years from date of receipt	30/07/2012	N/A	18	£0.00	£0.00				£7,920.00	£0.00	£7,920.00	£1500 included in payment, this was monitoring fee (Total £9,420) Holding monies for the NHS For the expansion in capacity through remodelling/changes to layout or extension to existing facilities within the Market Dunning and Spalding Primary Care Network at Beechfield Medical Centre, Munro Medical Centre and the Spalding GP Surgery
H20-1061-21	14/03/2022	£75,998.00	£0.00	£75,998.00	N/A	SHDC	38 & 40 Bailikins Drive, Sutton St James	30/06/2022	£75,998.00	2022-23	None set	N/A	N/A	11	£0.00	£0.00				£75,998.00	£75,998.00	£0.00	20% of the market value of each of the dwellings (2 dwellings) Provision of Off-Site Affordable Housing within the District
H22-1249-21	24/03/2022	£108,000.00	£1,107.69	£109,107.69	Persimmon Homes Ltd	Weston Parish Council	NW of High Road, Weston	23/06/2022	£109,107.69	2022-23	10 years from date of receipt	20/06/2012	N/A	16	£0.00	£109,107.69	07/12/2022	10005801	2022-23	£0.00	£0.00	£0.00	Transferred to Weston Parish Council December 2022 £108,000 (plus indexation) shall be used for the following purposes: (a) sixty thousand pounds (£60,000) towards the expansion of play facilities at the park in Weston; (b) eighteen thousand pounds (£18,000) towards bus shelters in Weston; and (c) thirty thousand pounds (£30,000) towards the upgrading of the car park and access at the park in Weston
H22-1249-21	24/03/2022	£582,992.00	£5,979.40	£588,971.40	Persimmon Homes Ltd	LCC	NW of High Road, Weston	23/06/2022	£588,971.40	2022-23	10 years from date of receipt	20/06/2012	N/A	17	£0.00	£0.00				£588,971.40	£0.00	£588,971.40	Transferred monies to LCC in June 2023 Primary Education Contribution (£101,487) which shall be used towards an extension of Western Primary School or towards transport for children who cannot gain a place at Weston primary to attend another local primary school where the County Council would have to meet the costs of transport Secondary Education Contribution (£407,795) which shall be used towards an extension of an existing Spalding secondary school or towards the land or build of a new secondary school in Spalding Sixth Form Education Contribution (£73,710) towards the extension of an existing Spalding sixth form or towards the land or build of a new sixth-form
H22-1249-21	24/03/2022	£99,000.00	£1,015.38	£100,015.38	Persimmon Homes Ltd	NHS	NW of High Road, Weston	23/06/2022	£100,015.38	2022-23	10 years from date of receipt	20/06/2012	N/A	18	£0.00	£0.00				£100,015.38	£0.00	£100,015.38	Holding monies for NHS Shall be used towards an extension at Moulton Medical Practice to enable further clinical rooms to be added to existing and reconfigure current clinical areas to provide more space to accommodate the anticipated increase in patients £40k spent on Ayscoughfee Pavilion upgrades and £8.5k spent on the ponds work Springfields pot - to be spent on the Public Realm project in 2023/24 No monies received in the year 2022/23 just spend
H16-0401-06	05/12/2006	£0.00	£0.00	£0.00	Thornfields / Springfields, Spalding	SHDC	Thornfields / Springfields	Prior to 2012	£0.00	Pre 2016	None set	N/A	N/A	12	£0.00	£40,000.00	31/03/2023	10005793	2022-23		£0.00	£0.00	£40k spent on Ayscoughfee Pavilion upgrades and £8.5k spent on the ponds work Springfields pot - to be spent on the Public Realm project in 2023/24 No monies received in the year 2022/23 just spend
H16-0401-06	05/12/2006	£0.00	£0.00	£0.00	Thornfields / Springfields, Spalding	SHDC	Thornfields / Springfields	Prior to 2012	£0.00	Pre 2016	None set	N/A	N/A	12	£0.00	£8,500.00	31/03/2023	10005793	2022-23	£89,955.73	£0.00	£89,955.73	£40k spent on Ayscoughfee Pavilion upgrades and £8.5k spent on the ponds work Springfields pot - to be spent on the Public Realm project in 2023/24 No monies received in the year 2022/23 just spend
		Total		£2,484,438											£233,587					£2,319,379	£166,889	£778,943	

APPENDIX C: Summary Spreadsheet of Transactions 2021-2022

S106											
Current S106 agreements											
	Application Reference	Location	Payments received 21/22	Date payments banked/ transferred	Category of payment	Amount allocated in 2021-22 (including transactions from previous years)	Amount unallocated	Amount Spent / Transferred (including transactions from previous years)	Amount Allocated but Not Spent/ Transferred Yet	Recipient of allocated payment	Amount repaid to developer
2021-22	H05-0723-18 (H05-0308-17)	184 Fleet Road, Fleet Hargate	£57,298.55	09/08/2021	Affordable Housing	£57,298.55	£0.00	£0.00	£57,298.55	DOV - Amendment to include an Affordable Housing Contribution (original application H05-0308-17)	n/a
	H05-0308-17	184 Fleet Road, Fleet Hargate	£0.00	14/03/2022	Education	£0.00	£0.00	£72,695.20	Transferred	Transferred to LCC - received payment in previous year 19/08/2020	n/a
	H16-0430-05	25 The Hayfields, Spalding	£28,800.00	02/09/2021	Affordable Housing	£28,800.00	£0.00	£0.00	£28,800.00	16% of Value of Shared Equity Provisions	n/a
	H23-0508-16	Adjacent 355 High Road, Whaplode	£140,834.00	05/07/2021	Affordable Housing	£140,834.00	£0.00	£0.00	£140,834.00	AH - SHDC Housing	n/a
	H23-0508-16	Adjacent 355 High Road, Whaplode	£73,402.20	05/07/2021	Education	£73,402.20	£0.00	£0.00	£73,402.20	LCC - waiting for a signed undertaking	n/a
	H09-0288-15	Balmoral Way, Holbeach	£0.00	14/03/2022	Education	£0.00	£0.00	£153,384.94	Transferred	Transferred to LCC - received payment in previous year 26/03/2021	n/a
	H02-0078-20	Crease Drive, Crowland	£17,352.51	25/03/2022	Education	£17,352.51	£0.00	£0.00	£17,352.51	LCC - waiting for a signed undertaking	n/a
	H22-0202-16	Dean Close / Small Drove, Weston	£30,652.05	31/01/2022	Healthcare	£30,652.05	£0.00	£0.00	£30,652.05	To be transferred to NHS - Agreed to hold monies while restructuring	n/a
	H02-0079-20	Land East of Crease Drive, Crowland	£137,367.00	25/03/2022	Education	£137,367.00	£0.00	£0.00	£137,367.00	LCC - waiting for a signed undertaking	n/a
	H02-0673-18	Land Off Crease Drive, Crowland	£0.00	14/03/2022	Education	£0.00	£0.00	£15,634.41	Transferred	Transferred to LCC - received payment in previous year 01/03/2021	n/a
	H02-0673-18	Land Off Crease Drive, Crowland	£65,063.62	08/04/2021	Open Spaces / Recreation	£65,063.62	£0.00	£65,063.62	Transferred	Crowland Parish Council 27.01.2021	n/a
	H02-0585-19	Off Crease Drive, Crowland	£21,361.84	18/08/2021	Education	£21,361.84	£0.00	£0.00	£21,361.84	LCC - waiting for a signed undertaking	n/a
	H02-0585-19	Off Crease Drive, Crowland	£41,467.11	18/08/2021	Healthcare	£41,467.11	£0.00	£0.00	£41,467.11	To be transferred to NHS - Agreed to hold monies while restructuring	n/a
	H09-0475-18	Penny Hill Road, Holbeach	£0.00	14/03/2022	Education	£0.00	£0.00	£82,972.40	Transferred	Transferred to LCC - received payment in previous year 27/01/2020	n/a
	H09-0475-18	Penny Hill Road, Holbeach	£0.00	14/03/2022	Education	£0.00	£0.00	£84,764.74	Transferred	Transferred to LCC - received payment in previous year 26/03/2021	n/a
	H01-0924-18	South of Moulton Chapel Road, Cowbit	£0.00	14/03/2022	Education	£0.00	£0.00	£23,424.18	Transferred	Transferred to LCC - received payment in previous year 06/03/2020	n/a
	H16-0835-17	Spalding Power Station Expansion, Spalding	£192,410.40	16/07/2021	Communities	£192,410.40	£0.00	£37,000.00	£155,410.40	The remainder to be spent on Strategic Leisure Project	n/a
	H16-0835-17	Spalding Power Station Expansion, Spalding	£11,030.00	28/02/2022	Environmental Improvements	£11,030.00	£0.00	£0.00	£11,030.00	Air Monitoring - SHDC Env. Services	n/a
	H16-0835-17	Spalding Power Station Expansion, Spalding	£0.00	31/03/2022	Cycleways	£0.00	£0.00	£61,714.00	£0.00	Daffodil Cycles Improvements	n/a
	H16-0835-17	Spalding Power Station Expansion, Spalding	£0.00	31/03/2022	Cycleways	£0.00	£0.00	£22,720.64	£0.00	Daffodil Cycles Improvements	n/a
	H14-0473-20	Spalding Road, Pinchbeck	£161,500.00	24/03/2022	Affordable Housing	£161,500.00	£0.00	£0.00	£161,500.00	AH - SHDC Housing	n/a
	H14-0109-19	Spalding Road, Pinchbeck	£0.00	14/03/2022	Education	£0.00	£0.00	£69,486.59	Transferred	Transferred to LCC - received payment in previous year 28/01/2021	n/a
	H14-0987-11	Viscount Close, Pinchbeck	£16,128.75	27/07/2021	Affordable Housing	£16,128.75	£0.00	£0.00	£16,128.75	Compensation Account which cannot be spent yet	n/a
	H16-0578-01	Wygate Park / North of Witham Road	£52,472.53	05/07/2021	Community Centre	£52,472.53	£0.00	£0.00	£52,472.53	Community Centre - Wygate Park	n/a
	H16-0578-01	Wygate Park / North of Witham Road	£29,585.06	05/07/2021	Education	£29,585.06	£0.00	£0.00	£29,585.06	LCC - waiting for a signed undertaking	n/a
	H16-0578-01	Wygate Park / North of Witham Road	£29,739.96	24/09/2021	Education	£29,739.96	£0.00	£0.00	£29,739.96	LCC - waiting for a signed undertaking	n/a
	H16-0578-01	Wygate Park / North of Witham Road	£11,774.84	05/07/2021	Healthcare	£11,774.84	£0.00	£0.00	£11,774.84	To be transferred to NHS - Agreed to hold monies while restructuring	n/a
	H16-0578-01	Wygate Park / North of Witham Road	£11,836.48	24/09/2021	Healthcare	£11,836.48	£0.00	£0.00	£11,836.48	To be transferred to NHS - Agreed to hold monies while restructuring	n/a
	2021/22		£1,130,076.90			£1,130,076.90	£0.00	£688,860.72	£1,028,013.28		

APPENDIX D: Summary Spreadsheet of Transactions 2020-2021

S106											
Current S106 agreements											
	Application Reference	Location	Payments received 20/21	Date payments banked/ transferred	Category of payment	Amount allocated (including transactions from previous years)	Amount unallocated	Amount Spent / Transferred (including transactions from previous years)	Amount Allocated but Not Spent/ Not Transferred Yet	Recipient of allocated payment	Amount repaid to developer
2020-21	H05-0308-17	184 Fleet Road, Fleet Hargate	£72,695.20	19/08/2020	Education	£72,695.20	£0.00	£0.00	£72,695.20	LCC - waiting for a signed undertaking	n/a
	H05-0308-17	184 Fleet Road, Fleet Hargate	£8,851.39	19/08/2020	Open Spaces	£0.00	£8,851.39	£0.00	£0.00	n/a	n/a
	H09-0288-15	Balmoral Way, Holbeach	£153,384.94	26/03/2021	Education	£153,384.94	£0.00	£0.00	£153,384.94	LCC - waiting for a signed undertaking	n/a
	H02-0673-18	Crease Drove, Crowland	£15,634.41	01/03/2021	Education	£15,634.41	£0.00	£0.00	£15,634.41	LCC - waiting for a signed undertaking	n/a
	H02-0575-18	Crease Drove, Crowland	£10,895.17	31/07/2020	Healthcare	£10,895.17	£0.00	£0.00	£10,895.17	To be transferred to NHS - Agreed to hold monies while restructuring	n/a
	H02-0575-18	Crease Drove, Crowland	£11,013.17	01/03/2021	Healthcare	£11,013.17	£0.00	£0.00	£11,013.17	To be transferred to NHS - Agreed to hold monies while restructuring	n/a
	H02-0575-18	Crease Drove, Crowland	£71,719.23	31/07/2020	Open Spaces	£71,719.23	£0.00	£71,719.23	Transferred	Crowland Parish Council	n/a
	H02-0673-18	Crease Drove, Crowland	£65,063.62	01/03/2021	Open Spaces	£65,063.62	£0.00	£65,063.62	Transferred	Crowland Parish Council	n/a
	H02-0575-18	Crease Drove, Crowland	£72,499.75	01/03/2021	Open Spaces	£72,499.75	£0.00	£72,499.75	Transferred	Crowland Parish Council	n/a
	H09-0475-18	Penny Hill Road, Holbeach	£84,764.74	26/03/2021	Education	£84,764.74	£0.00	£0.00	£84,764.74	LCC - waiting for a signed undertaking	n/a
	H09-0475-18	Penny Hill Road, Holbeach	£7,538.13	26/03/2021	Healthcare	£7,538.13	£0.00	£0.00	£7,538.13	To be transferred to NHS - Agreed to hold monies while restructuring	n/a
	H16-0835-17	Spalding Power Station Expansion, Spalding	£196,912.22	20/04/2020	Communities	£196,912.22	£0.00	£110,877.76	£86,034.46	Transferred to Pinchbeck Parish Council. The remainder to be spent on Strategic Leisure Project	n/a
	H16-0835-17	Spalding Power Station Expansion, Spalding	£22,720.64	20/04/2020	Cycleways	£22,720.64	£0.00	£0.00	£22,720.64	To be spent on Cycleways improvement at Daffodil Walk	n/a
	H16-0835-17	Spalding Power Station Expansion, Spalding	£7,609.91	15/10/2020	Environmental Improvements	£7,609.91	£0.00	£0.00	£7,609.91	Air Monitoring - SHDC Env.	n/a
	H16-0835-17	Spalding Power Station Expansion, Spalding	£3,915.98	20/04/2020	Resources	£3,915.98	£0.00	£7,706.76	£0.00	Payment to Planning Department (Application Fee). £3915.98 received in 20/21 plus the balance of £3,790.78 received in 18/19	n/a
	H14-0109-19	Spalding Road Pinchbeck	£69,486.59	28/01/2021	Education	£69,486.59	£0.00	£0.00	£69,486.59	LCC - waiting for a signed undertaking	n/a
	H14-0109-19	Spalding Road Pinchbeck	£48,804.32	28/01/2021	Healthcare	£48,804.32	£0.00	£0.00	£48,804.32	To be transferred to NHS - Agreed to hold monies while restructuring	n/a
	H14-0987-11	Viscount Close, Pinchbeck	£15,000.50	03/08/2020	Affordable Housing	£0.00	£15,000.50	£0.00	£0.00	Part of the monies held in a Default Compensation Account which cannot be spent yet	n/a
	H14-0987-11	Viscount Close, Pinchbeck	£14,437.50	03/08/2020	Affordable Housing	£0.00	£14,437.50	£0.00	£0.00	Part of the monies held in a Default Compensation Account which cannot be spent yet	n/a
	H14-0987-11	Viscount Close, Pinchbeck	£10,503.75	12/03/2021	Affordable Housing	£0.00	£10,503.75	£0.00	£0.00	Part of the monies held in a Default Compensation Account which cannot be spent yet	n/a
	2020/21		£963,451.16			£914,658.02	£48,793.14	£327,867.12	£590,581.68		

N.B. £3,855 credits raised for indexation recalculations for H01-0924-18 and H09-0475-18 from last year (see Appendix C for details)

APPENDIX E: Summary Spreadsheet of Transactions 2019-2020

S106											
Current S106 agreements											
	Application Reference	Location	Payments received 19/20	Date payments banked/ transferred	Category of payment	Amount allocated (including transactions from previous years)	Amount unallocated	Amount Spent / Transferred (including transactions from previous years)	Amount Allocated but Not Spent/ Not Transferred Yet	Recipient of allocated payment	Amount repaid to developer
2019-2020	H09-0454-15	Low Lane, Holbeach	£62,001.47	18/02/2020	Education LCC	£131,086.65	£0.00	£131,086.65	Transferred	Lincs County Council	n/a
	H09-0331-17	Manor Farm (Holbeach Meadows), Holbeach	£5,000.00	11/06/2019	Economic Development	£0.00	£5,000.00	£0.00	£0.00	n/a	n/a
	H09-0475-18	Penny Hill Road, Holbeach	£85,329.57	27/01/2020	Education LCC	£85,329.57	£0.00	£0.00	£85,329.57	LCC - waiting for a signed undertaking. £665 credited due to indexation recalculation (20/21)	n/a
	H09-0475-18	Penny Hill Road, Holbeach	£7,588.36	27/01/2020	Healthcare	£7,588.36	£0.00	£0.00	£7,588.36	To be transferred to NHS - Agreed to hold monies while restructuring. £2,357 credited due to indexation recalculation (20/21)	n/a
	H01-0924-18	South of Moulton Chapel Road, Cowbit	£24,089.64	06/03/2020	Education LCC	£24,089.64	£0.00	£0.00	£24,089.64	LCC - waiting for a signed undertaking. £623 credited due to indexation recalculation (20/21)	n/a
	H01-0924-18	South of Moulton Chapel Road, Cowbit	£22,560.00	06/03/2020	Healthcare	£22,560.00	£0.00	£0.00	£22,560.00	To be transferred to NHS - Agreed to hold monies while restructuring. £665 credited due to indexation recalculation (20/21)	n/a
	H16-0835-17	Spalding Power Station Expansion, Spalding	£189,178.36	17/07/2019	Economic Development	£0.00	£189,178.36	£0.00	£0.00	n/a	n/a
	H16-0835-17	Spalding Power Station Expansion, Spalding	£59,118.24	17/07/2019	Environmental Improvements	£59,118.24	£0.00	£27,337.00	£31,781.24	Air Monitoring - SHDC Env. Services	n/a
	H16-0835-17	Spalding Power Station Expansion, Spalding	£10,029.12	17/07/2019	Environmental Improvements	£0.00	£10,029.12	£0.00	£0.00	n/a	n/a
	H04-1091-08	Towndam Lane, Donington	n/a	04/09/2019	Open Spaces	£18,132.17	£0.00	£18,132.17	Transferred	Donington Parish Council	n/a
	H14-0987-11	Viscount Close, Pinchbeck	£16,000.00	18/04/2019	Affordable Housing	£0.00	£16,000.00	£0.00	£0.00	Part of the monies held in a Default Compensation Account which cannot be spent yet	n/a
	H14-0987-11	Viscount Close, Pinchbeck	£15,000.00	23/08/2019	Affordable Housing	£0.00	£15,000.00	£0.00	£0.00	Part of the monies held in a Default Compensation Account which cannot be spent yet	n/a
	H14-0987-11	Viscount Close, Pinchbeck	£16,875.00	28/11/2019	Affordable Housing	£0.00	£16,875.00	£0.00	£0.00	Part of the monies held in a Default Compensation Account which cannot be spent yet	n/a
	H14-0987-11	Viscount Close, Pinchbeck	£19,255.00	06/12/2019	Affordable Housing	£0.00	£19,255.00	£0.00	£0.00	Part of the monies held in a Default Compensation Account which cannot be spent yet	n/a
	H14-0987-11	Viscount Close, Pinchbeck	£20,125.62	06/01/2020	Affordable Housing	£0.00	£20,125.62	£0.00	£0.00	Part of the monies held in a Default Compensation Account which cannot be spent yet	n/a
	H14-0987-11	Viscount Close, Pinchbeck	£14,105.00	07/02/2020	Affordable Housing	£0.00	£14,105.00	£0.00	£0.00	Part of the monies held in a Default Compensation Account which cannot be spent yet	n/a
	H14-0156-14	Wardentree Lane, Pinchbeck	£225,157.22	23/01/2020	Education LCC	£225,157.22	£0.00	£225,157.22	Transferred	Lincs County Council	n/a
	H16-0684-19	Wygate Park / Nth of Witham Rd, Spalding	£50,558.66	25/10/2019	Open Spaces	£0.00	£50,558.66	£0.00	£0.00	n/a	n/a
	2019/20		£841,971.26			£573,061.85	£356,126.76	£401,713.04	£171,348.81		