



Infrastructure Funding Statement 2020/21



Contents

	Page
1. Introduction	3
2. Developer Contributions	3
3. Summary of S106 Planning Obligations for 2020/21	3
4. Section 106 Agreements Entered into in 2020/21*	4
5. Affordable Housing	5
6. Education	7
7. Health	8
8. Highways	9
9. Open Space	9
10. Other Obligations	10
11. Conclusion	10
*Appendix A – List of all Legal Agreements entered into in 2020/21	11

1. Introduction

- 1.1 Welcome to Boston Borough Council's Infrastructure Funding Statement (IFS) for 2020/21. The IFS is an annual report required to be published on the Council's website each year and provides a summary of the financial and non-financial developer contributions relating to Section 106 legal agreements within the Borough for a given financial year.
- 1.2 As Boston Borough Council does not have a CIL, this statement is purely to report on the S106 planning obligations. This is the Council's second IFS and complies with the requirement to cover the financial year 2020/21 (1 April 2020 to 31 March 2021).
- 1.3 Section 4 of this Statement provides a brief overview of the S106 obligations, which have been entered into during the financial year. Sections 5 to 10 provide a breakdown of the key areas where funding or infrastructure has been secured, namely for affordable housing, open space, education, highways, health and miscellaneous/other. These sections also detail, where applicable, the different stages of the S106 process from securing the monies through to expenditure, largely based on the categories identified in the CIL Regulations 2019. It will include payments received for historic agreements, where triggers for obligations have been met.

2.0 Developer Contributions

- 2.1 Planning Obligations (also known as S106 Agreements) are legal agreements which can be attached to a planning permission to mitigate the impact of an otherwise unacceptable development to make it acceptable in planning terms.
- 2.2 Obligations can only be sought where they are directly related to the development, fairly and reasonably related in scale and kind to the development, and necessary to make the development acceptable in planning terms.
- 2.3 S106 contributions can either be provided on-site, for example through the provision of affordable housing, or off-site in the form of financial payments.
- 2.4 For a more detailed explanation of S106 developer contributions, please refer to Section 2 of the 2019/20 IFS on the Council's website.

3. Summary of S106 Planning Obligations for 2020/21

- 3.1 The total number of legal agreements entered into or provided to the council under s106 in 2020/21 was **12**.
- 3.2 The total amount of money under any planning obligations which were entered into during the financial year 2020/21 is **£1,041,584**.
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- 3.3 The total amount of money under any planning obligations which was received during the financial year 2020/21 (including monies received by Lincolnshire County Council (LCC) as the local education authority) is **£197,155.00**.
- 3.4 The total amount of money spent under any planning obligations during the financial year 2020/21 is **£4,000**.
- 3.5 The total amount of money held at the end of the financial year 2020/21 under any planning obligations to be allocated or spent (including monies held by Lincolnshire County Council (LCC) (as the Local Education Authority) is **£489,310.71**.
- 3.6 The non-monetary planning obligation contributions which were entered into during this financial year were for Affordable Housing and Open Space. The total number of affordable housing units from these agreements which will be provided within the borough is **168**.
- 3.7 The CIL Regulations require the amount of money (received under planning obligations) and spent on repaying money borrowed to be reported. In the case of Boston Borough Council this was **nil**.

4. Section 106 Agreements Entered into in 2020/21:

- 4.1 Of the **12** legal agreements signed in 2020/21 (including Deeds of Variations to existing S106 agreements), notable development sites include:

Planning Application	Development Site	Obligations
B/20/0293	Land at 31-33, London Road, Kirton, Boston, PE20 1JA	<ul style="list-style-type: none"> Affordable Housing
B/20/0445	Land at 70-74 Norfolk Street, Boston, PE21 9HQ	<ul style="list-style-type: none"> Affordable Housing
B/17/0515	Land to the west of Stephenson Close, Boston, PE21 7SY	<ul style="list-style-type: none"> Affordable Housing Education Health Highways (Travel Plan)
B/18/0528	Land adjacent and to the south of Hawthorn Tree School on the east side of Toot Lane, Boston, PE21 0PT	<ul style="list-style-type: none"> Affordable Housing

For a Full List of the signed Legal Agreements in 2020/21 see Appendix A

S106 agreements and other relevant documentation from each planning application can be viewed on the Council's website at:

<https://www.mybostonuk.com/planning-application-search/> Search under the planning application reference number.

5. Affordable Housing

5.1 Policy 18 of the South East Lincolnshire Local Plan (SELLP) sets out the need and delivery for affordable housing within the borough.

5.2 In 2020/21 there were 10 new legal agreements signed which will deliver **168** new affordable housing units within the borough:

Planning Application	Development Site	Affordable Housing Units
B/20/0445	Land at 70-74 Norfolk Street, Boston, PE21 9HQ	47
B/20/0293	Land at 31-33, London Road, Kirton, Boston, PE20 1JA	41
B/17/0515	Land to the west of Stephenson Close, Boston, PE21 7SY	17
B/19/0288 & B/20/0386	Land off Grayling Way, Boston, Lincs, PE21 8FS	24
B/15/0391	Mani Firs, London Road, Kirton, Boston, Lincolnshire, PE20 1JE	21
B/15/0100	Former De Montfort Campus, Mill Road, Boston, Lincolnshire, PE21 0HF	6
B/12/0171	Land to the north of Boston West Primary School, west of The Peter Paine Sports Centre and south of The North Forty Foot Drain	4
B/18/0399	Land to the west of 90, 92 and 94 Fenside Road, Boston	8
TOTAL:		168

5.3 In 2020/21 a total of **112** affordable housing units were delivered within the borough, across 11 development sites, including The Quadrant, Broadfield Lane (Phase 4), Lincoln Lane and Swineshead Road, Wyberton.



Former Phoenix Poultry Farm, Swineshead Road



Land off 7 Lincoln Lane, Boston

Planning Application	Development Site	Affordable Housing Delivered
B/19/0288	Land off Grayling Way, Boston, Lincs, PE21 8FS	26 Units
B/19/0169	Former Phoenix Poultry Farm, Swineshead Road, Wyberton, Boston, PE21 7JG	25 Units
B/19/0002	Land at 7 Lincoln Lane, Boston, Lincs	18 Units
B/14/0165	Land either side of the A16, south of Tytton Lane East, Boston (Quadrant)	15 Units
B/15/0391	Land off London Road, Kirton	9 Units
B/15/0100	Former De Montfort Campus, Mill Road, Boston, Lincolnshire, PE21 0HF	6 Units
B/16/0052	Land off Station Road, Swineshead, Boston, Lincolnshire, PE20 3NX	5 Units
B/16/0409	Land at Station Road, Sutterton, Boston, Lincolnshire, PE20 2JH	4 Units
B/17/0317	Land off Wyberton Low Road, Wyberton, Boston, PE21 7SF	2 Units
B/18/0395	Land off Puritan Way, Boston, Lincolnshire, PE21 8NW	2 Units
TOTAL:		112 Units

5.4 A commuted sum of **£455,000.00** was entered into from a legal agreement for land adjacent to the south of Hawthorn Tree School on the east side of Toot

Lane, Boston (B/18/0528) which, once received will be allocated and spent on the future provision of affordable housing within the borough of Boston.

6. Education

6.1 Appendix 8: Developer Contributions for Education Facilities of the SELLP provides details of how education contributions are calculated and sought to provide the additional capacity required as identified within the South East Lincolnshire Infrastructure Delivery Plan 2016 (IDP).

6.2 In 2020/21 a total of **£518,844.00** of education contributions was entered into from planning application B/17/0515 - Land to the west of Stephenson Close, Boston, which will be used towards the provision of primary, secondary and sixth form education within the borough.

6.3 In 2020/21 **£134,559** was received in education contributions which will be used towards secondary education at Haven High Academy.



Haven High Academy

6.4 As at 31 March 2021, LCC retained a total of **£377,359.84** in respect of planning obligations which remains unallocated at present for development sites within the borough, including:

- Land off Whitebridges, St Thomas Drive, Boston
- Land off Station Road, Swineshead
- Land off Puritan Way, Boston
- Land at Phoenix Poultry Farm, Swineshead Road, Wyberton Fen

6.5 Some S106 agreements signed in previous years which include planning obligations for education yet to be triggered include:

Planning Application	Development Site	Education Contribution
B/14/0165	Land either side of the A16, south of Tytton Lane East, Boston (Quadrant)	£500,000.00
B/16/0436	Land east of Lindis Road (inc former Shooters Yard), Fishtoft	£150,000.00
B/17/0244	Woods Nurseries Site, Woods Nurseries, High Street, Swineshead	£101,948.00
B/16/0409	Land at Station Road, Sutterton	£ 33,829.00

LCC work with the Council to notify us when monies for planning obligations for education are secured, received, allocated, spent and returned.

7. Health

- 7.1 SELLP Policies 5, 6 and 32 recognise the need to help make provision for health care facilities to contribute to the health and wellbeing of the residents and meet local needs which can be sought from relevant new residential developments.
- 7.2 One new S106 agreement was signed in 2020/21 which contained a planning obligation for health. This was for **£37,740.00** relating to planning permission B/17/0515 - Land to the west of Stephenson Close, Boston, which will provide specific improvements to Swineshead Doctors Surgery.
- 7.3 Health Contribution Monies received in 2020/21 totalled **£32,856.00** which will be spent on Swineshead Doctors Surgery.



Swineshead Doctors Surgery

- 7.4 Development sites which have commenced or are already under construction within the borough, which include planning obligations for health, the obligations for which were yet to be triggered are:

Planning Application	Development Site	Health Contribution
B/14/0165	Land either side of the A16, south of Tytton Lane East, Boston (Quadrant)	£200,000.00
B/16/0436	Land east of Lindis Road (inc former Shooters Yard), Fishtoft, Boston	£ 30,000.00

8. Highways

- 8.1 The Boston Distributor Road delivery, which is a long term highway development programme, which in the main is led and facilitated by development opportunities (Policy 34 of the SELLP) and has been split into 3 phases.
- 8.2 Works have been ongoing throughout 2020/21 on Phase 1, which links the A16 to London Road through a development known as Q1, a mixed use development which is being delivered under a planning obligation for highways, for which the S106 agreement was signed in 2015 (B/14/0165). It is anticipated that the new link road will be opening in early 2022.



New Link Road from London Road



New Link Road through to London Road from A16

9. Open Space

- 9.1 In 2020/21, two new legal agreements required the need for open space planning obligations, which will be delivered through Open Space Management Schemes (OSMS). The owners of these sites will lay out, maintain and manage these sites in accordance with the OSMS.

- 9.2 In this financial year, Council spent £4,000 of £56,000 remaining from planning obligation (B/13/0037) which is for the provision of play equipment and maintenance at Broadfield Lane play area and has allocated the remaining £52,000 to be spent on this site over the next 13 years.

10. Other Obligations

- 10.1 In 2020/21, a planning obligation was met which was for the installation of CCTV surveillance of the Public Open Space Land on Broadfield Lane play area.

This was from planning permission B/13/0037, a development at Broadfield Lane to provide 48 affordable homes (Phase 1).



11. Conclusion

- 11.1 Boston Borough Council remains committed to working with the local community, developers and other stakeholders to ensure that planning contributions are sought and used appropriately, as detailed within the SELLP, to deliver the infrastructure needs and requirements arising from development, such as new affordable housing, health, education and highways.
- 11.2 If you have any queries or comments about this statement, please do not hesitate to contact us via email planning@boston.gov.uk or phone 01205 314385.

Appendix A

List of All Legal Agreements Signed in 2020/21

Planning Application No	Agreement Type *	Site Address	Date Signed	Obligations
B/18/0399	S106	Land to the west of 90, 92 and 94 Fenside Road, Boston	10/06/2020	<ul style="list-style-type: none"> • Affordable Housing • Open Space
B/12/0171	UU	Land to the north of Boston West Primary School, west of The Peter Paine Sports Centre and south of The North Forty Foot Drain	25/06/2020	<ul style="list-style-type: none"> • Affordable Housing
B/15/0100	UU	Former De Montfort Campus, Mill Road, Boston, Lincolnshire, PE21 0HF	02/07/2020	<ul style="list-style-type: none"> • Affordable Housing
B/18/0528	UU	Land adjacent and to the south of Hawthorn Tree School on the east side of Toot Lane, Boston, PE21 0PT	22/07/2020	<ul style="list-style-type: none"> • Affordable Housing • Open Space
B/19/0060	UU	Viking Supermarket, First Floor 46-56 West Street, Boston, PE21 8QH	29/07/2020	<ul style="list-style-type: none"> • Other
B/15/0391	UU	Mani Firs, London Road, Kirton, Boston, Lincolnshire, PE20 1JE	18/09/2020	<ul style="list-style-type: none"> • Affordable Housing
B/19/0520	UU	Boston West Golf Centre, Langrick Road, Hubberts Bridge, Boston, Lincolnshire, PE20 3SG	21/09/2020	<ul style="list-style-type: none"> • Highways (Transport)
B/19/0288 & B/20/0386	UU	Land off Grayling Way, Boston, Lincs, PE21 8FS	04/11/2020	<ul style="list-style-type: none"> • Affordable Housing
B/17/0515	S106	Land to the west of Stephenson Close, Boston, PE21 7SY	01/12/2020	<ul style="list-style-type: none"> • Affordable Housing • Education • Health • Highways (Travel Plan)
B/20/0293	UU	Land at 31-33, London Road, Kirton, Boston, PE20 1JA	17/12/2020	<ul style="list-style-type: none"> • Affordable Housing
B/20/0445	UU	Land at 70-74 Norfolk Street, Boston, PE21 9HQ	25/02/2021	<ul style="list-style-type: none"> • Affordable Housing
B/16/0380	DoV	Land north of Middlegate Road (west), Frampton, Boston, PE20 1BX	31/03/2021	<ul style="list-style-type: none"> • Affordable Housing • Education

* Agreement Type Definitions		
	S106	Section 106 Agreement
	UU	Unilateral Undertaking
	DoV	Deed of Variation