



Infrastructure Funding Statement 2021/22



Contents

	Page
1. Introduction	3
2. Developer Contributions	3
3. Summary of S106 Planning Obligations for 2021/22	3
4. Section 106 Agreements Entered into in 2021/22*	4
5. Affordable Housing	5
6. Education	6
7. Health	X
8. Highways	X
9. Open Space	X
10. Other Obligations	X
11. Conclusion	8
*Appendix A – List of all Legal Agreements entered into in 2021/22	9

1. Introduction

- 1.1 Welcome to Boston Borough Council's Infrastructure Funding Statement (IFS) for 2021/22. 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 2021/22 (1 April 2021 to 31 March 2022).
- 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. 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 2021/22

- 3.1 The total number of legal agreements entered into or provided to the council under s106 in 2021/22 was **11**.
- 3.2 The total amount of money under any planning obligations which were entered into during the financial year 2021/22 was **£1,883,323.00**.
-

- 3.3 The total amount of money under any planning obligations which were received during the financial year 2021/22 (including monies received by Lincolnshire County Council (LCC) as the local education and highways authority) is **£987,767.49**.
- 3.4 The total amount of money spent under any planning obligations during the financial year 2021/22 is **£23,580.00**.
- 3.5 The total amount of money held at the end of the financial year 2021/22 under any planning obligations to be allocated or spent (including monies held by Lincolnshire County Council (LCC) (as the Local Education/Highways Authority) is **£860,846.69**.
- 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 **300**.
- 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 2021/22:

- 4.1 Of the **11** legal agreements signed in 2021/22 (including Deeds of Variations to existing S106 agreements), notable development sites include:

Planning Application	Development Site	Obligations
B/19/0383	Land at Station Road, Sutterton	<ul style="list-style-type: none"> • Monitoring Fee • Affordable Housing • Education • Health • Highways (Travel Plan)
B/20/0488	Land adjacent and to the rear of Fishtoft Scouts, Gayfield Road, Fishtoft, Boston	<ul style="list-style-type: none"> • Monitoring Fee • Affordable Housing • Education • Health
B/19/0146	Land off London Road, Kirton, Boston, PE20 1JE	<ul style="list-style-type: none"> • Monitoring Fee • Affordable Housing • Education • Health
B/21/0349	Land at Toot Lane, Boston, Lincs	<ul style="list-style-type: none"> • Monitoring Fee • Affordable Housing

For a Full List of the signed Legal Agreements in 2021/22 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 2021/22 there were 11 new legal agreements signed which will deliver **300** new affordable housing units within the borough:

Planning Application	Development Site	Affordable Housing Units
B/21/0349	Land off Toot Lane, Boston	135
B/19/0383	Land at Station Road, Sutterton	48
B/19/0514	Land off Alcorn Green, Boston, PE21 0NL	41
B/20/0489	Land adj and to the rear of Fishtoft Boy Scouts, Gaysfield Road, Fishtoft, Boston, PE21 0SF	20
B/19/0146	Land off London Road, Kirton, Boston, PE20 1JE	14
B/14/0165 & B/15/0264	Land either side of the A16, south of Tytton Lane East, Boston	14
B/19/0040	Land off London Road, Kirton, Boston, PE20 1JE	12
B/20/0488	Land adjacent and to the rear of Fishtoft Scouts, Gayfield Road, Fishtoft, Boston	7
B/16/0463	St Swithins Close, Bicker, Boston, Lincolnshire	6
B/21/0459	Land to the rear of Healey Close, Wyberton, Boston, PE21 7NS	3
TOTAL:		300

5.3 In 2021/22 a total of **118** affordable housing units were delivered within the borough, across 3 development sites, including The Quadrant, Heron Way and London Road, Kirton.



Heron Way

Planning Application	Development Site	Affordable Housing Delivered
B/17/0317	Land off Wyberton Low Road, Wyberton, Boston, PE21 7SF	101 Units
B/14/0165	Land either side of the A16, south of Tytton Lane East, Boston (Quadrant)	9 Units
B/15/0391	Land off London Road, Kirton	8 Units
TOTAL:		112 Units

5.4 A commuted sum of **£455,000.00** was received from a legal agreement for land adjacent to the south of Hawthorn Tree School on the east side of Toot Lane, Boston (Planning Application: B/18/0528). These monies are yet to be allocated but will be 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 2021/22 a total of **£1,714,203.00** of education contributions were entered into from 6 new legal agreements, which will be used towards the provision of secondary and sixth form education within the borough.

6.3 In 2021/22 **£105,710.05** was received in education contributions which will be spent on the provision of an additional classroom at Four Fields Primary school in Sutterton and 5 additional places at St Thomas's Primary School, Wyberton.



Four Field Primary School Photo

6.4 As at 31 March 2022, LCC have reported that they are holding a total of **£799,570.69** in respect of planning obligations which remains unallocated at present from development sites within the borough, including:

- Land off Whitebridges, St Thomas Drive, Boston
- Land off Station Road, Swineshead
- Land north of Puritan Way, Boston
- Land to the north and west of Cole's Lane, Swineshead
- Former Phoenix Poultry Farm, Swineshead Road, Wyberton

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/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

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 Four new S106 agreements were signed in 2021/22 which will deliver **£164,120.00** in health contributions in the borough.



Swineshead Doctors Surgery

- 7.3 In 2021/22, £19,580.00 was spent providing additional facilities at Swineshead Surgery from planning application B/17/0404.
- 7.4 Some development sites which have commenced or are already under construction within the borough, including planning obligations for health which are yet to be triggered are:

Planning Application	Development Site	Health Contribution
B/16/0436	Land east of Lindis Road (inc former Shooters Yard), Fishtoft	£30,000.00
B/16/0380	Land north of Middlegate Road (West), Frampton	£86,580.00

8. Highways

- 8.1 The Boston Distributor Road delivery, 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 It was anticipated that Phase 1, a new link road between the A16 to London Road through a development known as Q1, would have been opened in 2021/22, however due to unforeseen delays, it will now be complete and open in 2022/23.



New Link Road from London Road



Pedestrian Crossing on London Road

9. Open Space

- 9.1 In 2021/22, 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, the Council spent **£4,000** of £52,000 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 £48,000 to be spent on this site over the next 12 years.

10. Other Obligations

- 10.1 In December 2020, the Council introduced S106 Monitoring Fees in order to meet the cost of monitoring S106 agreements. In 2021/22, the Council received **£5,000.00** in Monitoring Fees for sites within the borough. These monies will cover the cost of monitoring all planning contributions contained within these legal agreements to ensure all obligations are fully met.

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 Section106@boston.gov.uk or telephone 01205 314385.

Appendix A

List of All Legal Agreements Signed in 2020/21

Planning Application No	Agreement Type *	Site Address	Date Signed	Obligations
B/19/0514	UU	Land off Alcorn Green, Boston	25/06/2021	<ul style="list-style-type: none"> • Monitoring Fee • Affordable Housing
B/14/0165 & B/15/0264	UU	Land either side of the A16, south of Tytton Lane East, Boston	12/08/2021	<ul style="list-style-type: none"> • Affordable Housing
B/19/0383	S106	Land at Station Road, Sutterton	03/09/2021	<ul style="list-style-type: none"> • Monitoring Fee • Affordable Housing • Education • Health • Travel Plan
B/16/0463	UU	St Swithins Close, Bicker	04/10/2021	<ul style="list-style-type: none"> • Affordable Housing • Education
B/20/0288	DoV	Land off Puritan Way, Boston	22/10/2021	<ul style="list-style-type: none"> • Education Amendment
B/20/0488	S106	Land adjacent and to the rear of Fishtoft Scouts, Gayfield Road, Fishtoft	11/11/2021	<ul style="list-style-type: none"> • Monitoring Fee • Affordable Housing • Education • Health
B/20/0489	S106	Land adjacent and to the rear of Fishtoft Scouts, Gayfield Road, Fishtoft	11/11/2021	<ul style="list-style-type: none"> • Monitoring Fee • Affordable Housing • Education • Health
B/19/0040	S106	Land off London Road, Kirton	05/12/2021	<ul style="list-style-type: none"> • Monitoring Fee • Affordable Housing • Education
B/19/0146	S106	Land off London Road, Kirton	08/12/2021	<ul style="list-style-type: none"> • Monitoring Fee • Affordable Housing • Education
B/21/0459	S106	Land to the rear of Healey Close, Wyberton	01/02/2022	<ul style="list-style-type: none"> • Monitoring Fee • Affordable Housing • Education • Health
B/21/0349	S106	Land at Toot Lane, Boston	28/02/2022	<ul style="list-style-type: none"> • Monitoring Fee • Affordable Housing

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

