

**INFRASTRUCTURE FUNDING STATEMENT**  
**2020/21**

**October 2021**

DRAFT INFRASTRUCTURE FUNDING STATEMENT  
2020/21  
November 2021

## **1. Introduction**

- 1.1 The Infrastructure Funding Statement (IFS) is an annual report that provides a summary of all financial and non-financial developer contributions relating to Section 106 Legal Agreements (S106) for Epping Forest District for a given financial year (1 April to 31 March).
- 1.2 As a result of changes to the CIL Regulations, Councils are now required to publish online each year an Infrastructure Funding Statement (IFS) by 31 December. The Statement must set out the projects which the authority intends to be funded by S106 obligations and details of how much has been collected, how much is spent, what it is spent on. The intention is that the IFS provides clarity and transparency to local communities and developers on S106 income and expenditure that will in future align to planned development, as envisaged in the Local Plan.
- 1.3 Section 3 includes the completed section 106 agreements securing financial contributions & amounts received during the last financial year 2020/21.
- 1.4 Section 7 sets out the s106 developer contributions for the next 5 years as set out in the Epping Forest District Infrastructure Delivery Plan 2020.
- 1.5 The Council and Land Promoters have a responsibility, through the planning process, to manage the impact of the growth and ensure that any harm caused, as a result of development, is mitigated and necessary infrastructure is provided. The Council therefore expects new development to contribute to site related and other infrastructure needs.
- 1.6 The over-arching reasoning and justification for planning obligations is set out in the objectives as well as policies of the emerging Local Plan. Part 2 (previously Appendix 6) of the emerging Local Plan sets out the site-specific requirements for allocated sites outside the masterplan areas.

## **2. Developer Contributions/Section 106 Planning Obligations**

- 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 development. 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.

2.2 The Council’s approach to seeking developer contributions is set out in the strategy ‘Delivering infrastructure in the District: Developer Contributions Strategy’ adopted in 2019. The Strategy was put in place to ensure consistent delivery of infrastructure in the District and sets out the approach and the arrangements required to ensure the sustainability and long-term stewardship of the development. It provides a framework for the consideration of proposals to ensure that the appropriate infrastructure e is realised in accordance with the policies in the emerging Local Plan.

2.3 S106 contributions can either be provided on-site or off-site in the form of financial payments.

**3. Developer/ section106 Legal Agreements 2020/21**

**Table 1 - Section 106 affordable housing contributions secured by way of completed section 106 agreements in 2020/21.**

Address and application reference	Date Decision Issued	Description of Development	£ Secured	
Chigwell Primary Academy, High Road, Chigwell Essex, IG7 6DW EPF/1681/19	Grant Permission (With Conditions) Subject to Legal Agreement 26-02-2021	Construction of new Chigwell Primary Academy school, followed by demolition of existing buildings and creation of new playing field and playground, together with residential development comprising 59 number dwellings, together with car parking, garden spaces, vehicular access from High Road (A113), external landscaping and associated development.	Community Facilities	£60,363.81
			Education –	£366,261.00
			Early Years, Childcare & Secondary	
			Health care	£22,402.00
			SAC Contribution	£20,768.00
			Transport Contribution	£800,000.00
			Affordable Housing	£3,000,000.00

Woodredon House, Woodredon Farm Lane, Waltham Abbey, Essex EN9 3SX EPF/0729/19	Grant Permission (With Conditions) Subject to Legal agreement 13 November 2020	Conversion and change of use of former care home including the removal of side extensions and replacement with new side extension to provide x 10 no. apartments (C3) with cart-lodge style garaging.	Affordable Housing Contribution	£265,050
			SAC Contribution	£3,520

**Table 2 – Developer / Section 106 and affordable housing contributions received by the Council in 2020/21**

Address and application reference	Date Decision Issued	Type of Contribution	£ received
Woodredon House, Woodredon Farm Lane, Waltham Abbey, EN9 3SX EPF/0729/19	Grant Permission (With Conditions) Subject to Legal Agreement 13 November 2020	Affordable Housing Contribution SAC Contribution	£265,050 £3,520
1-5 Chigwell Heights (Block B) 212 Manor Road Chigwell EPF/0282/14	Grant Permission (With Conditions) Subject to Legal Agreement 11 April 2014	Affordable Housing Contribution	£27,000 (late payment indexation £3786.33 and interest £1128.81)
Railway Hotel, Station Road, Sheering EPF/0864/15EPF/0864/15	Grant Permission (With Conditions) Subject to Legal Agreement 02 February 2015	Community Contribution	£25,000 (late payment indexation £204.85)

**4. Contributions towards the Interim Mitigation Strategy to manage the impact on recreational pressure on Epping Forest Special Area of Conservation (EFSAC)**

- 4.1 Epping Forest (the Forest) was a former royal forest and provides a large open space for the recreation of people living in London but also for residents from within and beyond Epping Forest District. It covers some 2400 hectares and is run by the Conservators of Epping Forest owned and managed by the Corporation of London. The Council expects all relevant development proposals to assist in the conservation and enhancement of the biodiversity, character, appearance and landscape setting of Epping Forest SAC.
- 4.2 [An Interim Approach to Managing the Recreational Pressures on the Epping Forest Special Conservation Area \(SAC\)](#) (EB134) was adopted by Cabinet on the 18 October 2018. It is a material consideration in the determination of planning applications and permitted development right proposals for residential development which would result in net increase in new homes within the Epping Forest District administrative area.
- 4.3 The interim approach recognises that visitors from one local authority administrative area often go to a part of the SAC that lies within a different local authority administrative area. The Interim Approach identifies schemes and their associated costings developed and programmed to cover the period up to 2033. Under the Interim Approach contributions of £352 per additional dwelling are sought from individual residential development schemes within 0-3 kms of the Epping Forest SAC boundary. The route for securing the contributions is by way of a Section 106 agreement in accordance with the Strategy.

## **5. Contributions towards The Interim Air Pollution Mitigation Strategy for EFSAC**

- 5.1 [The Interim Air Pollution Mitigation Strategy for EFSAC](#) (EB1154 (Appendix 1)) was adopted by Cabinet on the 20 December 2020. It is also a material consideration in the determination of planning applications and permitted development right proposals for residential development which would result in net increase in new homes within the Epping Forest District administrative area.
- 5.2 The Strategy has been developed to provide a strategic approach to mitigating the effects of development on the integrity of the Epping Forest SAC in relation to atmospheric pollution. It has been developed to support the implementation of policies contained within the emerging Local Plan and specifically policies DM2 and DM22. It is clear from the evidence that without appropriate mitigation development proposed through the emerging Local Plan, in combination with other plans and projects, would have an adverse effect on the integrity of the Epping Forest SAC as a result of atmospheric pollution.

- 5.3 The Epping Forest SAC is bisected by a number of roads which serve communities in Epping Forest District and beyond. New development, primarily for housing and employment, will result in increases in traffic on those roads. Traffic modelling has been used to inform air quality modelling, if no mitigation measures are introduced, air pollution arising from vehicles will have further harmful effects on the health of the qualifying features within the Epping Forest SAC compared to a situation with no growth. It is important to recognise that whilst vehicles are a contributing factor, there are other activities that are also having an adverse impact on the ecological health of the Epping Forest SAC.
- 5.4 The Strategy has been developed to address the effects of atmospheric pollution arising primarily from new development proposed to be brought forward within the District and sets out how these mitigation measures will be implemented and how the efficacy of those mitigation measures will be monitored and reviewed.
- 5.5 The contributions received for the Epping Forest SAC (Interim Mitigation Strategy and Interim Air Pollution Mitigation) was £17,280.20.

## **6. Infrastructure Delivery Plan**

- 6.1 The emerging Epping Forest District Local Plan sets out the strategy in Policy SP2 to meet the housing requirement of 11,400 new homes and around 10,000 new jobs over the Plan period (2011-2033). This growth comes with a need for supporting infrastructure including transport, education, health, and community facilities to mitigate development impacts and support new communities.
- 6.2 [The IDP produced in 2017](#) (EB1101) formed a key evidence base document for the Independent Examination of the emerging Local Plan, and was formed of two parts: [Part A report](#), (EB1101A) which reported the existing infrastructure across Epping Forest District and identified any shortfalls in provision and [Part B report](#) (EB1101B) that pulled together the infrastructure requirements identified into an Infrastructure Delivery Schedule. The Schedule sets out the identified infrastructure required at different spatial scales for Epping Forest District for the period up to 2033.
- 6.3 The IDP is a “live” document that will be updated to take account of the evolving plan making development and required changes in infrastructure provision. Since Part A and Part B were produced a [2020 Update](#) of the Part B report (EB1119) has been produced, , Par

6.4 Part A of the IDP has not been subject to an update. The purpose of the update is to reflect changes made to the infrastructure requirements as a result of proposed modifications to the emerging local plan arising from the Inspector's advice of 2 August 2019 (ED98), as well as additional work that has been undertaken since the IDP was first published.

## 7. Planned Income and Expenditure

7.1 The IDP sets out how the s106 income will be spent and prioritised over the plan period. The level of s106 contributions will depend on the nature and scale of the development, the number of implemented permissions, build out rates and the phasing of development etc. and the contributions must be spent in accordance with the terms of any agreement.

**Table 3 – shows the District Wide and Garden Town Strategic Sites S106 Infrastructure within the District with delivery phasing identified in IDP in the next 5 years (and beyond)**

### District Wide

Ref	Infrastructure Type	Intervention	Priority	Delivery Partners	Potential Funding Source	Cost	Delivery Phasing	Baseline source
-----	---------------------	--------------	----------	-------------------	--------------------------	------	------------------	-----------------

<b>DW6</b>	Transport - Highways	All proposed development which would result in a net increase in Annual Average Daily Traffic (AADT) on roads within 200m of the EFSAC must include proposals to mitigate the impact of air pollution as set out in the Air Pollution Mitigation Strategy.	Essential	Developers	Development Contributions	N/A	2019 - 2033	Epping Forest Special Area of Conservation – Draft Air Pollution Mitigation Strategy Consultation with EFDC
<b>DW8</b>	Transport - Public Transport	Explore the potential and viability of new bus services and increased frequency of existing bus services to connect key settlements	Essential	ECC / Developers / TfL / Other Operators	Developer Contributions (S278 for physical infrastructure; S106) / TfL / Other Operators / ECC	Unknown	2016-2031	Consultation with Essex County Council
<b>DW9</b>	Transport - Public Transport	Installation of Real Time Travel Information at train stations and bus stops across the District	Required	ECC	Developer Contributions (S106) / ECC	£100,000 - £250,000	Unknown	Member Workshop discussion groups, consultation with Essex County Council

<b>DW11</b>	Transport - Active Transport	A review of all one-way streets in each town to identify whether there is scope for area wide contra-flows for cycling and walking.	Essential	EFDC / ECC / Developers	Developer Contributions (S278 for physical infrastructure relating to highways; S106) / Grant funding	TBC	Unknown	EFDC Cycling Action Plan 2018
<b>DW13</b>	Open Space and Green Infrastructure	Existing allotment sites to be upgraded to improve facilities and entrances	Required	EFDC	Developer Contributions (S106) / Grant Funding	Dependent upon exact size and nature of schemes	Unknown	Open Space Strategy
<b>DW14</b>	Open Space and Green Infrastructure	Upgrades to play areas where required, including: interventions to make them more welcoming; upgrades to rubberised safety surfacing in provision for children and young people; and more exciting and stimulating play equipment.	Required	EFDC	Developer Contributions (S106) / Grant Funding	Dependent upon exact size and nature of schemes	Unknown	Open Space Strategy

<b>DW15</b>	Open Space and Green Infrastructure	Improving existing links through signage, physical upgrades etc. and extending the natural and semi-natural green space network	Required	EFDC	Developer Contributions (S106) / Grant Funding	Dependent upon exact size and nature of schemes	Unknown	Open Space Strategy
<b>DW16</b>	Open Space and Green Infrastructure	Improvement of existing amenity open spaces to increase their functionality and experience	Required	EFDC	Developer Contributions (S106) / Grant Funding	Dependent upon exact size and nature of schemes	Unknown	Consultation with Epping Forest District Council
<b>DW17</b>	Open Space and Green Infrastructure	Wayfinding Strategy for the District's Public Rights of Way network to make the network more legible and accessible and to guide people to underused GI assets wherever possible and/or appropriate	Required	TBC	Developer Contributions (S106) / Grant Funding	Dependent upon exact size and nature of schemes	2016-2033	Draft Green Infrastructure Strategy 2020
<b>DW18</b>	Open Space and Green Infrastructure	Wildflower verges to district roads	Required	TBC	Developer Contributions (S106) / Grant Funding	Dependent upon exact size and nature of schemes	2016-2033	Draft Green Infrastructure Strategy 2020

<b>DW19</b>	Open Space and Green Infrastructure	Wide-scale tree planting	Required	TBC	Developer Contributions (S106) / Grant Funding	Dependent upon exact size and nature of schemes	2016-2033	Draft Green Infrastructure Strategy 2020
<b>DW20</b>	Open Space and Green Infrastructure	Art curation	Required	TBC	Developer Contributions (S106) / Grant Funding	Dependent upon exact size and nature of schemes	2016-2033	Draft Green Infrastructure Strategy 2020
<b>DW21</b>	Open Space and Green Infrastructure	Provision of Suitable Alternative Natural Greenspace (SANG) and contributions to Strategic Access Management and Monitoring (SAMMS)	Required	Various	Developer Contributions (S106)	TBC	2016-2033	Draft Green Infrastructure Strategy 2020 and Interim Recreational Pressure Mitigation Strategy 2018

**GT Strategic Sites  
(in EFDC)**

Ref	Infrastructure Type	Intervention	Priority	Delivery Partners	Potential Funding Source	Cost	Delivery Phasing	Baseline source
<b>SSC1</b>	Utilities	Increased household waste recycling capacity and / or facility upgrades in order to serve additional demand in Essex	Required	Developer / ECC	Developers / Grant	£200,000	2023-2028	Consultation with Essex County Council
<b>SSC2</b>	Utilities	Measures to support implementation of the Garden Town Digital Strategy	Required	Providers / Developers	Providers / Developers	Unknown	2016-2023	Consultation with Harlow and Gilston Garden Town

<b>SSC12</b>	Transport - Public Transport	Sustainable Transport Corridors and Town Centre Transport Hub	Essential	ECC / HCC	HIF (grant and claw back to be recycled) / Developer contributions (S106)	£157,161,083	2021-2033	Consultation with Essex County Council and Hertfordshire County Council as part of Harlow and Gilston Garden Town IDP
<b>SSC13</b>	Transport - Public Transport	Public and active transport support, including; revenue funding for Garden Town Active Travel Plan coordinator(s); travel vouchers; and ongoing stewardship of active transport links	Required	ECC / HCC	Developer contributions (S106)	£7,317,195	2021-2033	Consultation with Essex County Council and Hertfordshire County Council as part of Harlow and Gilston Garden Town IDP
<b>SSC14</b>	Transport - Public Transport	Travel Plan measures/monitoring	Required	ECC / HCC / Operators	Developer contributions (S106)	Unknown	2021-2033	
<b>SSC15</b>	Transport - Public Transport	Passenger transport infrastructure and services	Required	ECC / HCC / Operators	Developer contributions (S106)	Unknown	2021-2033	
<b>SSC20</b>	Open Space and Green Infrastructure	Ongoing stewardship and governance of open space	Required	Stewardship body (potentially a Community Interest Company)	Developers / Grant / Revenues / Other	Unknown	2021-2033	Harlow and Gilston Garden Town Stewardship Advice Stage 2 Final Report and Draft Green Infrastructure Strategy 2020

## **8 Conclusions**

- 8.1** Epping Forest District Council is committed to working with the local community and other stakeholders to ensure that planning contributions are used in a transparent way to maximise the benefits and opportunities arising from development and growth in the District.