



**INFRASTRUCTURE FUNDING STATEMENT
2021- 2022**

November 2022

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.
- 1.2 This report provides information on the monetary (and non-monetary) contributions sought and received from developers for the provision of infrastructure to support development in Epping Forest District, and the subsequent use of those contributions by Epping Forest District Council.
- 1.3 The report covers the financial year 1 April 2021– 31 March 2022.
- 1.4 Epping Forest DC seeks developer contributions through Section 106 agreements (also known as “planning obligations”).
- 1.5 Throughout the IFS there will be references to the following definitions:
 - Agreed – Contributions that have been agreed within a signed legal document. These contributions have not been collected/ delivered and if the planning applications are not implemented, they will never be received.
 - Received – Contributions received, either non-monetary or monetary, that have been transferred to Epping Forest District Council (EFDC).
 - Allocated – Contributions that have been assigned to specific projects.
 - Spent/ Delivered – Monetary or non-monetary contributions that have been used as intended, either by spending the allocated funds or completing the contribution as agreed.
 - This Financial Year - unless stated otherwise, this refers to the period 01/04/2021 – 31/03/2022.
- 1.6 All figures relate to the monies received and spent by Epping Forest District Council. In some instances, money is to be transferred to external bodies including Essex County Council (ECC) and Parish and Town Councils.
- 1.7 ECC will be producing its own Infrastructure Funding Statement (IFS) setting out the contributions secured by s106 agreements in the Essex County and through agreements agreed with EFDC. Infrastructure secured by 106 agreements (Education, Sustainable transport, Highways, Libraries etc. and other mechanisms for securing infrastructure (s278 & S38 Agreements etc.) including any money that EFDC has transferred to ECC will be reported in its own IFS. Information on developer contributions managed by ECC is available on their website.

2. SECTION 106 (PLANNING OBLIGATIONS) REPORT

- 2.1 Table 1 is as a reconciliation of contributions from the start of the financial year, and what we are left with at the end of the financial year, taking into consideration what has been received and spent within the financial year. Detailed breakdowns of contributions can be found throughout this document. The contributions retained by EFDC on 31 March 2022 includes monies that have been allocated but not yet spent and monies that are not yet allocated.

Table 1

Monetary Contributions	£
Total money to be provided through planning obligations agreed in 2021/22	£2,449,891.40
Total money received through planning obligations (whenever agreed) in 2021/22	1,326,878.91
Total money , received through planning obligations (whenever agreed), spent in 2021/22	476,479.29
Total money , received through planning obligations (whenever agreed), retained at the end of 2021/22 (excluding “commuted sums” for longer term maintenance).	850,399.62
Total money , received through planning obligations (whenever agreed), retained at the end of 2021/22 as “commuted sums” for longer term maintenance.	26,114.95
Non-Monetary Contributions	
Total number of affordable housing units to be provided through planning obligations agreed in 2021/22	107
Total number of affordable housing units which were provided through planning obligations (whenever agreed) in 2021/22	19

3. PLANNING OBLIGATIONS

- 3.1 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. The planning obligation might, for example, require the provision or contribution to a new or improved road, school, health facility or local green infrastructure. Local planning authorities can also seek planning obligations to secure a proportion of affordable housing from residential developments. In some instances, section 106 planning obligations may require payments to be made to parish councils.

- 3.2 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.
- 3.3 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.
- 3.4 The Council's requirements for planning obligations are 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.
- 3.5 The Council's approach to seeking contributions is set out in the strategy for 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 is provided in accordance with the policies in the emerging Local Plan

4. New s106 agreements entered into during 2021/22

- 4.1 Table 2 show the total amount of financial contributions that have been agreed through signed S106 agreements this financial year.

Table 2

Infrastructure Type	Monies Agreed £
Affordable Housing- Off Site	154,000.00
Health Care/ GP Contributions	250,877.00
Green Infrastructure	1,242,672.03
Trees Contribution	6,000.00
Car Free /CPZ Contribution	15,000.00
Air Quality	321,020.03
Recreational Contribution	275,688.01
Monitoring Contributions	184,634.33
Total	£2,449,891.40

5. Contributions received in 2021/22

5.1 Table 3 shows the total contributions under any planning obligation which was received during 2021/22.

Table 3

Recipient	Monies Received £
EFDC	
Air Pollution/Quality - Contribution	204,702.11
Recreational Pressure Contributions	178,050.72
AH - Sum in Lieu	316,479.29
Green Infrastructure - Contribution	426,472.23
Monitoring Fees	201,174.56
TOTAL	1,326,878.91

5.2 Table 4 shows the Contributions received this financial year that is to be transferred to external bodies

Table 4

Infrastructure Type	Monies received £
Recreational Contribution The Conservators of Epping Forest	178,050.72

6. Section 106 receipts retained (allocated and unallocated)

6.1 Table 6 shows the contributions received through planning obligations in any year, which had not been allocated (to an infrastructure project or item) by the end of 2021/22.

Agreements can be viewed in full on the relevant planning application via the Council's website.

Table 6

Site	Infrastructure Type	Amount £
EPF/0379/20 (EPPING FOREST COLLEGE) Playing Field Site Borders Lane Loughton IG10 3SA	Green Infrastructure	214,739.52
EPF/2905/19 (EPPING FOREST COLLEGE) Library & Middle Building	Green Infrastructure	101,732.71

Borders Lane Loughton Essex IG10 3SA		
---	--	--

6.2 Table 7 shows the contributions received under any planning obligation in any year, which had been allocated (to an infrastructure project or type) for spending by the end of 2021/22 but which had not been spent.

Table 7

Site	Infrastructure Type	Amount £
(EPF 2748/14) 185 High Street, Chigwell	Transport Contribution	11,000.00
EPF/1730/00 Tesco Waltham Abbey (EPF) Section 106	Waltham Abbey Wayfinding project (Heritage Trail)	37,015.10

6.3 Table 8 includes the details of the infrastructure projects or items to which receipts from planning obligations, whenever collected including 2021/22, have been allocated (but not spent) and the amount allocated to each item.

Table 8

Site	Allocation	Amount £
EPF/0917/19 St JOHNS ROAD Former School, Centrepoint Building and Council Depot Land at St John's Road Epping CM16 7JU (QUALIS)	Stonards Hill Playground Green Infrastructure in Epping	60,000.00

7. Section 106 infrastructure expenditure in 2021/22

7.1 Table 9 shows the 106 Contributions spent by the Council 2021/22

Table 9

Infrastructure Type	Project	Monies Spent £
Affordable Housing - Off Site	EFDC Council Housebuilding Programme	316,479.29
Green Infrastructure	Lower Swaines Playground	50,000.00
Monitoring fees	S106 Monitoring	110,000.00

8. Non-monetary contributions agreed in 2021/22 through S106 Agreements

8.1 Tables 10 & 11 provide summaries of the non-monetary contributions that were agreed through S106 agreements in the financial year 2021/22. The nonmonetary contributions include Affordable Housing Units and Open Space provision. It is important to note that the agreed contributions will only come forward if the related scheme is built out. If the development is not carried out, then there is no obligation for the non-financial contributions to come forward.

Table 10 – Non-monetary S106 contributions: Affordable Housing Units

Reference	Non-Financial Contribution
EPF/0379/20 (EPPING FOREST COLLEGE) Playing Field Site Borders Lane Loughton IG10 3SA	85 Dwellings Dwellings off-site - TBC
EPF/2905/19 (EPPING FOREST COLLEGE) Library & Middle Building Borders Lane Loughton Essex IG10 3SA	22 Dwellings Dwellings off-site - TBC
	107 Affordable Housing units
EPF/2925/20, 2924/20, 0917/21, 0918/21 &0919/21 Epping Town Centre Sites – St Johns Road Former School, Epping Sports Centre Hemnall Street Civic Offices Conder building	25% of dwellings constructed on the site to be Affordable Housing. Total homes - 182 Dwellings 40 Dwellings 45 Dwellings

Table 11 – Other Non-monetary S106 contributions

Reference	Non-Financial Contribution
EPF/0379/20 (EPPING FOREST COLLEGE) Playing Field Site Borders Lane Loughton IG10 3SA	<ul style="list-style-type: none"> • Car Club -a scheme for sharing private car and van facilities for • the occupiers of the Dwellings. • Employment & Skills Plan to optimise the local labour supply chain and Procurement. • Open Space land as a park to be privately funded and managed. • Charging points to be provided to all Car Spaces to enable the charging of electric and hybrid cars. • 29% of the Car Spaces to be used only by ULEVs

	<ul style="list-style-type: none"> • Travel Plan provision and annual payment of £1,500 plus Relevant Sustainable Travel Indexation towards the County's costs in approving and or monitoring and or reviewing the Travel Plan to cover a five (5) year period • Health and Wellbeing Centre - delivery, monitoring and running of The Centre.
<p>EPF/2905/19 (EPPING FOREST COLLEGE) Library & Middle Building Borders Lane Loughton Essex IG10 3SA</p>	<ul style="list-style-type: none"> • Car Club -a scheme for sharing private car and van facilities for the occupiers of the Dwellings. • Employment & Skills Plan to optimise the local labour supply chain and Procurement. • Open Space land as a park to be privately funded and managed. • Charging points to be provided to all Car Spaces to enable the charging of electric and hybrid cars. • 29% of the Car Spaces to be used only by ULEVs • Travel Plan provision and annual payment of £1,500 plus Relevant • Sustainable Travel Indexation towards the County's costs in approving and or monitoring and or reviewing the Travel Plan to cover a five (5) year period.
<p>EPF/2925/20, 2924/20, 0917/21, 0918/21 &0919/21 Epping Town Centre Sites – St Johns Road Former School, Cottis Lane Car Park, Bakers Lane Car Park, Epping Sports Centre Hemnall Street & Civic Offices Conder building</p>	<ul style="list-style-type: none"> • Car Club Scheme for delivery and the operation of the Club Cars for the residents of the Development. • Employment and Skills Strategy. • Residential Travel Information Pack - district or borough tailor-made booklet aimed at promoting the benefits of sustainable transport in support of the objective to secure a modal shift from the private car and increase the use of sustainable modes of travel. • Residential Travel Plan Co-Ordinator. • Early-Stage Review means a Viability Review of the Development. • Affordable BTR Management Scheme. • Sports Centre Use - community use of a premises to play different indoor and outdoor sports.

9. Other expenditure of section 106 receipts in 2021/22

- 9.1 In the last financial year, no money received through planning obligations (whenever agreed and money received), was spent in 2021/22 on repaying money borrowed, including any interest.
- 9.2 During 2021/22 the Council agreed, through signed S106 agreements, that Monitoring Contributions paid by developers would be use for purpose of monitoring S106 Obligations. The monitoring charges and rates are set out in the Developer Contributions Strategy adopted in 2019.

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

- 10.1 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.
- 10.2 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.
- 10.3 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.

11. Contributions towards The Interim Air Pollution Mitigation Strategy for EFSAC

- 11.1 [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.
- 11.2 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.
- 11.3 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.
- 11.4 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.

12. Infrastructure Delivery Plan

- 12.1 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.
- 12.2 [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 2016-2033.

- 12.3 The IDP is a “live” document 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, 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 undertaken since the IDP was first published.

13. Planned Income and Expenditure

- 13.1 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.
- 13.2 Sections 4.1 and 4.2 of the IDP shows of 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).