

INFRASTRUCTURE FUNDING STATEMENT

2019/2020

October 2020

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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). It
- 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 sets out the collection and spending of financial contributions over the last financial year 2019/2020.
- 1.4 Section 6 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 the 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 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.

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3. Amount of developer contributions secured and collected in 2019/2020

Table 1 - Section 106 contributions and affordable housing contributions secured by way of completed s106 agreements in 2019/2020

Address and application reference	Date Decision Issued	Description of Development	£ Secured
EPF/0937/18 Land at Sewardstone Road, Waltham Abbey, EN9 1JH Tesco (McCarthy & Stone)	20 May 2019 with S106 agreement	Erection of 52 'Retirement Living' (Category II Sheltered Housing) apartments for the elderly with associated communal facilities, car parking and landscaping.	£468,335 off-site affordable housing Pedestrian link across land to Howard Close. £18,304 – EPFSAC, recreational pressure. £12,828 - towards local health care facilities.
EPF/0741/18 Land at 6 Church Street, Waltham Abbey	5 July 2019 with S106 agreement	Proposed conversion of office building B1 to 12 residential apartments C3 and installation of 8 x Velux windows in the roof slopes.	£20,000 for the provision of off-site affordable housing
EPF/1547/18 Hillview, St Leonards Road Nazeing Essex, EN9 2HQ	17 January 2020 with S106 agreement	Demolition of existing house and the erection of 5 (3, 2 bed and 2, 1 bed) flats. The 3 ground floor flats are to be provided for	Accommodation for disabled residents and their families.

		disabled residents and their families	
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Table 2 – Section 106 contributions and affordable housing contributions received by the Council in 2019/2020

Address and application reference	Date Decision Issued	Type of Contribution	£ Collected
EPF/2473/16 Woodview, Chigwell	12 May 2017 with S106 agreement	Affordable Housing	£237,365.23 as 50% required on commencement of development.
EPF/3210/17 256 Loughton High Road, Loughton	13 th November 2018 with S106 agreement	Affordable Housing Special Area of Conservation (SAC)	£212,756 as 50% required on commencement of development £10,208
EPF/0741/18 Land at 6 Church Street, Waltham Abbey	5 th July 2019 with S106 agreement	Affordable Housing	£20,000

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 \(SAC\)](#) 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.
- 4.4 In the financial year 2019/2020 the contributions secured for the Epping Forest SAC for Site access and management measures (SAMMs) was £29,216 and of that amount the sum of £24,992 has been received. The sum of £4,224 will be payable by developers to the Council when the triggers for the development are reached.
- 4.5 An up to date visitor survey to underpin strategic approaches to mitigation for urban development and increasing recreation pressure at Epping Forest Special Area of Conservation (SAC) was carried out on 2019 and the mitigation strategy may be updated to reflect these changes.

- 4.6 The Survey work took place at 17 locations in the Forest and interviews were conducted at each location with a random sample of people seen and counts were made of the total number of people visiting. Surveys took place in early September 2019 and involved 16 hours at each location, spread over daylight and including a weekend day and a weekday.
- 4.7 The cost of the survey was £17,952.00 will be funded from the SAC s106 contributions collected from this Council, the City of London Corporation, Harlow, East Hertfordshire and Uttlesford District Councils and the London Borough of Waltham Forest.

5. Infrastructure Delivery Plan

- 5.1 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.
- 5.2 [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.
- 5.3 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 has been produced¹. 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.

¹ Note, Part A of the IDP has not been subject to an update. The updated 2020 document will be placed on the Council’s website as soon as it is completed which will be before December 2020.

6. Planned Income and Expenditure

- 6.1 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
DW6	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

DW8	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
DW9	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
DW11	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

DW13	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
DW14	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
DW15	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
DW16	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

DW17	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
DW18	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
DW19	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
DW20	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

DW21	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
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**GT Strategic Sites
(in EFDC)**

Ref	Infrastructure Type	Intervention	Priority	Delivery Partners	Potential Funding Source	Cost	Delivery Phasing	Baseline source
SSC1	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
SSC2	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
SSC12	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

SSC13	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
SSC14	Transport - Public Transport	Travel Plan measures/monitoring	Required	ECC / HCC / Operators	Developer contributions (S106)	Unknown	2021-2033	
SSC15	Transport - Public Transport	Passenger transport infrastructure and services	Required	ECC / HCC / Operators	Developer contributions (S106)	Unknown	2021-2033	
SSC20	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

7. Conclusions

- 7.1** 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.

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