



**BOROUGH OF  
BROXBOURNE**

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# **Infrastructure Funding Statement Planning Obligations**

**2022-2023**

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# 1. Introduction

The Infrastructure Funding Statement (IFS) is a yearly report which provides a breakdown into which Section 106 Agreements have been entered into by Broxbourne Borough Council between the period 1 April 2022 to 31 March 2023. As Broxbourne Council does not currently have a Community Infrastructure Levy (CIL) in place, this report will only cover planning obligations entered into from Section 106 Agreements. This report is a statutory requirement which is set out in Annex A and in Table 1.

## **What is Section 106?**

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 and to make it acceptable in planning terms. The planning obligation for example, may require the provision or contribution towards 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.

The process of entering into a Section 106 agreement is carefully monitored and the process can be broken down into the following steps:

- Senior Planning Officers carefully negotiate with developers a series of financial and non-financial obligations which aim to mitigate the impact of the development on the local community. Section 106 agreements are entered into in respect of developments of ten dwellings or more that have been granted planning permission and on larger scale commercial developments.
- After a Section 106 agreement has been signed, the development will be closely monitored by the Planning Officer and Section 106 Officer to ensure all the legal and planning obligations are being met.
- Once a development reaches a certain point within construction (sometimes referred to as trigger points), the developer becomes legally bound to fulfil their legal obligations. This can be in a financial or non-financial capacity, depending on the specific clause in the agreement.
- Upon receipt of any funds or obligations, the contributions are formally allocated to projects and schemes outlined in the Infrastructure Delivery Plan (IDP) and to other projects which are consistent with the terms of the agreement.
- Project Managers will use the funds to implement projects that will mitigate the impact of the development and have a positive impact on the local community.

## **Delivering Local Plan growth**

The Infrastructure Delivery Plan (IDP) identifies a total infrastructure sum of £263 million to deliver the infrastructure necessary to support the growth identified in the Local Plan (2018-2033). This includes around 8,000 new homes and 5,000-6,000 new jobs. An estimated £127million is expected to come from Section 106 money. However, the IDP identified a funding gap of £63 million (see Annex A), and therefore

this amount should not be seen as a limit on the total amount of money needed to provide the necessary infrastructure.

During the last monitoring year, a number of significant S106 agreements relating to allocated Local Plan sites have been signed, resulting in receipts of just over £26million, which is unprecedented in recent times. The bulk of this money will be ringfenced for infrastructure projects set out in the IDP, which has informed the negotiated agreements during this year.

### **Information not included within this Funding Statement**

The report does not include information on contributions and obligations listed within these new Section 106 Agreements that are payable directly to Hertfordshire County Council or on infrastructure that is delivered under Section 78 agreements or directly by developers.

Hertfordshire County Council produce their own Annual Infrastructure Funding Statement to provide this detailed information. Copies of these Infrastructure Funding Statements are available on the [Hertfordshire County Council website](#).

## 2. Statutory Reporting Requirements

The Regulatory Requirements for Infrastructure Funding Statements are set out in Annex A (below). Schedule 2 of the regulations specifies the reporting requirements. The information in the 'amount' column is supplied by the Council as the basis for this report.

Table 1 Reporting Requirements

Section Ref	Reporting Requirement	Amount
A	the total amount of money to be provided under any planning obligations which were entered into during the reported year;	£26,140,006.52
B	The total amount of money under any planning obligations which was received during the reported year;	£6,768,469.32
C	The total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;	£1,565,319.00
D	summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—	
	Di in relation to affordable housing, the total number of units which will be provided;	45 Dwellings
	Dii in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided	0
E	The total amount of money (received under any planning obligations) which was allocated but not spent <b>during the reported</b> year for funding infrastructure;	£2,082,803.00
F	The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);	£2,580,586.56
G	In relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;	Section 5 below
H	in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—	
Hi	the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;	Section 5 below
Hii	the amount of money (received under planning obligations) spent on repaying money borrowed,	£0

		including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	
Hiii		The amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations;	£7,488.28

\*Allocated money means both money that has been agreed by formal Cabinet decision and money that has been ring-fenced pending Cabinet decision

### 3. Agreements entered into during 2022/23

Agreements entered into are known as 'covenants'. Table 2 below provides a breakdown of the total figure of £26,140,006.52 provided in Section A of Table 1. Agreements are recorded on the Exacom software used by Broxbourne Council to monitor developments.

Where an agreement specifies an amount per dwelling, the numbers given below are derived from multiplying the amount per dwelling agreed by the number of dwellings in the outline permission. Copies of all signed Section 106 agreements can be found on the Broxbourne website.

Table 2: Agreements/covenants entered into during 2022/2023.

<b>Application and Covenant Type</b>	<b>Covenant Potential</b>
<b>Land South of Andrews Lane, Cheshunt, Hertfordshire (07/21/1056/F)</b>	<b>£527,289.42</b>
Health Facility Contribution	£13,363.77
Highway Improvements Contribution	£38,414.67
Primary and Early Years Education Contribution	£187,194.00
Secondary Education Contribution	£166,360.95
Sports Provision Contribution	£52,500.00
Strategic Open Space Contribution	£27,278.16
Sustainable Transport Contribution	£29,372.91
Town and Village Centre and Regeneration Contribution	£12,804.96
Affordable Housing (40% of 21 dwellings)	8 dwellings
<b>Sunset Film Studios, Theobalds Park Farm Great Cambridge Road Goffs Oak Broxbourne Hertfordshire EN8 8EU (07/22/0287/F)</b>	<b>£20,000,000</b>
Economic Development Contribution	£2,000,000.00
IDP Highway Improvements Contribution	£5,000,000.00
IDP Sustainable Transport Contribution	£4,000,000.00
Town Centre Contribution	£4,000,000.00
IDP Park Lane Railway Station Contribution	£5,000,000.00
<b>Springfield and Westgate Nursery Crouch Lane Goffs Oak EN7 6TN (07/20/0345/O)</b>	<b>£1,748,475.40</b>
Education Contribution	£204,412.00
Health Contribution	£8,642.00
Highway Improvements Contribution	£24,166.00
Library Contribution	£3,572.00
Recreational Sporting and Community Contribution	£42,683.00
Affordable Housing Contribution	£1,465,000.00
<b>132-136 Turners Hill Cheshunt Hertfordshire EN8 9BN (07/20/1148/F)</b>	<b>£288,000.00</b>
Cheshunt Old Pond Improvements	£250,000.00
Highways Improvement Contribution	£38,000.00

<b>Application and Covenant Type</b>	<b>Covenant Potential</b>
<b>Pendine St James Road Goff's Oak Hertfordshire EN7 6TR (07/21/0327/O)</b>	<b>£1,396,512.00</b>
Affordable Housing Contribution	£1,200,000.00
Education Contribution	£139,648.00
Healthcare Contribution	£4,936.00
Highway Improvements Contribution	£13,824.00
Library Contribution	£1,272.00
Sport and Recreation Contribution	£22,712.00
Youth Services Contribution	£296.00
Sustainable Transport Contribution	£13,824.00
<b>Land at Whitehouse Farm, St James Road Goff's Oak -- 07/20/0325/F</b>	<b>£127,975.50</b>
Highway Cycle Route Contribution	£22,083.00
Open Space Scheme- Commuted Sum	£105,892.50
<b>Land at Tina Nursery, Goff's Lane, Goff's Oak, EN7 5EP 07/21/1174/RM</b>	<b>£15,101.00</b>
Community Facilities	£15,101.00
<b>Land at Tina Nurseries, Goff's Lane, Goff's Oak EN7 5EP, 07/22/0813/F</b>	<b>£0</b>
Deed of Variation (no financial obligations)	£0
<b>Finsbury Court Parkside, Waltham Cross, 07/21/0985/F</b>	<b>£126,342.00</b>
Education Contribution	£56,659.00
Fire and Rescue Contribution	£3,655.00
Health Contribution	£7,872.00
Highways Contribution	£21,008.00
Library Contribution	£688.00
Recreational Sporting and Community Contribution	£4,201.00
Sustainable Transport Contribution	£10,925.00
Town Centre Contribution	£21,008.00
Youth Services	£326.00
<b>Fairmead, 90 Cuffley Hill, Goffs Oak, EN7 5EX 07/19/0200/F</b>	<b>£1,910.311.60</b>
Primary Education	£592,206.00
Secondary Education	£804,661.00
Early Years Education	£70,644.00
Fire Hydrants	£21,200.00
Health Contribution	£191,266.60
Highways Contribution	£100,248.00
Libraries Contribution	£6,484.00
Strategic Transport Contribution	£100,248.00
Waste Services Contribution	£9,216.00
Youth Services	£14,138.00
Affordable Housing (40% of 58)	32 Dwellings



Application and Covenant Type	Covenant Potential
<b>Land at Former Tesco Resource Centre, Delemare Road, Cheshunt, EN8 9AP 07/20/0775/F</b>	<b>£0</b>
Temporary Housing Leases	5
<b>High View Farm, Crouch Lane, Goff's Oak, EN7, 6TH, 07/21/0692/F</b>	<b>£0</b>
Deed of Variation (no financial obligations)	
<b>Total Affordable Housing</b>	<b>45 Dwellings</b>
<b>Grand Total</b>	<b>£26,140,006.52</b>

## 4. Money received from developers during 2022-23

Section B in Table 1 shows a total of £6,768,469.32 has been received during this monitoring period. This information was sourced from the Exacom system used by the Council to record and monitor Section 106 agreements.

*Table 3: Breakdown of money received 1 April 2022 - 31 March 2023*

Application ref; location; development; S106 date/signatory.	Received Date	Covenant	Amount Received
		Affordable Housing	£103,521.25
		Community Facilities	£190,387.47
		Recreational Improvements	£25,196.73
		<b>TOTAL</b>	<b>£319,105.45</b>
The Green Dragon 62 Churchgate Cheshunt Hertfordshire EN8 9NF, 07/19/1092/F, signed on the 09/09/2021 by The Green Dragon Cheshunt Limited (company no: 11179765)	<b>09/06/2022</b>	Education-Primary	£12,515.97
	<b>25/01/2023</b>	Community Facilities	£64,317.57
		Recreation Improvements	£24,209.46
		<b>TOTAL</b>	<b>£101,043.00</b>
Tina Nursery Goffs Lane Goffs Oak Hertfordshire EN7 5EP, 07/18/1097/O, signed 16/10/2019 by LANDCHAIN LIMITED (CO. Regn. No. 04363769) of 2 Leathermarket Street, London SE1 3HN	<b>30/08/2022</b>	Education Contribution	£1,425,199.04
		Health Contribution	£50,396.01
		Highways Contribution	£141,108.80
		Libraries Contribution	£13,027.37
		Recreation and Sports Contribution	£231,821.64
		Youth Services	£3,047.95
		Sustainable Transport Contribution	£141,108.80
		<b>TOTAL</b>	<b>£2,005,709.61</b>

Application ref; location; development; S106 date/signatory.	Received Date	Covenant	Amount Received
Land to the west of Hoddesdon and east of the A10 incorporating land to the north and south of the Dinant Link Road between Hertford Road and Lord Street and Land to the south of Lord Street Hertfordshire EN11, 07/13/0899/O, signed 02/04/2015 by Land Improvement Holdings Landmatch. R.C.S Luxembourg B168508	13/10/2022	Footpaths and Cycleway Contribution	£42,900.00
	22/01/2023	Travel Plans	£2,694.57
		<b>TOTAL</b>	<b>£45,594.57</b>
Land at the Junction of Newgatestreet Road, St James Road Goffs Oak, 07/20/1220/F, 06/08/2021, signed by Stonebond Properties (Chelmsford) Limited, Company Number 05410293	11/11/2022	Education Contribution	£372,370.18
		Highways Contribution	£36,830.50
		Health Contribution	£13,207.77
		Library Contribution	£3,490.18
		Sustainable Transport	£36,830.50
		Youth Services	£878.72
		Recreation and Sporting Contribution	£60,960.82
<b>TOTAL</b>	<b>£524,568.67</b>		
Tudor Nurseries Burton Lane Goff's Oak Hertfordshire EN7 6SH, 07/17/0864/O, signed 22/01/2020 by Redrow Homes Limited (Company Number 01990710)	19/12/2022	Sports Facilities Contribution	£55,318.23
		Education Primary Contribution	£263,632.74
		<b>TOTAL</b>	<b>£318,950.97</b>
Land at Maxwell's Farm West Great Cambridge Road Cheshunt Hertfordshire, 07/18/1181/O, signed 22/06/2020 by A J Maxwell Limited (Company Registration Number 00452056)	30/11/2022	Local Transport Infrastructure Contribution	£730,167.41
		Travel Plan Contribution	£7,301.67
	07/02/2023	Business and Enterprise	£2,000,000.00
		<b>TOTAL</b>	<b>£2,737,469.08</b>

Application ref; location; development; S106 date/signatory.	Received Date	Covenant	Amount Received
104 Cuffley Hill Goffs Oak Hertfordshire EN7 5EY, 07/18/0363/F, signed 09/07/2019 by Chase (Cuffey) Limited (Company number <b>10661356</b> )	<b>18/05/2022</b>	Affordable Housing	£660,000.00
Cedarbrook Rise, Land to the south of Andrews Lane and to the east of Burton Lane, Goffs Oak, 07/21/0005/F signed 21/12/12 by Bellways Home Limited (Company number 0670176)	<b>12/12/2022</b>	Management Company	£9,779.04
VolkerWessels Boxwood Park Hertford Road Hoddesdon Hertfordshire EN11 9BX, 07/16/1222/F signed 17/11/2017 by VolkerWessles Limited (Company number 02001762)	<b>23/03/2023</b>	Site Specific	£46,269.50
		<b>TOTAL RECEIVED</b>	<b>£6,768,469.32</b>

## 5. Money spent during 2022-2023

Table 5 provides a financial breakdown of all the Section 106 expenditure during the financial year. For information on when these sums were received, allocated and spent, please see CVS3- developer-agreements-transactions, which accompanies this report on the Broxbourne website.

Project	Application no.	Amount £ allocated	£ Spent	Remaining £ available on concurrence
<b>Fairley Hall Rosedale Community Church</b>	07/13/0191/F	£58,288.00	£2,209.00	£48,502.00
	07/14/0797/F	£3,000.00	£0.00	£0.00
	07/11/0779/F	£2,078.00	£0.00	£0.00
	07/11/0898/F	£6,000.00	£0.00	£0.00
	07/14/1091/F	£3,000.00	£0.00	£0.00
	07/13/0994/F	£2,000.00	£0.00	£0.00
	07/10/0584/F	£2,412.00	£0.00	£0.00
	07/09/0397/F	£8,972.00	£0.00	£0.00
	07/14/0629/F	£20,000.00	£0.00	£0.00
	07/13/0541/F	£15,000.00	£0.00	£0.00
	07/14/0897/F	£6,000.00	£0.00	£0.00
	07/12/0573/F	£65,250.00	£0.00	£0.00
	07/15/0209/F	£6,000.00	£2,523.00	£1,182.00
	07/12/0524/O	£100,000.00	£0.00	£0.00
		<b>£298,000.00</b>	<b>£4,732.00</b>	<b>£49,684.00</b>
<b>Works to Cheshunt Country Park and CPGC</b>	07/12/0524/O	£67,561.00	£0.00	£0.00
	07/10/0147/F	£98,055.00	£0.00	£0.00
	07/10/0190/F	£177,384.00	£40,450.00	£83,404.00
<b>Total</b>		<b>£343,000.00</b>	<b>£40,450.00</b>	<b>£84,404.00</b>
<b>St Mary's bridleway lighting scheme</b>	07/13/0631/F	£70,000.00	£57,780.00	£12,220.00
<b>Cedars Park Tank</b>	07/18/0988/F	£4,000.00	£228.00	£1,913.00
	07/14/0897/F	£6,000.00	£0.00	£0.00

Project	Application no.	Amount £ allocated	£ Spent	Remaining £ available on concurrence
<b>Wormley playing field improvements</b>	07/14/0569/O	£195,000.00	£59,680.00	£135,320.00
<b>Play area rolling programme - upgrade to Kings Rd &amp; Pound Close</b>	7/0086/09/O/HOD	£18,341.00	£13,123.00	£5,218.00
	07/13/0835/F	£16,900.00	£16,900.00	£0.00
	07/12/0615/F	£15,000.00	£15,000.00	£0.00
	07/14/0983/F	£7,747.00	£7,747.00	£0.00
	07/14/0680/F	£5,000.00	£5,000.00	£0.00
	07/14/0629/F	£19,000.00	£19,000.00	£0.00
	07/13/0588/F	£15,000.00	£15,000.00	£0.00
	07/12/0060/F	£9,000.00	£9,000.00	£0.00
	07/11/0827/F	£3,000.00	£3,000.00	£0.00
	07/13/0207/F	£21,000.00	£21,000.00	£0.00
07/12/0515/F	£15,000.00	£15,000.00	£0.00	
		<b>£144,988.00</b>	<b>£139,770.00</b>	<b>£5,218.00</b>
<b>Herts Active Expansion</b>	07/14/1119/F	£42,116.00	£42,116.00	£0.00
<b>Refurb of Cheshunt Park and Flamstead End playing fields play area</b>	7/0674/08/F/WOL	£50,000.00	£50,000.00	£0.00
<b>Paid over to HCC</b>	07/13/0158/O	£60,000.00	£60,000.00	£0.00
<b>Waltham Cross Renaissance- LUF</b>	07/12/0181/F	£987,987.00	£125,830.00	£862,157.00
	07/09/0731/F	£8,500	0	£8,500.00
		<b>£996,487.00</b>	<b>£125,830.00</b>	<b>£870,657.00</b>
<b>Theobalds Enterprise Centre</b>	07/18/1181/O	£2,400,000.00	£2,000,000.00	£400,000.00
<b>Total Annual Spend</b>			<b>£2,580,586.56</b>	

### **Fairley Hall Rosedale Church Community Hall**

The project was to refurbish the building and included the following: providing a wheelchair accessible toilet, a new kitchen, new boiler and heating system, new double-glazed windows and external doors, new floor coverings, redecoration throughout, roof repairs and landscaping works.

The project was completed in 2022 but there was an issue with the heating system that was resolved in September 2023.

### **Works to Cheshunt Country Park and Cheshunt Park Golf Centre**

The provision of a dedicated buggy path will enable those who are less physically able to participate all year round. Similarly, extending the path network around the park. Cheshunt Park is a valuable site for nature and improvements to the pond and increase in habitat creation will enhance the facility.

### **St Mary's bridleway lighting scheme**

The installation of new lighting columns along the unlit bridleway adjacent to St Mary's school.

### **Cedars Park Tank**

Cheshunt Urban District Council received a British Mark V tank in 1921 as one of two hundred towns and communities across the nation to be presented with a British tank as a token of appreciation for monies raised for the war effort and it was to act as a memorial piece. The tank was sited at Cedars Park where it remained until 1940 when it was offered to the Government as scrap metal for World War Two. A replica tank was purchased by the Council in a previous monitoring year. £228 was spent on signage for the tank during the monitoring period.

### **Wormley playing field improvements**

Wormley Playing Fields/Top Field Local Nature Reserve (LNR) is a well-used and popular area for informal leisure activity particularly walking/dog walking. Most of the path network is grass paths and improving the connectivity by extending the solid/hardstanding path network will encourage exercise throughout the year. It is an aspiration of the Council to utilise the existing infrastructure and recognising other promoted walks that encourages usage of the area (Circular Walk). There are inherent drainage issues particularly on land that bisects the grounds of Broxbourne school and the byway, and therefore works will be undertaken to enhance the existing ditches.

### **Play area rolling programme - upgrade to Kings Rd and Pound Close**

The Council has had a long standing rolling programme of reviewing and upgrading its 40 play areas across the Borough. This year's sites are at Kings Road, Waltham Cross and Pound Close, Hoddesdon. Both will include the refurbishment and upgrade of toddler and junior play provision. Works will include a separate enclosed toddler play area similar to other facilities around the Borough. The equipment will be challenging, engaging and dynamic but have low maintenance liabilities.

### **Herts Active Expansion**

It is recognised that being physically active reduces the risk of cardiovascular disease and stroke by up to 35%, Type 2 Diabetes by up to 50%, depression by up to 30% and early death by up to 30% and it improves emotional wellbeing and reduces stress levels. Data from Sport England surveys suggest that 27.8% of the Borough's residents are inactive. The Active Herts programme was introduced in 2015/16 to combat some of these issues.

The programme provides participants with an initial one-to-one consultation with the Council's Get Active Specialist who works with the customer to increase activity and ultimately their health. A programme of physical activity sessions are offered to participants.

### **Refurb of Cheshunt Park and Flamstead End playing fields play area**

The refurbishment and upgrade of toddler and junior play provision will include a toddler multi-play unit, interactive play panels, five way inclusive swing set, cable runway, etc. The equipment will be challenging, engaging, inclusive and dynamic but have low maintenance liabilities.

### **Paid over to HCC**

The project is a contribution towards installing real-time bus information across Waltham Cross.

### **Waltham Cross Renaissance- LUF**

Waltham Cross Town Centre Public Realm Improvements forming part of the successful LUF bid.

### **Theobalds Enterprise Centre**

The construction of a business unit which will house fifty-four new businesses.



## 6. Projects completed during the financial year

### **6.1 Theobald's Enterprise Centre**

The Theobalds Enterprise Centre was a priority project within Ambition Broxbourne the Council's Economic Development Strategy and Action Plan. The office unit will be able to house up to fifty-four businesses and will provide significant improvement to the business and employment opportunities within the Borough. It will also boost economic growth and development prospects.



### **6.2 Herts Get Active**

Herts Get Active started in November 2022 and employed a part time Specialist on a 12 month contract. Over 300 residents who are at risk of cardiovascular diseases and mild to moderate mental health conditions have accessed the service.

The Herts programme has been so popular that it has expanded the number of low impact exercise classes in the South of the Borough. Two new classes have started up at Waltham Cross Youth Centre and Huntingdon Suite located at Bishops College. Due to Section 106 funding, the hall hire and a full time instructor were able to be covered and as a result over 320 attendances from April 22 - March 23 have been recorded.



### **6.3 Improvements to the play areas at Cheshunt Park and Flamstead End**

Extensive refurbishments and upgrades to the toddler and junior play provisions at Cheshunt Park and Flamstead End were undertaken in the reported year. Most noticeably, the toddler multi-play unit, interactive play panels, five way inclusive swing set and cable runway were upgraded and improved. The equipment will provide a stimulating, challenging and engaging opportunity to learn and play for young residents.



## **Annex A: The Regulatory Requirements for Infrastructure Funding Statements**

The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 Regulation 121A states:

(1) Subject to paragraph (2), no later than 31st December in each calendar year a contribution receiving authority must publish a document (“the annual infrastructure funding statement”) which comprises the following—

**(a) a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) (“the infrastructure list”);**

**(b) a report about CIL, in relation to the previous financial year (“the reported year”), which includes the matters specified in paragraph 1 of Schedule 2 (“CIL report”);**

**(c) a report about planning obligations, in relation to the reported year, which includes the matters specified in paragraph 3 of Schedule 2 and may include the matters specified in paragraph 4 of that Schedule (“section 106 report”).**

(2) The first annual infrastructure funding statement must be published by 31st December 2020.

(3) A contribution receiving authority must publish each annual infrastructure funding statement on its website.

## Annex B: Broxbourne Infrastructure Delivery Plan

The IDP is available online at [www.broxbourne.gov.uk/evidencestudies](http://www.broxbourne.gov.uk/evidencestudies)

Table 17.4: infrastructure cost requirements by category over time

Infrastructure Category	Estimated cost of Delivery (£m)	Timescale for Delivery (expressed in expenditure)		
		2018 - 2023	2023 - 28	2028 - 33
Education	91.37	32.85	31.96	26.56
Transport	132.77	59.39	63.28	10.1
Healthcare	22.783	8.201	7.975	6.607
Social Infrastructure – Built Facilities	4.205	1.36	2.775	1.219
Social Infrastructure – Outdoor Recreation and Open Space	5.7	1.755	3.715	0.07
Public Realm	2.0	0	2.0	0
Emergency Services	1.2	0	1.2	0
Waste and Recycling	1.4	0	1.4	0
Gypsy and Travellers Sites	1.5	0	1.5	0
<b>Total Infrastructure Need</b>	<b>263.428</b>	<b>103.556</b>	<b>114.502</b>	<b>44.067</b>

Source: Original research for this IDP

Table 17.5: infrastructure by category for Strategic Sites

Infrastructure Type	Estimated cost attributable to Strategic Sites (£m)
Education	73.00
Transport	57.67
Healthcare	2.76
Social Infrastructure – Built and Outdoor Facilities	6.7
Waste and Recycling	1.4
Police Base	1.2
Gypsy and Travellers site	1.5
Public Realm	2.5
Green Infrastructure	9.4
<b>Total</b>	<b>156.13<sup>44</sup></b>

Table 17.7: The infrastructure funding gap and how it could be bridged (sums rounded to nearest £m)

<b>Factor</b>	<b>Financial figure identified</b>	<b>Reference in the IDP/calculation</b>
<b>Infrastructure Need (£m)</b>		
<b>Total Infrastructure cost</b>	<b>263</b>	<b>Table 17.4</b>
<b>Infrastructure Funding Contributions</b>		
s106 on strategic sites – assumption that entire requirements identified in IDP can be met via this means	127	Section 5 (particularly Table 5.8) and also Table 17.5
CIL contribution – assume £100/sq.m. on 66% of SLAA/urban capacity/windfall sites	9	Assumes £100/sq.m. on 66% <sup>47</sup> of SLAA/Urban Capacity/Windfalls dwellings with average dwelling size 80 sq.m.
Transport schemes already with funding	39	See Table 7.10 in section 7 with certain schemes in table removed to avoid double counting
Secondary healthcare costs met by Department for Health	19	See section 8
<b>Overall Total from anticipated funding contributions £194m</b>		
<b>Infrastructure Funding Gap to be bridged</b>	<b>£67m</b>	
<b>Bridging the Gap Variant 1: Government Programmes</b>	Ensuring delivery of housing supply	£22m
	Congestion busting/air quality	£20m
	Productivity improvements	£25m
<b>Bridging the Gap Variant 2: Government programmes + Bonds and Loans</b>	Ensuring delivery of housing supply	£18m
	Congestion busting/air quality	£12m
	Productivity improvements	£12m
	Bond/loan	£25m
<b>Bridging the Gap Variant 3: Bonds and Loans</b>	Bond/loan	£67m