



**BOROUGH OF
BROXBOURNE**

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Infrastructure Funding Statement Planning Obligations

2023/24

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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 2023 to 31 March 2024. 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. Production of this report is a statutory requirement, as set out in Annex A below.

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 (IPD) 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.

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 278 Highways agreements or directly by developers. Hertfordshire County Council produces its 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. Summary – 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.

Section Ref	Reporting Requirement	Amount	Further details
A	the total amount of money to be provided under any planning obligations which were entered into during the reported year.	£5,977,137	Section 3 below
B	The total amount of money under any planning obligations which was received during the reported year.	£10,246,544	Section 4 below
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.	£0	
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.	26	From the legal agreements
	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	Hertfordshire County Council
E	The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£3,127,442	Section 5 below
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);	£3,184,481	Section 6 below
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	Summary details of infrastructure allocations in section 5 below	

Section Ref	Reporting Requirement	Amount	Further details
	infrastructure on which the money has been allocated, and the amount of money allocated to each item.		
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.	See list of items in Section 6 below	
Hii	the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part).	£0	
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.	£48,180	Includes monitoring software and staff cost

3. Agreements entered into during 2023/4

This section provides a breakdown of the **£5,476,019** in row A of the summary table in section 2 above.

Address/application ref	Application and Covenant Type	Covenant Potential	SUB-TOTAL
Limes Nursery, Hammondstreet Road, Cheshunt, Hertfordshire, EN7 6PG, 07/20/1140/O	Primary education	£691,173	£2,161,661
	Secondary education	£594,768	
	Health	£54,320	
	Highways	£77,098	
	Land payment	£477,098	
	Libraries	£14,042	
	Sport and recreation	£249,876	
	Youth services	£3,285	
88-102 High Street, Waltham Cross, Hertfordshire, EN8 7BX, 07/22/0396/F	Community facilities	£20,000	£20,000
Former St Marys High School, Western Playing Fields, East of Dark Lane, Churchgate, Cheshunt, 07/21/1176/RM	Biodiversity net gain	£17,101	£17,101
Gospel Hall, Halfhide Lane, Cheshunt, Hertfordshire, EN8 0FH, 07/20/0572/F	Highways	£241,395	£283,395
	Public transport	£42,000	
Newsprinters Logistics Depot, Great Eastern Road, Waltham Cross, Hertfordshire, EN8 8DY, 07/19/0578/F	Environmental and community facilities	£10,000	£100,000
	Transport	£90,000	
Ashfield Nursery, Newgatestreet Road, Goffs Oak, Hertfordshire, EN7 5RY, 07/21/0029/O	Primary education	£61,120	£1,120,520
	Secondary education	£55,6800	
	Health	£4,936	
	Highways	£13,808	
	Libraries	£1,800	

Address/application ref	Application and Covenant Type	Covenant Potential	SUB-TOTAL
	Sport facilities	£24,392	
	Sustainable transport	£17,664	
	Affordable housing	£440,000	
Land at Cross Nursery, Newgatestreet Road, Goffs Oak, Waltham Cross, Hertfordshire, EN7 5RU, 07/22/0147/O	Primary education	£146,169	£2,274,462
	Secondary education	£133,160	
	Health	£11,809	
	Highways	£33,034	
	Libraries	£1,716	
	Sports and recreation	£58,326	
	Sustainable transport	£42,247	
	Affordable housing	£1,848,000	
	Grand Total	£5,977,137	

4. Money received from developers during 2023/24

This section provides a breakdown of the **£10,705,601** in row B of the summary table in section 2 above.

Development location/application ref	Covenant	Amount Received	Total
7/0808/05/F/WOL Marks and Spencer	Highways	£50,709	£50,709
07/18/0363/F 104 Cuffley Hill	Affordable housing	£880,000	£880,000
High Leigh Garden Village 07/13/0899/O	Travel plans	£2,933	£224,404
	Bus services	£174,558	
	Footpaths and cycleways	£46,913	
Tudor Nurseries 07/17/0864/O	Health	£92,913	£974,741
	Highways	£266,998	
	Public Open Space	£614,830	
07/18/1181/O Land at Maxwells Farm	Economic delivery	£400,000	£2756,925
	Highways	£2,356,925	
Land at Junction of Newgatestreet Road and St James Road 07/20/1220/F	Sustainable transport	£40,309	£574,109
	Libraries	£3,820	
	Highways	£40,309	
	Health service	£14,455	
	Education	£407,536	
	Youth services	£962	
	Recreation, sporting and community	£66,718	
07/21/0005/F Land South of Andrews Lane and East of Burton Lane Goffs Oak	Primary education	£914,160	£2,174,055
	Secondary education	£617,807	
	Sustainable transport	£107,323	
	Health	£49,628	
	Highways	£142,659	
	Public open space	£101,140	
	Sports facilities	£193,785	
	Town centres	£47,553	
The Wheelwrights Goffs Lane 07/21/0895/F	Highways	£19,125	£281,684
	Sustainable transport	£19,125	
	Libraries	£1,911	
	Education	£202,875	
	Sports facilities	£30,977	
	Health	£7,234	
	Youth services	£437	

Development location/application ref	Covenant	Amount Received	Total
88-102 High Street, Waltham Cross 07/22/0396/F	Community facilities	£20,000	£20,000
Volker Wessels Boxwood Park, Hertford Road Hoddesdon 07/19/1078/F	Primary education	£81,868	£1,489,139
	Secondary education	£73,247	
	Nursery education	£10,089	
	Youth services	£1,358	
	Libraries	£4,311	
	Travel plans	£5,423	
	Town centres	£235,522	
	Affordable housing first payment	£718,000	
Land to the south of Goffs Lane 07/19/0835/F	Affordable housing second payment	£363,628	£1,085,176
	Highways	£72,514	
	Libraries	£10,143	
	Recreational sporting and community	£119,131	
	Education	£732,396	
	Sustainable transport	£72,514	
	Youth services	£39,239	
Health	£39,239		
Former St Mary's High School western playing field East of Dark Lane 07/21/1176/RM	Ecology and biodiversity	£17,313	£17,313
07/17/0352/O Land North and South of Andrews Lane & South of Peakes Way Cheshunt	Travel plan	£7,218	£77,346
	Public open space maintenance/management	£70,128	
Newsprinters 07/19/0578/F	Environmental improvements	£10,000	£100,000
	Transport	£90,000	
	TOTAL RECEIVED 2023/24	£10,705,601	£10,705,601

5. Money allocated during 2023/24

This section provides a breakdown of the **£3,127,442** in row E of the summary table in section 2 above, and also fulfils the requirements of section G of the regulations. As required, it shows unspent money only for sums that were allocated during 2023/4.

Project/date allocated/total amount allocated	S106 funding source/ planning reference	Amount allocated	Amount unspent at year end
Cedars Park play area 13/06/2023 £80,000 Report Minutes	Former St Marys High School site, 07/14/0076/F	£50,000	£0
	88-102 High St, Waltham Cross, 07/21/0276/F	£25,000	£5,217
	Cheshunt Reservoir 7/0674/08/F/WOL	£5,000	£5,000
Old Highway Recreation Ground play area 13/06/23 £90,000 Report Minutes	Land at Hadleigh Court, Broxbourne 7/0086/09/O/HOD	£35,000	£35,000
	11 Amwell Street 07/13/0980/F	£25,000	£25,000
	11-13 Burford Street 07/11/0171/F	£9,000	£9,000
	41 High Street Hoddesdon 07/14/0825/F	£6,000	£6,000
	Land formerly at Merck, Sharpe and Dohme 7/0485/08/F/HOD	£5,000	£5,000
Mulberry Close play area 13/06/23 £30,000 Report Minutes	110-114 High Street, Hoddesdon 07/12/0153/F	£17,500	£0
	Bridge House 5559 High Rd, Broxbourne 07/13/0902/F	£12,500	£430
B3 Living Affordable rented accommodation 13/06/23 Report Minutes	88-102 Waltham Cross 07/21/0276/F	£80,000	£0
Cheshunt Cemetery 11/07/23 £100,000 Report Minutes	Former St Mary's High School site 07/14/0076/F	£50,000	£0
	Everest Site- Andrews Lane 07/12/0524/O	£50,000	£30,712
Newnham Parade Car park 26/09/23 £90,000 Report Minutes	Riverdene House, 07/15/0587/F	£66,000	£66,000
	Cedarbrook Rise 07/21/0005/F	£23,700	£23,700

Project/date allocated/total amount allocated	S106 funding source/ planning reference	Amount allocated	Amount unspent at year end
A10 Major Road Network 26/09/23 £2,916,383 Report* Minutes	Maxwell's Farm 07/18/1181/O	£2,356,925	£2,356,925
	Britannia Nurseries 07/13/0158/O	£559,458	£559,458
Bus shelter contribution paid to Hertfordshire County Council 13/07/23	Land rear of and adjacent to 10 & 12 Eaton Gardens 07/10/0190/F	£6,582	£0
TOTAL		£3,382,665	£3,127,442

*The A10 MRN project report also allocated £5 million in contributions from Sunset Studios 07/22/0287/F which is unlikely to be received for some time.

6. Money spent during 2023/24

This section provides a breakdown of the **£3,184,481** in row F of the summary table in section 2 above. This includes all expenditure, whether allocated in 23/24 or in previous years.

Project/code	Development/application ref	£ spent
Upgrade of the Old Highway Recreation Ground	07/12/0824 Brocket Hall, Lowfield Lane Hoddesdon	£2,910
	07/14/0140/F Land adjacent The Vicarage, 8 Ogard Road	£258
Fairley Hall Rosedale Community Church	07/13/0191/F 212 Windmill Lane	£5,046
	07/14/0797/F 16 Hargreaves Avenue, Cheshunt	£1,182
Cheshunt Country Park and Cheshunt Park Golf Centre	Land to rear of 10 and 12 Eaton Gardens 07/10/0190/F	£69,690
A10 Major Road Network	07/14/0076/F St Marys former school	£87,461
	7/0674/08/F Cheshunt Reservoir South	£87,539
New River Shared Path	07/15/0377/F 118 Great Cambridge Road	£3,000
	07/16/0166/F Brookfield retail park	£178,893
	07/18/0363/F 104 Cuffley Hill	£48,300
	07/19/1092/F Green Dragon Public House	£64,318
New River Shared Path HCC contribution	7/0808/05/F/WOL Marks and Spencer	£50,709
	7/0674/08/F/WOL Land at Cheshunt Reservoir South	£159,693
Theobalds Enterprise Centre	07/18/1181/O Land at Maxwells Farm	£245,450
Theobalds Enterprise Centre Project management	07/18/1181/O Land at Maxwells Farm	£154,550
Cedars Park Play area	07/14/0076/F Former St Mary's School	£50,000
	07/21/0276/F 88-102 High Street Waltham Cross	£19,783
Mulberry Close Play area	07/12/0153/F 110-114 High Street Hoddesdon	£17,500
	07/13/0902/F Bridge House 55-59 High Road Broxbourne	£12,070
Grundy Park improvements	07/14/0076/F Former St Marys Hill School	£390,507
	7/0674/08/F/WOL Cheshunt Reservoir South	£200,000
	07/13/0631/F Halstead Hill and Barrow Lane	£415,900
	07/16/0166/F Brookfield Retail Park	£41,243
Affordable rented accommodation	07/21/0276/F 108-112 Waltham Cross High Street	£80,000
Cheshunt Cemetery	07/14/0076/F Former St Marys School site	£50,000
	07/12/0524/O Everest site Andrews Lane	£19,288
Waltham Cross Renaissance – Levelling Up Fund match funding	07/12/0181/F Land at Park Plaza Great Eastern Road Waltham Cross	£722,609

Project/code	Development/application ref	£ spent
Bus shelter -transferred to HCC	07/10/0190/F	£6,582
	TOTAL SPENT 2023/24	£3,184,481

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.

Works to Cheshunt Country Park and Cheshunt Park Golf Centre

A dedicated buggy path to enable those who are less physically able to participate all year round and 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.

A10 Major Road Network

To assist the County Council develop an outline business case (OBC) and submit a bid to the Department of Transport to secure government funds for the A10 junction improvements at Church Lane; College Road; and Lieutenant Ellis Way.

Grundy Park improvements

A park improvement to create a central focus by relocating existing football courts to open up space to create a tree-lined walk leading to a central parterre garden, and a new grand entrance on the Turners Hill entrance. The project will create a lasting legacy that will help return Grundy Park to its former glory and become an important Broxbourne attraction.

Cedars Park Play area

The project was aimed at improving the children's play area within Cedars Park. Improvements included replacing the wooden animals, new floor surfacing and repairs to the Venusberg mound.

B3Living Affordable rented accommodation

B3Living is the housing association with the largest amount of housing stock in the Borough, with over 4,300 homes. An opportunity arose for the Council to part-fund B3Living to convert two private two-bedroom flats at Park Lane to accommodation for affordable rent.

Paid over to Hertfordshire County Council

A contribution towards installing a bus shelter at Station Road Broxbourne.

Waltham Cross Renaissance - Public Realm

Waltham Cross Town Centre Public Realm Improvements forming part of the successful Levelling Up Fund (LUF) bid. The S106 contribution included funding towards the Green Wall on Monarch's Way, the new skate park at the playing fields, and design for the forthcoming town centre public realm works.

Cheshunt Cemetery

A series of infrastructure works, including the provision of additional burial chambers at Cheshunt Cemetery extension was completed. There were also upgrades to the cemetery IT management system software.

Theobalds Enterprise Centre

The construction of a business unit to house 60 new businesses

New River Path

The New River Path was funded with a S106 funding to top up a grant from National Highways arising from the improvement works to Junction 25 of the M25. National Highways funding was provided to both Broxbourne and Enfield councils as part of a longer scheme to connect Broxbourne with Enfield across the M25 via the New River Aquaduct. The path starts at Church Lane, Wormley and follows the New River south to the M25. Enfield Council is currently constructing the path in Enfield, which is due to be completed in spring/summer 2025. Once complete the path will provide a safe, sustainable active travel route between the two boroughs.

Below: Grundy Park, opening ceremony summer 2024



Below: New shared pedestrian and cycle bridge over the new River at Bishops College, Churchgate - one small part of the new path from Church Lane Wormley south as far as the M25



Below: Theobalds Enterprise Centre



Below: the green wall at Monarch's Way, Waltham Cross



Below: the skate park at Waltham Cross playing fields



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.