



**BOROUGH OF
BROXBOURNE**

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Infrastructure Funding Statement Planning Obligations

2024/25

Table of Contents

1. Introduction	3
2. Summary – statutory reporting requirements.....	4
3. Agreements entered into during 2024/5	6
4. Money received from developers during 2024/25.....	9
5. Money allocated during 2024/5	11
6. Money spent during 2024/25	13
Annex A: The Regulatory Requirements for Infrastructure Funding Statements	16

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 2024 to 31 March 2025. 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.		£19,594,723	Section 3 below
B	The total amount of money under any planning obligations which was received during the reported year.		£6,687,979	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.	32	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	-	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;		£3,050,247	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);		£3,192,736	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.	£0

3. Agreements entered into during 2024/5

This section provides a breakdown of the **£29,922,213.24** in row A of the summary table in section 2 above.

Address/application ref	Application and Covenant Type	Covenant Potential	SUB-TOTAL
07/22/0104/F Ballymour and The Langdons, Andrews Lane	Affordable Housing	£295,135	£295,135
07/22/1033/O Darnicle Hill Nursery	Affordable Housing	£3,164,832	£4,183,032
	Community Facilities	£147,990	
	Education - Primary	£313,920	
	Education – Secondary	£356,088	
	Libraries	£3,120	
	Open Space	£24,000	
	S106 Monitoring Fee	£2,730	
	Sustainable Transport	£163,824	
	Youth Services	£9,528	
07/23/0306/O Land south of Dinant Link Road	Education	£133,000.00	£277,394.00
	Fire Hydrants	£7,231.00	
	Health	£11,799.00	
	Libraries	£4,611	

Address/application ref	Application and Covenant Type	Covenant Potential	SUB-TOTAL
	Town Centres	£118,750	
	Waste and Recycling	£2,003	
07/23/0772/F The Country Club, Theobalds Park	S106 Monitoring Fee	£254	£1,200,254
	Sports Facilities	£1,200,000	
07/22/0504/F High Leigh Garden Village Phase 4	Education	£112,000	£1,658,670
	Health	£9,936	
	Highways	£109,216	
	S106 Monitoring Fee	£340	
	Town Centres	£150,000	
	Transport – Strategic	£10,000	
	Travel Plan Contribution	£6,000	
	Transport – Cycle Facilities	£23,829.46	
	Transport – Strategic	£1,452,894	
	Travel Plan Contribution	£12,010.85	
07/22/0989/O Land north west of Cheshunt (Brookfield Riverside)	Education – Nursery	£10,586	£10,990,076
	Education	£3,222,860	
	Health	£320,000	
	Highways	£1,460,000	
	Libraries	£27,198	
	Sports Facilities	£780,000	
	Town Centres	£1,500,000	

Address/application ref	Application and Covenant Type	Covenant Potential	SUB-TOTAL
	Transport – Bus Services	£1,147,420	
	Transport – Railways	£2,499,999	
	Travel Plan	£6,000	
	Youth Services	£16,012	
07/23/0663/O Land at Burton Grange, Rags Lane	Education – Primary	£261,276	£990,162
	Education – Secondary	£100,000	
	Education	£34,830	
	Health	£40,052	
	Highways	£293,518	
	Libraries	£4,611	
	Sports Facilities	£100,000	
	Town Centres	£150,000	
	Youth Services	£5,875	
	Grand Total		£19,594,723

4. Money received from developers during 2024/25

This section provides a breakdown of the **£6,687,979.14** in row B of the summary table in section 2 above.

Development location/application ref	Covenant	Amount Received	Total
07/18/0022/O Former St Marys High School, Western Playing Fields	50% Trigger (June 2024)	£841,400.80	£1,638,433.62
	50% Trigger (September 2024)	£797,032.87	
07/19/0221/F 171 Crossbrook Street, Cheshunt	Cheshunt Old Pond Improvements	£42,333.22	£43,684.03
	Libraries	£1,350.81	
07/13/0899/O High Leigh Garden Village	Highways – Sum	£223,837.21	£223,837.21
07/21/1174/RM Tina Nursery, Goffs Lane	Community and Environmental Engagement Programme	£15,101.00	£15,101.00
07/19/1078/F Volker Wessels, Boxwood Park	Final S106 payment	£509,035.35	£509,035.35
07/16/0557/O Fourfields, Rosedale Way	Education – Primary	£55,645.00	£223,565.00
	Footpaths and Cycleways – Contribution	£163,500.00	
	Libraries	£3,478.00	

Development location/application ref	Covenant	Amount Received	Total
	Youth Services	£942	
07/19/0835/F Land to the south of Goffs Lane	Education – Stage not Specified	£389,559.94	£528,931.58
	Highways – Sum	£37,435.82	
	Recreational Sporting and Community Contribution	£63,365.58	
	Sustainable Transport	£38,570.24	
07/17/0864/O Tudor Nurseries, Burton Lane	Sustainable Transport	£208,107.83	£3,384,594.01
	Sports Facilities	£530,317.71	
	Education – Primary	£2,498,365.80	
	Footpaths and Cycleways Contribution	£147,802.67	
07/20/1187/RM Cheshunt Lakeside	S106 Misc or Various	£120,797.34	£120,797.34
		TOTAL RECEIVED 2024/25	£6,687,979.14

5. Money allocated during 2024/25

This section provides a breakdown of the **£3,050,229** 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 2024/5.

Project/date allocated/total amount allocated	S106 funding source/ planning reference	Amount allocated	Amount unspent at year end
Affordable Housing units delivered by B3Living 09/04/2024 Report Minutes	Funded by eight different development schemes with S106 agreements in the Borough.	£1,080,000	£1,080,000
Waltham Cross Training and Skills Hub Report Minutes	Britannia Nurseries, Waltham Cross 07/13/0158/O	£365,508	£340,508
Westfield Primary School Report Minutes	Volker Wessels, Boxwood Park 07/19/1078/F	£91,555	£0
Primary School Cycling Programme Report Minutes	Volker Wessels, Boxwood Park 07/19/1078/F	£1,357	£152.41
	Everest Site, Andrew's Lane, Goffs Oak 07/12/0524/F	£8,289	£8,289
Newnham Parade Service Road and Car Park Report Minutes	69 Crossbrook Street 07/15/1170/F	£27,175	£27,175
Platinum Way, Pegasus Crossing Report Minutes	Land at Maxwells Farm 07/18/1181/O	£79,304	£0
Gardiner and Theobalds Consultancy Fees Report Minutes	Land at Maxwells Farm 07/18/1181/O	£251,281	£59,163
Grundy Park Report Minutes	Former St Marys High School 07/18/0022/O	£100,000	£0

Project/date allocated/total amount allocated	S106 funding source/ planning reference	Amount allocated	Amount unspent at year end
Newgatestreet Road Walking and Cycling Connections Report Minutes	Land at junction of Newgatestreet & St James Road 07/20/1220/F	£23,069	£23,069
A10 Major Road Network (Money transferred to HCC) Report Minutes	Britannia Nurseries 07/13/0158/O	£559,458	£69,577
Goffs Lane Playing Fields Report Minutes	Former St Marys High School 07/18/0022/O	£30,000	£30,000
Affordable Housing Units Report Minutes	104 Cuffley Hill, Goffs Oak 07/18/0363/F	£220,000	£0
New River Path Maintenance Report Minutes	Fourfields, Rosedale Way 07/16/0557/O	£163,500	£163,500
Landscape Improvements at Whit Hern Park Report Minutes	The Green Dragon 07/19/1092/F	£24,209	£24,209
Road Safety Education Report Minutes	Grangebrook, Rags Lane, Goffs Oak 07/15/0856/F	£20,000	£20,000
School Traffic Control Statutes Report Minutes	Grangebrook, Rags Lane, Goffs Oak 07/15/0856/F	£3,000	£3,000
Youth Services (Self-defence and cycling classes) Report Minutes	The White House, High Street, Cheshunt 07/18/0802/F	£2,542	£2,542
TOTAL		£3,050,247	£1,851,184

6. Money spent during 2024/25

This section provides a breakdown of the **£3,192,736** in row F of the summary table in section 2 above. This includes all expenditure, whether allocated in 24/25 or in previous years.

Project/code	Development/application ref	£ spent
Cedars Park Beds & Borders (	Former Everest Sports Ground, Andrews Lane 07/12/0524/O	£610
Wormley playing field improvement works	07/14/0569/O Former Wormley Primary School	£112,695
New River Shared Path	07/13/0631/F Halstead Hill	£184,093
	07/18/1097/O Tina Nursery	£141,108
	07/10/0190/F Land to Rear and Adjacent to 10 & 12 Eaton Gardens	£13,534
	07/21/0895/F The Wheelwrights Goffs Lane	£19,125
	07/21/0005/F Land to the South of Andrews Lane	£52,956
	07/13/0631/F Halstead Hall 2	£12,220
	07/20/1220/F Land at Junction of Newgatestreet & St James Rd	£5,633
Cedars Park Play Area	07/21/0276/F 88-102 High St, Waltham Cross - local park improvements	£5,217
	7/0674/08/F/WOL Cheshunt reservoir	£783

Project/code	Development/application ref	£ spent
Play Area Old Highway Rec Ground	7/0086/09/O/HOD Land at Hadleigh Court, Broxbourne	£45,000
	07/13/0980/F 11 Amwell Street	£25,000
	07/11/0171/F 11/13 Burford Street	£9,000
	07/14/0825/F 41 High Street, Hoddesdon	£6,000
	7/0485/08/F/HOD Land at Formerly Merck, Sharp & Dohme	£1,825
Grundy Park Improvements	07/14/0076/F Former St Marys school	£100,000
Cheshunt Cemetery	07/12/0524/O Everest Site Andrew Lane - Community facilities	£30,712
Newham Parade Car Park	07/15/0587/F Riverdene House on Cheshunt High Street	£3,304
23/24 A10 Major Road Network Works	07/13/0158/O Britannia Nurseries - *Money for the reserve pot*	£489,881
78 Great Cambridge Road Purchase	07/18/1181/O Maxwell's Farm	£1,400,000
424 Goffs Lane Highways Improvements	07/19/0562/F Land at 424 Goffs Lane	£4,578
Cycle Parking & E-bike Charging Facilities	07/16/0166/F Brookfield Retail Park	£20,501
Brookfield Allotments & Link Road Design	07/18/1181/O Land at Maxwells Farm	£47,016
Goffs Lane Open Space Pathway	07/18/1181/O Maxwell's Farm	£1,199
Money transferred to HCC for Bus Service	07/13/0899/O Land to the west of Hoddesdon	£174,558
Money transferred to HCC for Travel Plan	07/13/0899/O Land to the west of Hoddesdon	£5,628

Project/code	Development/application ref	£ spent
Money transferred to HCC for Footpaths and Cycleways	07/13/0899/O Land to the west of Hoddesdon	£89,813
Money transferred to HCC for the relocation & expansion of Westfield Primary School	07/19/1078/F Volker Wessels, Boxwood Park	£91,555
Money transferred to STX for Platinum Way Pegasus crossing	07/18/1181/O Land at Maxwells Farm	£66,087
Waltham Cross Community Hub education and skills training	07/13/0158/O Britannia Nurseries	£25,000
Cycling proficiency in Primary schools	07/19/1078/F Volker Wessels, Boxwood Park	£1,357
	07/12/0524/F Everest Site, Andrews Lane	£6,548
Maintenance of New River Path	07/16/0557/O Fourfields, Rosedale Way	£200
	TOTAL SPENT 2024/25	£3,192,736

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.