



# Appendix E

E.1 Developer Contributions ..... 582



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TYPE OF DEVELOPMENT	KEY PRIORITY	DEVELOPER CONTRIBUTIONS FORMULA	RELEVANT POLICY
<b>Residential 1-9 units</b> within Epping Forest Special Area of Conservation Zone of Influence	<b>Special Access Management Measures</b>	£45.40 x no. of proposed units £90 administrative fee	Strategic Policy SP BG2b: Protecting Epping Forest Special Area of Conservation
	<b>Suitable Alternative Natural Green Spaces</b>	£353 x per net additional home	
<b>Residential 1-9 units and loss of employment uses/jobs/land</b> (borough wide)	<b>Business, Employment and Skills</b>	Loss of jobs  £3,500 per job loss calculated at the time of submission  No. of jobs lost x £3,500 = total payable	Policy DM E9: Local jobs, skills and local procurement
<b>Residential 10-49 units or more than 1,000 sqm</b> (borough wide)	<b>Affordable Housing</b>	50% affordable housing onsite where capable of providing onsite affordable housing  OR contributions equivalent to the provision of affordable housing on-site which includes the costs of land, building and servicing	Strategic Policy SP H2: Affordable housing
<b>Residential 10-49 units or more than 1,000 sqm</b> (borough wide)	<b>Special Access Management Measures</b>	As above	Strategic Policy SP BG2b: Protecting Epping Forest Special Area of Conservation
<b>Residential 10-49 units or more than 1,000 sqm</b> (borough wide)	<b>Suitable Alternative Natural Green Spaces</b>	As above	Strategic Policy SP BG2b: Protecting Epping Forest Special Area of Conservation

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TYPE OF DEVELOPMENT	KEY PRIORITY	DEVELOPER CONTRIBUTIONS FORMULA	RELEVANT POLICY
<b>Residential 10-49 units or more than 1,000 sqm</b> (borough wide)	<b>Tackling Climate Change</b>	Carbon Compensation £1.32/ kWh of operational energy This will only be considered acceptable in instances where it has been clearly demonstrating that no further savings can be achieved on-site, due to site constraints or limitations for example, heritage constraints.	DM SE4: Energy infrastructure, heat and carbon emissions
<b>Residential 10-49 units or more than 1,000 sqm</b> (borough wide)		£5K towards air quality monitoring per 10 net additional homes ?	Strategic Policy SP ENV1: Local environmental protection
<b>Residential 10-49 units or more than 1,000 sqm</b> (borough wide)	<b>School and childcare places</b>	£3,324 per dwelling No. of units being created x £3,324 = total payable	Strategic Policy SP SC2: Protecting and enhancing social and community infrastructure
<b>Residential 10-49 units or more than 1,000 sqm</b> (borough wide)	<b>Training, skills and job brokerage</b>	Submission of an Employment & Skills Strategy showing; <ul style="list-style-type: none"> <li>25% of workforce as local labour</li> <li>1 apprenticeship/trainee per £3m of contract value to be employed for over 52 weeks</li> </ul> <p>Shortfall of apprentices</p> <p>London Living Wage (13.15) x 36 (hours worked a week) x 2 (incentive to fulfil obligation) x 52 (apprentice for full year) + 10% admin fee</p>	Policy DM E9: Local jobs, skills and local procurement
<b>Residential 50+</b> (borough wide)	<b>Affordable Housing</b>	50% affordable housing onsite where capable of providing onsite affordable housing  OR contributions equivalent to the provision of affordable housing on-site which includes the costs of land, building and servicing.	Strategic Policy SP H2: Affordable housing
<b>Residential 50+</b> (borough wide)	<b>Special Access Management Measures</b>	£45.90 x No. unit	Strategic Policy SP BG2b: Protecting Epping Forest Special Area of Conservation

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<b>Residential 50+</b> (borough wide)	<b>Suitable Alternative Natural Green Spaces</b>	£353 x per net additional home	Strategic Policy SP BG2b: Protecting Epping Forest Special Area of Conservation
<b>Residential 50+</b> (borough wide)	<b>Tackling Climate Change</b>	As above.	
<b>Residential 50+</b> (borough wide)	<b>Parks and open space</b>	<p>Open space</p> <p>An open space payment towards an open space in the vicinity of / impacted by the development will be required where onsite standards are not met.</p> <p>Indicative cost calculation: Residential Open Space Shortfall = Residential yield x X sqm (target for open space provision) – communal amenity space onsite</p> <p>Then: Calculate the Residential Open Space payment = Open Space Shortfall X £X (cost of provision)</p> <p>Playspace</p> <p>Where play space cannot be provided on site, but open space is provided a discounted contribution will be sought for play space to reflect that onsite open space contributes to informal play space. Indicative cost calculation</p> <p>Play Space Shortfall = Child yield x 10sqm X X (build cost and 5 year repair charge) X 0.5 (50% discount factor)</p>	
<b>Residential 50+</b> (borough wide)	<b>School and childcare places</b>	As above	Strategic Policy SP SC2: Protecting and enhancing social and community infrastructure

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TYPE OF DEVELOPMENT	KEY PRIORITY	DEVELOPER CONTRIBUTIONS FORMULA	RELEVANT POLICY
<b>Residential 50+</b> (borough wide)	<b>Healthy facilities and services</b>	<p>The HUDU formula will be use for the calculation for financial contributions:</p> <p><a href="https://www.healthyurbandevelopment.nhs.uk/our-services/delivering-healthy-urban-development/hudu-model/">https://www.healthyurbandevelopment.nhs.uk/our-services/delivering-healthy-urban-development/hudu-model/</a>.</p> <p>Health Impact Assessments will be used to identify and implement measures to mitigate adverse impacts. This analysis and assessment of costs will be calculated by Enfield and CCG analysis of demand and supply and the NHS strategy for health care provisions/ estate planning.</p>	Strategic Policy SP SC2: Protecting and enhancing social and community infrastructure
<b>Residential 50+</b> (borough wide)	<b>Training, skills and job brokerage</b>	As above	Policy DM E9: Local jobs, skills and local procurement

**Contact Enfield Council**

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