

INFRASTRUCTURE FUNDING STATEMENT: 2025/2026

1. Introduction

Welcome to the Thurrock Council Infrastructure Funding Statement. This sets out this year's income and expenditure relating to the section 106 (S106) agreements.

All authorities are required to produce an infrastructure funding statement on an annual basis, because of changes to government legislation.

This report provides a summary of financial contributions the Council has secured through section 106 agreements from new developments for off-site infrastructure works and affordable housing,

2. Requirements

The matters to be included in the section 106 report for each reported year are as follows:-

(a) the total amount of money to be provided under any planning obligations which were entered into during the reported year: - **£2,170,229**.

(b) the total amount of money under any planning obligations which was received during the reported year: - **£1,423,910**.

(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 :- **£175,688**.

(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 :-

(i) in relation to affordable housing, the total number of units which will be provided: - **36 units**.

(ii) 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 :- **None**.

23/00033/FUL- Units 1 To 8, Thurrock Shopping Park, Weston Avenue, West Thurrock.

Provision of new bus stop on Weston Avenue, funding of diverting bus route to bus stop for 3 years or Fall Back payment to Council if the relevant bus provider fails to deliver.

23/01435/OUT- Land West Of Park Lane And North Of, Lance Corporal Nicky Mason Way, Aveley.

4 Self Build Plots and/or custom housebuilding.

(e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure: - **£14,738,684**.

(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): - **£775,835**.

(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:-

Community Development and Equalities		
S. Ockendon Community Hub (Phase 2)	18/00308/REM	£71,091
Committed with the Interest from the footbridge contribution to E/Tilbury library and activities.	13/00165/ETL	£89,801
Education		
Extension to existing secondary school in the Central Secondary School Planning Area.	14/01406/OUT	£58,695
Nursery contribution towards full daycare provision in the vicinity of the Waterworks development in Fobbing.	20/00623/FUL	£173,877
Primary contribution towards Corringham Primary and Hassenbrook/Gable Hall Schools.	20/00623/FUL	£867,232
Replacing demountable's with permanent buildings at Thameside Primary School.	15/00176/FUL 18/00507/FUL	£570,033
Multi purpose play area and education needs within the area of Purfleet.	10/50227/TTGFUL	£188,800
Committed to the new Purfleet Primary School.	00/00869/FUL 09/00612/FUL 13/01118/FUL 13/01231/FUL	£223,763
Extension to existing primary school/s in the Aveley, Ockendon and Purfleet Primary School Planning Area.	20/00827/FUL	£219,624
Extension and improvement work to Beacon Hill Academy, Beacon Hill.	18/00308/REM	£456,178
Nursery provision at Somers Heath.	18/00308/REM	£180,000
Nursery, primary and secondary school place provision serving the development at Wood View, Grays.	19/01373/OUT	£710,352
Upgrading/refurbishment/extension of the nursery facilities at Woodlands Pre School and Nursery, Tank Hill Road, Purfleet	17/01668/OUT	£15,492
Provision of temporary primary school accommodation and investment in associated facilities at one or more primary schools serving the Purfleet area.	17/01668/OUT	£77,264
Extension to secondary school in the East Secondary School Planning Area.	17/00403/FUL	£225,131
Nursery and primary education provision around the area of the site.	14/01321/OUT	£979,970
Reception/nursery provision or primary in the Corringham and Stanford-le-Hope Primary School Planning Area.	17/00403/FUL	£537,592
Skills/Inspire fund advisers.	14/00600/FUL	£121,330
Environment		

Bio-diversity match funding bid agreed and to be used at Anchor Field, W. Thurrock.	00/00296/OUT	£5,697
Landscaping along West Thurrock Way, W.Thurrock.	13/01231/FUL	£161,489
Landscaping management along London Road W. Thurrock and Purfleet-on-Thames.	14/01392/FUL	£5,376
Langdon Hills Country Park Toilet/ DDA improvements at One Tree Hill & Westley Heights.	14/00958/FUL	£20,739
Providing and maintaining play equipment within Parker Road Park, Grays.	15/00579/FUL	£71,700
External Body		
Ecological project or mitigation to be transferred to either EWT/RSPB/Plantlife dependant on the developer agreeing with the body which will oversee the project.	21/01971/FUL	£30,000
Health Care		
Purfleet Integrated Healthy Living Centre	14/00600/FUL	£70,000
Health care provision serving or in the South Ockendon area.	16/01726/REM	£130,095
S. Ockendon Health Hub.	14/00950/REM 18/00308/REM	£243,521
Tilbury Integrated Healthy Living Centre	13/00146/FUL	£16,338
NHS		
Essex Area Team of NHS England for internal reconfiguration works at Orsett Surgery.	12/00952/FUL	£28,806
Essex Area Team of NHS England for Local Health facilities in South Stifford.	18/00507/FUL	£41,061
Essex Area Team of NHS England for Sai Medical Centre, Tilbury.	13/00165/ETL	£83,986
Essex Area Team of NHS England for the extension and reconfiguration of C100 Medical Centre.	15/00579/FUL	£43,268
Improvements at the West Horndon branch surgery (including its main Peartree Surgery).	19/01394/FUL	£31,533
Healthcare contribution towards local healthcare by the NHS to serve Fobbing.	20/00623/FUL	£78,964
Healthcare contribution towards additional healthcare provision in S. Ockendon.	20/00827/FUL	£21,150
Increase capacity for the benefit of patients of the Primary Care Network operating in the S. Stifford area.	23/00547/FUL	£9,000
Healthcare provision in the Stanford-le-Hope area of the site.	14/01321/OUT	£44,876
Health provision in the Purfleet area	17/01668/OUT	£5,329
NHS contribution towards additional primary healthcare services serving the development at Wood View, Grays.	19/01373/OUT	£30,282
Planning		
Interest from returned Pedestrian Footbridge Contribution.	13/00165/ETL	£84,737
Regeneration		

Match funding to the Grays bus terminus and smart signage projects that feature in the Town Investment Plan.	12/00656/FUL 12/00926/FUL 13/00221/FUL 13/00344/FUL 13/00809/FUL 14/01170/FUL 14/01194/FUL	£44,326
Sports		
Junior play equipment at Dilkes Park.	14/00950/REM 18/00308/REM	£70,759
Maintenance works for Aveley skate park.	16/01726/REM	£9,029
3G Football Hub project in line with the Active Place Strategy	14/01274/FUL	£123,166
Adizone in Stanford-le-Hope.	10/50235/TTGOUT	£68,001
Resurfacing of the two Tennis courts at Blackshots.	21/01309/FUL	£44,051
HAGS Play area at Elm Road Park, Grays Solar lighting and footpath enhancement.	78/00601/OUT	£50,832
Strategic Planning		
Greengrid contribution at the Stanford Warren.	11/50286/TTGFUL	£2,092
To support the further development of ecological areas off-site (within the Council area) in lieu of the original proposal to provide an ecological area on the site on commencement of Phase 2.	11/50376/TTGCND	£70,000
Transportation		
Hopper bus service linking the land to east of Euclid Way and south of West Thurrock Way and the Lakeside Basin.	13/01231/FUL	£328,362
Increased bus service from Aveley.	19/00271/FUL	£141,584
New bridge over railway line in S. Ockendon which will also provide DDA and cycle facilities.	11/50317/TTGFUL 11/50443/TTGREM 14/00950/REM 16/01726/REM 18/00308/REM	£86,250
Off-Site PROW works to Footpath 36 (Stanford-Le-Hope) and the provision, maintenance and operation of CCTV.	14/01321/OUT 17/00403/FUL	£55,434
Public Improvement contribution for PROW and footpaths within the vicinity of the landfill site Medebridge Road, S. Ockendon.	14/00836/FUL	£320,286
Additional pedestrian crossing on West Thurrock Way, W. Thurrock.	13/01231/FUL	£25,040
B186 West Thurrock Way, Lakeside Basin (Zebra crossing adjacent to McDonalds Roundabout).	13/01231/FUL	£127,000
Bus Lane on the B186 West Thurrock Way between MOTO Services roundabout and Weston Avenue roundabout.	01/00266/FUL 07/00540/FUL	£123,324
Capacity Improvement by Secondary School in Mayflower Road, C100.	13/00777/FUL 14/00859/FUL	£29,722
Capacity improvements to the Spiral / Lakeside Access roundabout and MOTO services roundabout.	13/01231/FUL	£831,371

Flood Mitigation project with the EA for the upper catchment west of Northlands Wood to stop business/homes getting flooded.	13/00713/FUL 14/00100/FUL	£63,635
Footpath from Manor Road to Thurrock Park Way with a bridge crossing a ditch (subject to approval from any landowners).	78/00601/OUT	£326,060
Further improvements in the West Thurrock Basin for transport links.	11/00160/FUL	£5,330
Speed controls on The Manorway.	24/00984/LDO	£740,500
Bus Infrastructure at Stanford-le-Hope Railway Station.	24/00984/LDO	£921,932
General highway amenity improvements in the SLH, Corringham and Fobbing areas to address issues which may arise on the local road network over the lifetime of the DP World development.	DPW - LDO	£1,113,756
Highway and accessibility improvements - Puffin crossing on Arisdale Avenue, S. Ockendon and highway capacity improvements.	08/00913/TTGFUL	£30,866
Improved footway provision Lower Dunton Road, Bulphan.	14/01337/FUL	£5,248
Improvements to Lower Dunton Road and the junction with B1007, Horndon-on-the-Hill.	17/01683/FUL	£157,268
Junction improvements at Ford Place S.Ockendon.	11/50443/REM 14/00950/REM 16/01726/REM 18/00308/REM	£293,566
Off-site highway works for the West Thurrock Way north and south bound bus link and the conversion of the existing crossing at the north end of West Thurrock Way to a toucan crossing.	17/00324/FUL	£138,768
Off-Site Highways works for New Zebra crossing on Weston Avenue, West Thurrock Way Toucan crossing works and Bus Lane on the B186 West Thurrock Way between MOTO Services roundabout and Weston Avenue roundabout.	16/00890/FUL	£217,269
Parking restrictions at the junction of Nursery Close and Mollands Lane, S. Ockendon.	16/00149/FUL	£1,504
Bollards on Calcutta Road, Tilbury.	19/00135/DCO	£14,657
Roundabout improvement contribution towards Manorway/Orsett Cock roundabouts.	10/50235/TTGOUT	£32,139
Intu Travel Plan Monitoring Group to determine the use of the payment.	13/00880/OUT	£135,942
The London Gateway Travel Plan Committee to determine the use of all payments made.	DPW - LDO	£392,979
Parking control adjacent to Thames Park School, Grays	20/01273/FUL	£22,486
Travel plan monitoring Waterworks site, Fobbing	20/00623/FUL	£2,639
The Tilbury Travel Plan Steering Group to determine the use of the payment.	15/01483/FUL	£221,797

Junction 31 highway improvements detailed design and costings by or on behalf of the Council in consultation with Highways England.	17/01668/OUT	£62,487
TRO in the vicinity of the development in Third Avenue Stanford-le-Hope.	21/00073/FUL	£5,000
Improvements to a pathway in Centurion Way Park, Purfleet for April 2026.	10/50227/TTGFUL	£13,142
Travel Plan monitoring Land Abutting Armour Road Stonehouse Lane And, Arterial Road, Purfleet	19/01349/FUL	£4,587
Travel Plan monitoring Bumbles Yard, St Chads Road, Tilbury	23/01150/FUL	£3,600
Travel Plan monitoring Former Ford Motor Company, Arisdale Avenue, S. Ockendon	20/00827/FUL	£2,591
Highway improvements to parking controls in the vicinity of Land adjacent Blackshots Stadium and Stanford Road, Grays.	21/01309/FUL	£20,000
Car Club 1st phased payment from Purfleet regeneration site.	17/01668/OUT	£13,321
Local Signalisation 1st phased payment from Purfleet regeneration site.	17/01668/OUT	£13,321
Travel plan 1st phased payment from Purfleet regeneration site.	17/01668/OUT	£273
Highways Network Enhancement towards the provision of improvements to the cycle network on Stonehouse Road and improvements to the A1036 Arterial Road and Junction 31 of the M25.	19/01349/FUL	£187,220

(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 :-

(i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item :-

Item		Amount
Teviot Road S.Ockendon – Affordable housing.	23/00517/FUL	£107,627
East Tilbury and Linford Community uses – Bata Heritage & community clubs.	13/00165/FUL	£15,990
Improvements to Linford Village Hall.	13/01163/FUL	£11,812
Improved IT for the Riverview Charitable Trust based at St Stephens, London Rd, Purfleet.	14/00600/FUL	£18,000
S.Ockendon Centre.	16/01726/REM	£3,945
Transferred to Trust Link for Flowers Estate, S. Ockendon vocational training centre build.	16/01726/REM	£675
Match funding works to 1st Ockendon Scout Group building.	16/01726/REM 14/00950/REM	£15,878
Bench for the Hidden Gem Project in Aveley Recreation Ground.	16/01726/REM	£1,200
HeadStart 2 Nursery provision in S. Ockendon.	13/01021/OUT	£900

Harris Academy Riverside, Purfleet for the canopy to expand outdoor dining space.	13/01231/OUT	£100,000
Expand nursery provision at Benyon Primary School, S. Ockendon.	20/00827/FUL	£50,927
Tree planting in Grays Town Park.	13/01164/FUL	£5,000
Fence around the Orsett Pétanque.	15/00005/FUL	£5,545
Parker Road Park, Grays zip wire play mat.	15/00579/FUL	£5,954
A13 - Five Bells- Roundabout signage replacement.	02/00084/OUT	£14,777
Wrapping DP World Bus.	02/00084/OUT	£4,150
South Road & Stifford Road Junction Improvements.	11/50443/TTGREM	£1,710
Mayflower Road, Chafford 100 parking management and capacity improvements.	13/00777/FUL	£6,441
Public Rights of Way - FP36 Stanford-le-Hope.	17/00403/FUL	£3,548
Solar Lights, Centurian Way footpath, Purfleet.	17/01171/FUL	£18,550
On street lighting in London Road, Purfleet.	17/01171/FUL	£2,044
Extension of the 22-bus service to connect the Ocado site with Purfleet Station.	19/00271/FUL	£164,000
The Manorway Speed Control works.	24/00984/LDO	£76,120
Transferred to the West East Tilbury and Linford Community Forum for the Defibrillator project.	13/00165/ETL	£5,000
Ongoing maintenance for defibrillators in Tilbury.	13/00146/FUL	£5,000
Ongoing maintenance for defibrillators in Stanford Le Hope.	14/01321/OUT	£5,000
Ongoing maintenance for defibrillators in Grays.	19/01373/OUT	£5,000
Aveley Community Hub.	16/01726/REM	£2,034
Refurbishment of changing rooms at the Billet rugby changing rooms including new water pipe required Stanford-le-Hope.	10/50235/TTGOUT	£71,573
Play equipment at Chadwell Heath play area.	14/00305/FUL	£13,739
Essex Wildlife Trust to construct boardwalk through reedbeds at Stanford Warren.	11/50286/TTGFUL	£33,696

(ii) 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) :- **None**.

(iii) 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: - **None**.

(i) the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance ("commuted sums"), also identify separately the total amount of commuted sums held :- **None**.