

# Thurrock Council

## Infrastructure funding statement 2021/22

### 1. Introduction

Thurrock Council's Infrastructure Funding Statement sets out this year's income and expenditure relating to the Section 106 agreements.

All authorities are required to produce an infrastructure funding statement on an annual basis, following changes to government legislation. This represents the borough's third infrastructure funding statement.

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 – **£3,746,373**
- (b) the total amount of money under any planning obligations which was received during the reported year – **£1,864,282**
- (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 – **£127,500**
- (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 – **estimate of up to 280 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**

#### **Land adjacent railway line, The Manorway and west of Victoria Road, Stanford-le-Hope:**

- highways works to roundabout and crash barrier
- outdoor equipment of a minimum of 12 pieces of up to £35,000 on the open space

#### **Land part of Little Thurrock Marshes, Thurrock Park Way, Tilbury:**

- footways and cycleways including crossing points over watercourse

#### **Land adjacent and east of M25 and north of Stifford Road, Aveley:**

- make the site available for public access as community woodland and open greenspace
- Section 278 agreement for dropped kerb across B1355 Stifford Road and an exit and crossing on Fulbrook Road

## Kemps Farm, Dennises Lane, South Ockendon:

- public footpath works

- (e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure – **£11,397,450**
- (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) – **£7,630,183**
- (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:

Item	Amount
<b>Community Development and Equalities</b>	
Aveley Community Hub	<b>£17,582</b>
South Ockendon Community Hub phase 2 – Whiteacres	<b>£68,626</b>
South Ockendon Community Hub phase 1	<b>£19,751</b>
St Clements Hall public digital access works, West Thurrock	<b>£18,000</b>
<b>Education</b>	
Additional primary school places at Belmont Academy, Grays	<b>£346,589</b>
Additional secondary school places at William Edwards, Stifford Clays	<b>£233,588</b>
Extension and improvement works to Beacon Hill Academy, Beacon Hill, South Ockendon	<b>£686,178</b>
Extension to a secondary school in the East Secondary School Planning Area	<b>£359,631</b>
Extension to an existing secondary school in the Central Secondary School Planning Area	<b>£58,695</b>
Extra places and facilities at Thameside Primary School, Grays	<b>£25,075</b>
Harris Academy, Chafford Hundred	<b>£186,477</b>
Harris Riverside Secondary School, Purfleet-on-Thames	<b>£93,952</b>
North Lakes new school	<b>£333,259</b>
Nursery and primary education provision in Stanford-le-Hope and Corringham	<b>£199,152</b>
Reception/nursery provision or primary in the Corringham and Stanford-le-Hope Primary School Planning Area	<b>£537,592</b>
The new Purfleet-on-Thames Primary School	<b>£340,776</b>
<b>Environment and Highways</b>	
Bio-diversity match funding bid agreed and to be used at Anchor Field, West Thurrock	<b>£5,697</b>
HAGS play area at Elm Road Park, Grays solar lighting and footpath enhancement	<b>£50,832</b>

<b>Item</b>	<b>Amount</b>
Hopper bus service linking the land to east of Euclid Way and south of West Thurrock Way and the Lakeside Basin	<b>£328,362</b>
Increased bus service from Aveley	<b>£305,584</b>
Landscaping along West Thurrock Way, West Thurrock	<b>£161,489</b>
Landscaping management along London Road W. Thurrock and Purfleet-on-Thames	<b>£5,376</b>
Langdon Hills Country Park toilet / Disability Discrimination Act (DDA) improvements at One Tree Hill and Westley Heights	<b>£26,649</b>
Lorry parking enforcement in and around Stanford-le-Hope and Corringham at £15k for 7 years commencing 1 July 2016	<b>£18,750</b>
New bridge over railway line in South Ockendon which will also provide Disability Discrimination Act (DDA) and cycle facilities	<b>£86,250</b>
Off-site public right of way works to Footpath 36, Stanford-le-Hope and the provision, maintenance and operation of CCTV	<b>£160,035</b>
Orsett Recreation Ground enhancement of the green links between the play areas	<b>£5,545</b>
Providing and maintaining play equipment within Parker Road Park, Grays	<b>£79,537</b>
South Ockendon Recreation Ground refurbishment of 2 tennis courts	<b>£19,880</b>
Tilbury-Gravesend passenger ferry instalment of £50k to be transferred each January starting from 2016/17 to the operator	<b>£53,299</b>
Tree planting in Grays area	<b>£5,000</b>
<b>English Heritage</b>	
To realise tourism and heritage benefits at Tilbury Fort	<b>£112,945</b>
<b>Health Care</b>	
Purfleet Integrated Healthy Living Centre phase 1	<b>£200,095</b>
South Ockendon Community Hub phase 2 – Whiteacres	<b>£228,753</b>
Thurrock Strategic Park co-ordinated works programme – east locality	<b>£20,861</b>
Thurrock Strategic Park co-ordinated works programme – west locality	<b>£61,017</b>
Tilbury Integrated Healthy Living Centre phase 1	<b>£21,338</b>
<b>NHS</b>	
Essex Area Team of NHS England for internal reconfiguration works at Orsett Surgery	<b>£28,806</b>
Essex Area Team of NHS England for Local Health facilities in South Stifford	<b>£41,061</b>
Essex Area Team of NHS England for Sai Medical Centre, Tilbury	<b>£77,033</b>
Essex Area Team of NHS England for the extension and reconfiguration of Chafford Hundred Medical Centre	<b>£43,268</b>
Improvements at the West Horndon branch surgery, including its main Peartree Surgery	<b>£31,533</b>

<b>Item</b>	<b>Amount</b>
Healthcare provision in the area – NHS capacity deficit in the catchment practise, Stanford-le-Hope	<b>£12,721</b>
Expansion of Hassengate Medical Centre, Stanford-le-Hope	<b>£52,189</b>
New South Ockendon Health Hub	<b>£100,009</b>
<b>Regeneration</b>	
Match funding to the Grays bus terminus and smart signage projects that feature in the Town Investment Plan	<b>£44,326</b>
Training facility contribution for permanent training facility, DP World.	<b>£30,000</b>
<b>Sports</b>	
Active Place strategy across the borough – sports and play for Orsett Heath and Chadwell Recreation Ground.	<b>£20,281</b>
3G pitches at The Billet and Mobil field sites, Stanford-le-Hope	<b>£139,574</b>
Active Place strategy across the borough	<b>£179,694</b>
Fencing at Mardyke pavilion	<b>£30,000</b>
New cricket square possible and gym equipment in Ockendon Recreation Ground, potential for CCTV within that park and improvements to the play equipment at Quince Tree Park, South Ockendon	<b>£68,626</b>
Sports Pavilion improvement works across the borough	<b>£192,061</b>
<b>Strategic Planning</b>	
Greengrid contribution for either Option 1 Pond at Butts Lane, habitat management works at The Scrape and Stanford Warren, bridleway off Rainbow Lane, Corringham Pond restoration or Option 2 a range of improvements on both public and private land	<b>£35,787</b>
<b>Transportation</b>	
Additional pedestrian crossing on West Thurrock Way, West Thurrock.	<b>£53,830</b>
B186 West Thurrock Way, Lakeside Basin – zebra crossing adjacent to McDonald's Roundabout	<b>£127,000</b>
Bus lane on the B186 West Thurrock Way between Moto Services roundabout and Weston Avenue roundabout	<b>£127,764</b>
Capacity Improvement by secondary school in Mayflower Road, Chafford Hundred	<b>£57,765</b>
Capacity improvements to The Spiral / Lakeside access roundabout and Moto services roundabout	<b>£831,371</b>
East Tilbury level crossing CCTV, leaflets and bus stops	<b>£92,064</b>
Flood mitigation project with environmental assessment for the upper catchment west of Northlands Wood to stop businesses and homes getting flooded	<b>£63,635</b>
Footpath from Manor Road to Thurrock Park Way with a bridge crossing a ditch, subject to approval from any landowners	<b>£326,060</b>
Further improvements in the West Thurrock Basin for transport links	<b>£59,275</b>

<b>Item</b>	<b>Amount</b>
General highway amenity improvements in the Stanford-le-Hope, Corringham and Fobbing areas to address issues which may arise on the local road network over the lifetime of the DP World development	<b>£906,490</b>
Corringham Cloisters subway CCTV	<b>£17,500</b>
Highway and accessibility improvements – puffin crossing on Arisdale Avenue, South Ockendon and highway capacity improvements	<b>£30,866</b>
Improved footway provision Lower Dunton Road, Bulphan	<b>£5,248</b>
Improvements to Lower Dunton Road and the junction with B1007, Horndon on the Hill	<b>£157,268</b>
Junction improvements at Ford Place South Ockendon	<b>£295,276</b>
Off-site highway works for the West Thurrock Way northbound and southbound bus link and the conversion of the existing crossing at the north end of West Thurrock Way to a toucan crossing	<b>£138,768</b>
Off-site highways work 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	<b>£217,269</b>
Parking restrictions at the junction of Nursery Close and Mollands Lane, South Ockendon	<b>£1,504</b>
Pedestrian footbridge at East Tilbury	<b>£545,810</b>
Real-time information boards at Port of Tilbury landing stage, Tilbury Town railway station on St Andrews Road and landside entrance to Town Pier in Gravesend	<b>£50,047</b>
Reserved until further contributions received from the housing development at the former Ford site to determine requirements on spend	<b>£81,110</b>
Roundabout improvement contribution towards Manorway and Orsett Cock roundabouts	<b>£63,437</b>
Sandown Road, Orsett to be made up to adoptable standard	<b>£6,531</b>
The intu Travel Plan Monitoring Group to determine the use of the payment	<b>£135,942</b>
The London Gateway Travel Plan Committee to determine the use of all payments made	<b>£167,666</b>
The Tilbury Travel Plan Steering Group to determine the use of the payment	<b>£221,797</b>
TRO contribution to relocate a section of on-street parking on the south side of London Road, Purfleet-on-Thames to enable the site access junction	<b>£20,594</b>
Junction 31 highway improvements detailed design and costings by or on behalf of the Council in consultation with Highways England	<b>£62,487</b>
Traffic Regulation Order (TRO) in the vicinity of the development in Third Avenue, Stanford-le-Hope	<b>£5,000</b>

(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
A13 (link 5) widening	£6,328,000
New affordable housing site in Chadwell St Mary	£414,977
Transferred to Karis May Darling Foundation to support the new youth centre	£20,000
Upgrade and enhancement of Scout Hall in Herd Lane, Corringham	£5,378
Harris Academy, Chafford Hundred	£2,118
Lorry parking enforcement in and around Stanford-le-Hope and Corringham	£15,000
South Ockendon Community Hub	£11,696
Upgrading of existing play area to include new play and outdoor fitness equipment at Grays Wharf Park	£28,161
Temporary classrooms at Aveley Primary School	£158,048
Street lighting works in Elm Road Park area, Grays.	£36,875
Belhus Park sports pavilion	£59,294
Orsett bowls club	£11,800
Blackshots Leisure Centre	£16,000
Belhus Park outdoor sports pavilion	£16,000
Elm Road, Grays play equipment and notice board	£61,794
DP World bus service 2019/20 and 2020/21	£200,000
Sandown Road, Orsett to be made up to adoptable standard	£156,902
Tilbury-Gravesend passenger ferry escrow payment	£50,000
Transferred to Gravesham Council to enhance the interpretation of heritage assets within the town of Gravesend	£29,027

- (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 – **£9,113**

- (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**