

# Thurrock Council

## Infrastructure funding statement 2022/23

### 1. Introduction

Thurrock Council Infrastructure Funding Statement 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 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 – **£3,974,313**
- (b) the total amount of money under any planning obligations which was received during the reported year – **£638,410**
- (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 – **£187,500**
- (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 – **324 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**

#### **Langdon Hills Golf and Country Club, Lower Dunton Road, Bulphan:**

- highways access to Lower Dunton Road.

#### **Land to rear of Caldwell Road, Kingsman Road and adjacent to A1013, Stanford Road, Stanford-le-Hope:**

- on-site Public Rights of Way works with the provision of concrete pads and landing rights for a new 1.5m wide steel bridge linking the internal footway/footpath to Footpath 36

#### **Land adjacent and to the rear of The George and Dragon, East Tilbury Road, Linford:**

- pedestrian bridge and access land safeguarded for 20 years
- install Trim trail equipment to the value of £35,000
- zero-carbon homes for 58 dwellings
- sustainable travel enhancements and highway works
- provide weather canopies to East Tilbury Station.

(e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure – **£11,319,480**

(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) – **£800,537**

(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>£636,178</b>
Extension to a secondary school in the East Secondary School Planning Area	<b>£249,696</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>£150,990</b>
Harris Riverside Secondary School, Purfleet-on-Thames	<b>£900</b>
North Lakes new school	<b>£333,259</b>
Nursery and primary education provision in Stanford-le-Hope/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>
Nursery contribution towards full day care provision in the vicinity of the development in Fobbing	<b>£79,590</b>
Primary contribution towards Corringham Primary and Hassenbrook/Gable Hall Schools	<b>£396,964</b>

Item	Amount
<b>Environment and Highways</b>	
Bio-diversity match funding bid agreed and to be used at Anchor Field, West Thurrock.	£5,697
Hopper bus service linking the land to east of Euclid Way and south of West Thurrock Way and the Lakeside Basin	£328,362
Increased bus service from Aveley	£305,584
Landscaping along West Thurrock Way, West Thurrock	£161,489
Landscaping management along London Road, West Thurrock and Purfleet-on-Thames	£5,376
Langdon Hills Country Park Toilet / Disability Discrimination Act (DDA) improvements at One Tree Hill and Westley Heights	£26,649
Lorry parking enforcement in and around Stanford/Corringham at £15k for 7 years commencing 1 July 2016	£3,750
New bridge over railway line in South Ockendon which will also provide Disability Discrimination Act (DDA) and cycle facilities	£86,250
Off-Site Public Rights of Way works to Footpath 36 (Stanford-le-Hope) and the provision, maintenance and operation of CCTV	£58,982
Orsett Recreation ground for enhancement of the green links between the play areas	£5,545
Providing and maintaining play equipment within Parker Road Park, Grays	£79,537
South Ockendon recreation ground refurbishment of 2 tennis courts	£19,880
Tree planting in Grays area	£5,000
<b>English Heritage</b>	
To realise tourism and heritage benefits at Tilbury Fort	£112,945
<b>External Body</b>	
Ecological project or mitigation to be transferred to either Essex Wildlife Trust / RSPB / Plantlife dependant on the developer agreeing with the body which will oversee the project	£30,000
<b>Health Care</b>	
Purfleet Integrated Healthy Living Centre (Phase 1)	£200,095
South Ockendon Community Hub (Phase 2) Whiteacres	£228,753
Thurrock Strategic Park Co-ordinated works programme – East Locality	£20,861
Tilbury Integrated Healthy Living Centre (Phase 1)	£21,338
<b>NHS</b>	
Essex Area Team of NHS England for internal reconfiguration works at Orsett Surgery	£28,806
Essex Area Team of NHS England for Local Health facilities in South Stifford	£41,061
Essex Area Team of NHS England for Sai Medical Centre, Tilbury	£77,033

<b>Item</b>	<b>Amount</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>
Healthcare contribution towards local healthcare by the NHS to serve Fobbing	<b>£36,145</b>
New South Ockendon Health Hub	<b>£14,769</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/Chadwell Recreation ground	<b>£18,018</b>
3G pitches at the Billet and Mobil field sites, Stanford-le-Hope	<b>£139,574</b>
Active Place Strategy across the borough	<b>£132,194</b>
Fencing at Mardyke pavillion	<b>£30,000</b>
New cricket square possible and gym equipment in Ockendon Rec, 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>£117,061</b>
HAGS Play area at Elm Road Park, Grays Solar lighting and footpath enhancement	<b>£50,832</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 McDonalds 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>

<b>Item</b>	<b>Amount</b>
Flood Mitigation project with the EA for the upper catchment west of Northlands Wood to stop business/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>
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>£923,930</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 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	<b>£138,768</b>
Off-site highway 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.	<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>
Roundabout improvement contribution towards Manorway / Orsett Cock roundabouts	<b>£63,437</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>£323,606</b>
Parking control adjacent to Thames Park School, Grays	<b>£22,486</b>
Waterworks site, Fobbing Travel plan monitoring	<b>£1,252</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>
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
Temporary Classrooms at Aveley Primary School	£24,000
Remodelling work to create an special educational needs area at Aveley Primary School	£69,052
Additional work relating to the St Clere's School expansion	£109,935
Expansion works at Beacon Hill Academy	£50,000
Harris Academy, Chafford Hundred	£35,486
Lorry parking enforcement in and around Stanford-le-Hope and Corringham	£15,000
Off site Public Rights of Way works Footpath 36	£101,053
Thurrock Strategic Park Co-ordinated works programme – West Locality	£61,017
Transferred to NHS Thurrock CCG for South Ockendon Health Hub	£85,240
Transferred to NHS Thurrock CCG for Hassengate Medical Centre	£64,910
Sports pavilion works	£75,000
BMX track at Daisyfield, Tilbury	£47,500
Signage at Orsett Heath Recreation Ground	£2,264
Parking control adjacent to Thames Park School, Grays	£250
Sandown Road, Orsett to be made up to adoptable standard	£6,531
Tilbury/Gravesend passenger ferry escrow payment	£53,299

(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**