

# Thurrock Council

## Infrastructure funding statement 2019/20

### 1. Introduction

Thurrock Council's infrastructure funding statement sets out this year's income and expenditure relating to the Section 106 (S106) agreements.

All authorities are now required to produce an infrastructure funding statement on an annual basis, as a result of recent changes to government legislation. This represents the borough's first 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 – **£9,978,281**
- (b) the total amount of money under any planning obligations which was received during the reported year – **£2,733,206**
- (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 – **£57,500**
- (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 415 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 – **no school places provided instead education contributions provided and a new school**

#### **Land adjacent to A13, A1306 and Purfleet Road, Aveley**

Corrective Highways Measures – if unacceptable highway impacts voluntary measures to reduce the number of vehicles entering or leaving or other measures in the Vehicle Monitoring Scheme (VMS), review travel patterns and impose reasonable controls to address unacceptable highway impacts, Signalisation of the access road.

VMS to be submitted for approval and if exceeded implemented corrective measures.

#### **Land adjacent 39 and 41 and to the south of St Johns Road, Chadwell St Mary**

Public footpath 116 – to divert and extend.

## **Development land east of Caspian Way and north and south of London Road, Purfleet-on-Thames**

Strategic Green Infrastructure Land to be safeguarded.

Car Club scheme to be submitted for approval if the council has not procured a borough wide car club prior to occupation and served notice prior to 50th occupation; implement prior to 100th occupation, provide car spaces and 5 cars following 100th, 200th.

Community Use Facilities to be constructed or procure the construction to shell and core and make facilities available for use and transfer site to the council and/or any other nominated. Community Use Facilities Co-ordinator post to be retained until 1 year after the 600th residential occupation.

Medical Centre or Integrated Medical Centre to be constructed or procure the construction and to be made available by 31/12/2022 or 300th unit.

Early Years facility shell and core to be provided.

Primary School to be constructed or procure the construction to shell and core by the start of academic year 2023/2024 or 300th unit.

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

On-Site PROW 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 scheme to be submitted and agreed prior to occupation.

- (e) the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure – **£20,581,591**
- (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) – **£4,251,940**
- (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:

<b>Community Development and Equalities</b>	<b>Amount</b>
Aveley Community Hub.	<b>£19,278</b>
Bulphan Hall car park upgrade.	<b>£5,000</b>
South Ockendon Community Hub (Phase 2) Whiteacres.	<b>£73,101</b>
South Ockendon Community Hub Phase 1.	<b>£59,857</b>
Scout Hall in Herd Lane, Corringham (Phase 1) upgrading and enhancement.	<b>£5,378</b>
St Clements Hall public digital access works, West Thurrock.	<b>£18,000</b>
To support the new Youth Centre – Karis May Darling Foundation.	<b>£20,000</b>
<b>Education</b>	
Additional primary school places at Belmont Academy, Grays.	<b>£339,547</b>

Additional secondary school places at William Edwards, Stifford Clays.	<b>£228,842</b>
Expansion of Benyon Primary school, South Ockendon.	<b>£1,080,249</b>
Harris Academy, C100.	<b>£698,422</b>
Harris Riverside Secondary School, Purfleet-on-Thames.	<b>£318,287</b>
North Lakes new school.	<b>£333,259</b>
The new Purfleet Primary School.	<b>£340,776</b>
The provision of additional classrooms and or classroom extensions at any rural school mentioned in the Pupil Place Plan or a new classroom and or classroom extension at William Edwards School.	<b>£28,705</b>
<b>English Heritage</b>	
To realise tourism and heritage benefits at Tilbury Fort.	<b>£112,945</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>
Community and environmental improvements within the land outlined red plan 2, which encompasses all of Thurrock Park Way northwards to Dock Road/Broadway Grays and west to Maple Road/Gipsy Lane.	<b>£149,500</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>
Landscaping along West Thurrock Way, West Thurrock.	<b>£161,489</b>
Langdon Hills Country Park Toilet / DDA improvements at One Tree Hill and Westley Heights.	<b>£26,649</b>
Lorry parking enforcement in and around Stanford-le-Hope/Corringham at £15k for 7 years commencing 1 July 2016.	<b>£48,750</b>
Orsett Recreation ground for enhancement of the green links between the play areas.	<b>£5,545</b>
Providing and maintaining play equipment within Parker Road Park.	<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 to each January starting from 16/17 to the operator.	<b>£153,299</b>
Tree planting in the Grays area.	<b>£5,000</b>
Upgrading of existing play area to include new play and outdoor fitness equipment at Grays Pheonix play area near Wharf Road.	<b>£28,161</b>
<b>Gravesham Council</b>	
To enhance the interpretation of heritage assets within the town of Gravesend.	<b>£29,027</b>
<b>Health</b>	
Purfleet Integrated Healthy Living Centre (Phase 1).	<b>£300,104</b>
S.Ockendon Community Hub (Phase 2) Whiteacres.	<b>£177,350</b>
Thurrock Strategic Park Co-ordinated works programme – East Locality.	<b>£98,981</b>

Thurrock Strategic Park Co-ordinated works programme – West Locality.	<b>£100,000</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>£40,227</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 C100 Medical Centre.	<b>£43,268</b>
<b>Place Delivery</b>	
Improvement of the A13 (link 5) widening.	<b>£7,809,236</b>
Stanford-le-Hope Station interchange project.	<b>£1,533,013</b>
<b>Regeneration</b>	
Grays Programme Board.	<b>£14,005</b>
Training facility contribution for permanent training facility, DP World.	<b>£30,000</b>
<b>Sports</b>	
Active Place Strategy across the borough.	<b>£658,616</b>
Earmarked for Gobians Park group.	<b>£59,294</b>
<b>Strategic Planning</b>	
Automated visitor counter to monitor numbers at East Tilbury country park with and ongoing monitoring to ensure Special Protection Area is not adversely affected by increase recreational pressures.	<b>£5,810</b>
Greengrid contribution for either 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>	
Parking restrictions at the junction of Nursery Close and Mollands Lane, South Ockendon.	<b>£1,504</b>
Improved footway provision along Lower Dunton Road.	<b>£5,248</b>
TRO contribution to relocate a section of on-street parking on the south side of London Road, Purfleet to enable the site access junction.	<b>£20,594</b>
Grays Programme Board – Grays Transport plan	<b>£30,321</b>
Highway and accessibility improvements – Puffin crossing on Arisdale Avenue and highway capacity improvements.	<b>£30,866</b>
Real-time information boards at Port of Tilbury landing stage, Tilbury station and Gravesend.	<b>£50,047</b>
Additional pedestrian crossing on West Thurrock Way, West Thurrock.	<b>£53,830</b>
Capacity Improvement by Secondary School in Mayflower Road, C100.	<b>£57,765</b>

Further improvements in the West Thurrock Basin to transport links.	<b>£59,275</b>
Roundabout improvement contribution towards improvements to the Manorway and Orsett Cock roundabouts.	<b>£63,437</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>
Station accessibility contribution towards provision of improved connectivity to and enhancement of South Ockendon railway station.	<b>£81,110</b>
East Tilbury level crossing CCTV, leaflets, bus stops	<b>£92,064</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>
The intu Travel Plan Monitoring Group to determine the use of the payment.	<b>£135,942</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>
Sandown Road, Orsett to be made up to adoptable standard.	<b>£163,432</b>
The LG Travel Plan Committee to determine the use of all payments made.	<b>£185,186</b>
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.	<b>£217,269</b>
The Tilbury Travel Plan Steering Group to determine the use of the payment.	<b>£221,797</b>
Junction improvements Ford Place.	<b>£272,094</b>
Footpath from Manor Road to Thurrock Park Way with a bridge crossing a ditch (subject to approval from any land owners).	<b>£326,060</b>
Pedestrian Footbridge at East Tilbury.	<b>£545,810</b>
Capacity improvements to the Spiral / Lakeside Access roundabout and MOTO services roundabout.	<b>£831,371</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>£923,990</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:

<b>Item</b>	<b>Amount</b>
A13 (link 5) widening.	<b>£84,000</b>
Additional facilities at Horndon on the Hill Primary School.	<b>£5,000</b>

<b>Item</b>	<b>Amount</b>
Additional facilities at Olive Academy.	<b>£56,657</b>
Anti-skid surface at East Tilbury railway crossing.	<b>£4,160</b>
Aveley Community Hub.	<b>£549,099</b>
B186 West Thurrock Way – Road Capacity and Efficiency Improvement Project.	<b>£32,731</b>
Claudian Way residential development of 53 affordable units.	<b>£449,382</b>
Corringham Primary School.	<b>£715,190</b>
Crown Road, Grays two-way system.	<b>£51,290</b>
Cycle improvements in addition to bus improvements of at least two bus stops in Dock Road, Tilbury.	<b>£40,325</b>
Cycle links improvements to Thurrock Park Way and the proposed link to Manor Road, Grays.	<b>£75,000</b>
Cycling improvements in the West Thurrock area.	<b>£20,027</b>
Essex Area Team of NHS England for Sai Medical Centre, Tilbury.	<b>£184,704</b>
Expansion of Benyon Primary school.	<b>£433,813</b>
Footway and cycleway extension, Romford Road, Aveley.	<b>£131,211</b>
Grays Underpass – Access Steps and Ramps (Phase 1).	<b>£1,382,899</b>
Harris Riverside Secondary School.	<b>£169,933</b>
Highway widening works to Oliver Road.	<b>£38,888</b>
Improvement scheme to improve the signals and therefore capacity at Ford Place, S. Ockendon.	<b>£27,595</b>
Improvements to The Manorway interchange.	<b>£12,826</b>
intu drawdown for bus services from the intu Travel Plan Monitoring Group.	<b>£22,000</b>
Lorry parking enforcement in and around Stanford-le-Hope/Corringham.	<b>£15,000</b>
Princess Margaret Road, East Tilbury Road, Buckingham Hill Road road surfacing.	<b>£6,240</b>
Reinforced verge improvement parking Kerb it scheme for Dene Path, South Ockendon	<b>£5,000</b>
Reinforced verge improvement parking Kerb it scheme for Martins Road, Aveley.	<b>£30,000</b>
Reinforced verge improvement parking Kerb it scheme for Webster Road, Stanford-le-Hope.	<b>£10,000</b>
Reinforced verge improvement parking Kerb it scheme in Stifford Clays.	<b>£5,322</b>
Revenue funding for bus service 374 diverted route past the Butts Lane, Stanford-le-Hope.	<b>£30,000</b>
South Ockendon Community Hub (Phase 2) Whiteacres.	<b>£48,853</b>
South Ockendon Community Hub Phase 1 repairs.	<b>£9,932</b>

Item	Amount
South Ockendon recreation ground sports pavilion improvements.	<b>£22,836</b>
St Clere's school expansion.	<b>£1,729</b>
The Manorway bollard scheme.	<b>£28,000</b>
Tilbury/Gravesend passenger ferry escrow payment.	<b>£50,000</b>
Tranferred to the Gobians Park Community Group.	<b>£43,000</b>

- 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**