



Infrastructure Funding Statement

Reported Year

1 April 2022 to 31 March 2023

Contents

1. Introduction
2. Executive Summary
3. Community Infrastructure Levy (CIL) contributions for 2022 to 2023
 - 3.1 CIL Funding Summary
 - 3.2 CIL Main Fund
 - 3.3 CIL Neighbourhood Allocation
 - 3.3.1 CIL Local Parish Council Allocation
 - 3.3.2 CIL Ward Neighbourhood Allocation
4. Section 106 (S.106) planning obligation contributions for 2022 to 2023
 - 4.1 S.106 financial contributions received
 - 4.2 S.106 financial contributions spent
 - 4.3 S.106 financial contributions not required and returned
 - 4.4 S.106 financial contributions allocated but not yet spent
5. Estimated future income from developer contributions
 - 5.1 Value of CIL set out in all Demand Notices issued in the reported year
 - 5.2 Value of S.106 planning obligations entered into in the reported year
6. Planning for infrastructure expenditure
 - 6.1 What do developer contributions deliver?
 - 6.2 Future spending priorities
7. Conclusion

Appendix 1: Southend 2050 Outcomes

Tables

Summary Table 1: Community Infrastructure Levy (CIL) Funds 2022 to 20232

Summary Table 2: Section 106 (S.106) Planning Obligation Funds 2022 to 2023

Table 1: Total CIL Summary

Table 2: Details of CIL Ward Neighbourhood Allocations

Figure 1: CIL Ward Neighbourhood Allocations by 2050 Outcomes

Table 3: Details of S.106 income received to date in reported year 2022 to 2023 (as of 31 March 2023)

Figure 2: Contribution of S.106 income received to achieving 2050 Outcomes

Table 4: Details of S.106 expenditure in reported year 2022 to 2023

Figure 3: S.106 expenditure by 2050 Outcomes

Table 5: Details of S.106 financial contributions allocated to projects (but not yet spent) in reported year 2022 to 2023

Table 6: Details of planning obligations entered into during the reported year 2022 to 2023

1. Introduction

Local authorities are required to publish an annual infrastructure funding statement (IFS) providing details of developer contributions to infrastructure¹ from the Community Infrastructure Levy (CIL)² and Section 106 (S.106) planning obligations³.

Southend-on-Sea City Council became a CIL Charging Authority, and commenced CIL charging, in July 2015; and has been securing developer contributions through planning obligations since the introduction of Section 106 of The Town and Country Planning Act 1990 (as amended).

The Reported Year of this IFS is the financial year from 1 April 2022 to 31 March 2023.

Further information regarding CIL and S.106 planning obligations can be found on the [Council's website](#) or obtained from the [Planning Portal](#) or the Government's online [Planning Practice Guidance](#).

¹ Regulation 121A of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). The matters included in this IFS reflect the requirements set out in Schedule 2 of the regulations.

² The Community Infrastructure Levy (CIL) is a charge which can be levied by local authorities on new development in their area. It is an important tool for local authorities to use to help them deliver the infrastructure needed to support development in their area.

³ Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as S.106 agreements, are a mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable. They are focused on site specific mitigation of the impact of development.

2. Executive Summary

▼ Summary Table 1: Community Infrastructure Levy (CIL) Funds 2022 to 2023

Reported Year 2022 to 2023	Total value of CIL set out in all Demand Notices issued in the reported year	£1,134,900.37
	Total amount of CIL receipts carried over from previously reported years	£3,132,574.15
	Total amount of CIL receipts in reported year	£1,076,850.99
	Total amount of CIL expenditure (including admin expenses) in reported year	£105,604.05
	Total overpayments returned ⁴ in reported year	£7,113.08
	Total amount transferred to other organisations in reported year	£43,737.58
	Total amount of CIL allocated but unspent in reported year	£2,156,945.72
	Total amount of CIL collected in any year yet to be allocated and remaining to be spent at the end of the reported year	£1,896,024.71

▼ Summary Table 2: Section 106 (S.106) Planning Obligation Funds 2022 to 2023⁵

Reported Year 2022 to 2023	Total amount of money to be provided under any planning obligations which were entered into during reported year ⁶	tbc
	Total amount of money under any planning obligations carried over from previously reported years which had not been allocated and was available to spend at the start of reported year	£1,681,626.93
	Total amount of money under any planning obligations carried over from previously reported years which was allocated but not spent at the start of the reported year	£1,304,351.44
	Total amount of money under any planning obligations which was received in reported year	£61,912.77
	Total amount of money under any planning obligations which was spent in reported year	£869,820.27
	Total amount of money under any planning obligations which was returned in reported year	£104,156.84
	Total amount of money under any planning obligations transferred to other organisations in reported year	£0.00
	Total amount of money under any planning obligations which was allocated but not spent at the end of the reported year	£509,470.51
	Total amount of money under any planning obligations yet to be allocated and remaining to be spent at the end of reported year	1,564,443.52

⁴ Payments are returned under CIL Regulation 75 (Overpayments) if the amount paid proves to be greater than the amount due.

⁵ Figures correct at time of preparation of this report but may be subject to adjustments.

⁶ This figure relates to either development that has yet to commence or implemented schemes for which the due date for contributions has not yet been reached i.e. the contributions have not been received and cannot be guaranteed to be received. The figure cannot be confirmed as the developments concerned included an outline planning permission, details of which have yet to be agreed.

3. Community Infrastructure Levy (CIL) contributions for 2022 to 2023

3.1 CIL Funding Summary

Table 1 sets out the CIL financial summary for 2022 to 2023 for the period from 1 April 2022 to 31 March 2023.

▼ Table 1: Total CIL Summary

Total CIL receipts carried over from previously reported years⁷	£3,132,574.15
Total CIL receipts⁸ in reported year including:	£1,076,850.99
CIL receipts in CIL Main Fund in reported year	£881,912.16
CIL receipts in CIL Neighbourhood Allocation in reported year (15% of total receipts less surcharges)	£141,042.93
CIL received for administrative expenses in reported year (5% of reported year total)	£53,895.90
Total CIL receipts carried over from previously reported years and received in reported year	£4,209,425.14
Total overpayments returned in reported year ⁹	£7,113.08
Balance of CIL receipts after overpayments returned	£4,202,312.06
Total amount of CIL applied to administrative expenses in the reported year	£53,540.24
Total expenditure from CIL Ward Neighbourhood Allocation in reported year ¹⁰	£52,063.81
Total amount of CIL transferred to Leigh Town Council (LTC) from the reported year (Local Council Neighbourhood Allocation)	£43,737.58
Total CIL receipts in CIL Main Fund and CIL Ward Neighbourhood Allocation unspent at the end of the reported year¹¹	£4,052,970.43
Total CIL Main Fund amount allocated but unspent in the reported year	£2,000,000.00
Total CIL Ward Neighbourhood Allocation amount allocated but unspent in the reported year ¹²	£156,945.72
Total CIL receipts in CIL Main Fund and CIL Ward Neighbourhood Allocation yet to be allocated and remaining available to spend at the end of the reported year¹³	£1,896,024.71

⁷ This includes all unspent receipts within the CIL Main Fund and CIL Ward Neighbourhood Allocation.

⁸ This figure comprises total funds received in reported year 2022 to 2023 only i.e. does not include the value of any unpaid invoices raised in the reported year. In addition, CIL receipts include the value of land payments and infrastructure payments made in respect of CIL charges.

⁹ Payments are returned under CIL Regulation 75 (Overpayments) if the amount paid proves to be greater than the amount due.

¹⁰ See Table 2 for a detailed breakdown.

¹¹ This figure can include the value of acquired land on which development consistent with a relevant purpose has not commenced OR the acquired land has been used or disposed of for a purpose other than the relevant purposes and the amount deemed to be CIL by virtue of regulation 73(9) has not been spent AND the value of infrastructure if the infrastructure has not been provided.

¹² See Table 2 for a detailed breakdown.

¹³ £0.03 difference to tables below due to rounding differences.

3.2 CIL Main fund

The CIL Main Fund is to be spent on strategic infrastructure that is considered essential to deliver the growth identified in the City's Local Development Plan. This infrastructure was initially identified in the CIL Infrastructure Delivery Plan 2015 ('IDP') but is under review as part of the Southend new Local Plan preparation.

▼ CIL Main Fund (summary)	
Main Fund carried over from previously reported years	£2,766,558.85
Main Fund receipts for the reported year	£881,912.16
Total overpayments returned in the reported year ¹⁴	£5,690.46
Main Fund expenditure for the reported year	£0.00
Total CIL Main Fund unspent at the end of the reported year	£3,642,780.55
Total CIL Main Fund amount allocated but unspent in the reported year including: <ul style="list-style-type: none">• £1m towards Enhancing Children's Play Provision in Public Parks• £1m towards Cycle Infrastructure Improvement Programme	£2,000,000.00
Total CIL Main Fund yet to be allocated and remaining to spend at the end of the reported year	£1,642,780.55

¹⁴ Payments are returned under CIL Regulation 75 (Overpayments) if the amount paid proves to be greater than the amount due.

3.3 CIL Neighbourhood Allocation

▼ Neighbourhood Allocation (summary)	
Neighbourhood Allocation carried over by Southend-on-Sea City Council from previously reported years	£366,015.33
Total Neighbourhood Allocation receipts for the reported year including funds to be transferred to LTC	£141,042.93
Total CIL receipts to be transferred to LTC for the reported year	£43,737.58
Total overpayments returned in the reported year ¹⁵	£1,066.96
Neighbourhood Allocation expenditure for the reported year excluding funds transferred to LTC	£52,063.81
Total CIL Ward Neighbourhood Allocation unspent at the end of the reported year¹⁶	£410,189.91
Total CIL Ward Neighbourhood Allocation amount allocated but unspent in the reported year ¹⁷	£156,945.72
Total CIL Ward Neighbourhood Allocation yet to be allocated and remaining to spend at the end of the reported year¹⁸	£253,244.19

¹⁵ Payments are returned under CIL Regulation 75 (Overpayments) if the amount paid proves to be greater than the amount due.

¹⁶ - £0.02 difference to Table 2 due to rounding differences.

¹⁷ See Table 2 for a detailed breakdown.

¹⁸ - £0.02 difference to Table 2 due to rounding differences

3.3.1 CIL Local Parish Council Allocation

▼ Local parish council: Leigh Town Council (LTC)	
Total CIL receipts allocated to LTC for the reported year	£43,737.58
Ward breakdown:	
• CIL receipts within Belfairs (within LTC boundary)	£0
• CIL receipts within Blenheim Park (within LTC boundary)	£2,454.95
• CIL receipts within Leigh	£30,567.90
• CIL receipts within West Leigh	£10,714.73
Deductions ¹⁹ from allocated amount in reported year	£0.00
Details of any requests for repayment of CIL receipts from LTC that have not been applied to support the development of its area within 5 years of receipt:	
• Total value of CIL receipts requested to be returned from LTC	£0.00
• Total value of CIL receipts yet to be recovered from LTC for the reported year	£0.00
Total CIL receipts to be transferred to LTC for the reported year	£43,737.58

Leigh-on-Sea Town Council's CIL Annual Reports, setting out details of expenditure, are published on the Parish Council's website:
<http://www.leighonseatowncouncil.gov.uk>

3.3.2 CIL Ward Neighbourhood Allocation

The CIL Ward Neighbourhood Allocation must be spent on schemes that will help support development of the ward area by funding either: a) the provision, improvement, replacement, operation or maintenance of infrastructure; or b) anything else that is concerned with addressing the demands that development places on an area.

Details relating to expenditure of the Neighbourhood Allocation within Southend-on-Sea City Council Wards in the reported year are set out in Table 2 below.

¹⁹ Payments are returned under CIL Regulation 75 (Overpayments) if the amount paid proves to be greater than the amount due.

▼ Table 2: Details of CIL Ward Neighbourhood Allocations

Ward	Receipts in 2022 to 2023 (£)	Funds carried over from previously reported years (£)	Overpayments returned for the reported year (£)	Items to which the Neighbourhood Allocation have been applied	Total budget allocated to each itemised project (£)	Expenditure in previously reported years (£)	Expenditure for the reported year (£)	Funds retained at the end of the reported year (£)	Remaining committed funds to be deducted (£)	Available funds after commitments (£)
				Chalkwell Speedwatch	799.00	0.00	799.00	-	0.00	-
				Chalkwell Bowling Club Pétanque Project	1,000.00	0.00	0.00	-	1,000.00	-
				Tree planting	2,000.00	0.00	0.00	-	2,000.00	-
Chalkwell	4,745.41	22,697.26	0.00				799.00	26,643.67	3,000.00	23,643.67
				Tree planting between Eastwood and Oakwood parks (<i>project complete under budget</i>)	2,191.20	661.00	0.00	-	0.00	-
				Rochford Corner power connection (<i>project complete under budget</i>)	1,394.93	1,354.87	0.00	-	0.00	-
				Rayleigh Road Planters	3,421.74	0.00	0.00	-	3,421.74	-
				Dandies Park Trees	1,530.20	0.00	0.00	-	1,530.20	-

Eastwood Park	911.60	4,992.00	0.00				0.00	5,903.60	4,951.94	951.66
				Southchurch Hall Gardens information boards	7,800.00	0.00	0.00	-	7,800.00	-
Kursaal	2,695.38	8,826.12	0.00				0.00	11,521.50	7,800.00	3,721.50
				Milton Park improvements	5,000.00	3,270.60	278.96	-	1,450.44	-
				Park Street replacement bollards	2,856.54	1,517.31	0.00	-	1,339.23	-
				Milton railway bridge artwork	3,779.03	0.00	3,779.03	-	0.00	-
				Whitegate Play Space (<i>project complete under budget</i>)	15,000.00	0.00	8,436.13	-	0.00	-
				Milton railway bridge artwork (phase 2)	16,554.69	0.00	16,554.69	-	0.00	-
				Clifton Cliffs and Holland Road steps	10,000.00	0.00	0.00	-	10,000.00	
Milton	41,833.28	48,402.35	820.81				29,048.81	60,366.01	12,789.67	47,576.34
				Priory Park fountains restoration	25,000.00	7,827.52	4,519.00	-	12,653.48	-

				Gainsborough Park Woodland and Orchard Project	5,500.00	0.00	0.00	-	5,500.00	-
Prittlewell	1,979.58	30,258.70	0.00				4,519.00	27,719.28	18,153.48	9,565.80
				Resurfacing Shoebury High Street	8,418.39	0.00	0.00	-	8,418.39	-
				East Beach improvements	4,289.19	0.00	0.00	-	4,289.19	-
Shoebury-ness	4,877.90	44,443.53	0.00				0.00	49,321.43	12,707.58	36,613.85
				Southchurch Speedwatch	444.35	0.00	0.00	-	444.35	-
South-church	2,941.30	2,253.96	0.00				0.00	5,195.26	444.35	4,750.91
				St Laurence whip hedge planting	174.90	120.00	0.00	-	54.90	-
				Eastwood Community Centre replacement water heaters	1,975.00	1,975.00	0.00	-	0.00	-
				Eastwood Community Centre LED lighting project	4,032.00	0.00	4,032.00	-	0.00	-
				Eastwood Community Youth Club equipment	1,000.00	0.00	1,000.00	-	0.00	-

				Manners Way play area equipment	2,000.00	0.00	0.00	-	2,000.00	-
				Planting beds	3,500.00	0.00	0.00	-	3,500.00	-
				Sidmouth play area path/ramp	2,000.00	0.00	0.00	-	2,000.00	-
				St Laurence Park benches	2,500.00	0.00	0.00	-	2,500.00	-
St Laurence	427.72	21,721.26	0.00				5,032.00	17,116.98	10,054.90	7,062.08
St Lukes	1,108.04	2,174.42	0.00				0.00	3,282.46	0.00	3,282.46
				Southchurch Bowls Club Irrigation System	8,500.00	0.00	8,500.00	-	0.00	-
				Southchurch Park Safety Rail	10,000.00	0.00	0.00	-	10,000.00	-
Thorpe	2,370.76	18,555.08	0.00				8,500.00	12,425.84	10,000.00	2,425.84
				Balmoral Community Centre Garden	1,250.00	0.00	1,250.00	-	0.00	-
				Churchill Gardens	50,000.00	0.00	0.00	-	50,000.00	-
Victoria	22,579.51	102,147.76	0.00				1,250.00	123,477.27	50,000.00	73,477.27
West Shoebury	2,827.06	10,317.77	0.00				0.00	13,144.83	0.00	13,144.83
				Westborough Signposting (project not proceeded with)	1,151.36	0.00	0.00	-	0.00	-

West-borough	6,166.05	10,735.94	246.15				0.00	16,655.84	0.00	16,655.84
				Belfairs Memorial Bench (<i>project complete under budget</i>)	1,810.00	0.00	915.00	-	-895.00	-
Belfairs (outside LTC boundary)	673.93	6,725.60	0.00				915.00	6,484.53	-895.00	7,379.53
				Mendip Wildlife Garden	3,500.00	0.00	0.00	-	3,500.00	-
				Blenheim Park 'Makeover'	5,000.00	3,671.58	0.00	-	1,328.42	-
				Blenheim Park Gym and Games Equipment	20,210.38	0.00	0.00	-	20,210.38	
				St Cedd's Community Kitchen refurbishment	2,000.00	0.00	2,000.00	-	0.00	-
				Blenheim Park bench	1,800.00	0.00	0.00	-	1,800.00	-
				Litter bin (London Road)	1,100.00	0.00	0.00	-	1,100.00	-
Blenheim Park (outside LTC boundary)	1,167.83	31,763.58	0.00				2,000.00	30,931.41	27,938.80.	2,992.61

TOTAL	97,305.35	366,015.33	1,066.96			52,063.81	410,189.91	156,945.72	253,244.19
-------	-----------	------------	----------	--	--	-----------	------------	------------	------------

The contribution this CIL expenditure makes to particular Southend 2050 Outcomes²⁰ is shown in Figure 1 below, which reflects column 6 ('Total budget allocated to each itemised project (£)') of Table 2 above. The main focus of investment has been on a range of projects to ensure that 'Our streets and public spaces are clean and inviting'.

More information on Southend 2050 is provided in Appendix 1, including a list of all the 2050 Outcomes.

²⁰ See www.southend.gov.uk/southend2050 for further details.

▼ **Figure 1: CIL Ward Neighbourhood Allocations by 2050 Outcomes**



4. Section 106 (S.106) planning obligation contributions for 2022 to 2023

The total amount of money under any planning obligations carried over from previously reported years, which had not been allocated and was available to spend at the start of the reported year was £1,681,626.93 ²¹.

The total amount of money received through planning obligations, agreed in any year, retained at the end of the reported year (less £509,470.51 allocated funds) was £1,564,443.52 ²².

4.1 S.106 financial contributions received

Income received during the reported year 2022 to 2023 amounted to £61,912.77.

Figure 2 below indicates the contribution of S.106 income received towards achieving 2050 Outcomes²³. Approximately half of the contributions will mitigate potential impacts on protected coastal habitats through the Essex Coast RAMS project,²⁴ with the remainder broadly split between ‘people have a wide choice of transport options’ and ‘our streets and public spaces are clean and inviting.’

²¹ Correct at time of preparation of this report but may be subject to adjustments.

²² Correct at time of preparation of this report but may be subject to adjustments.

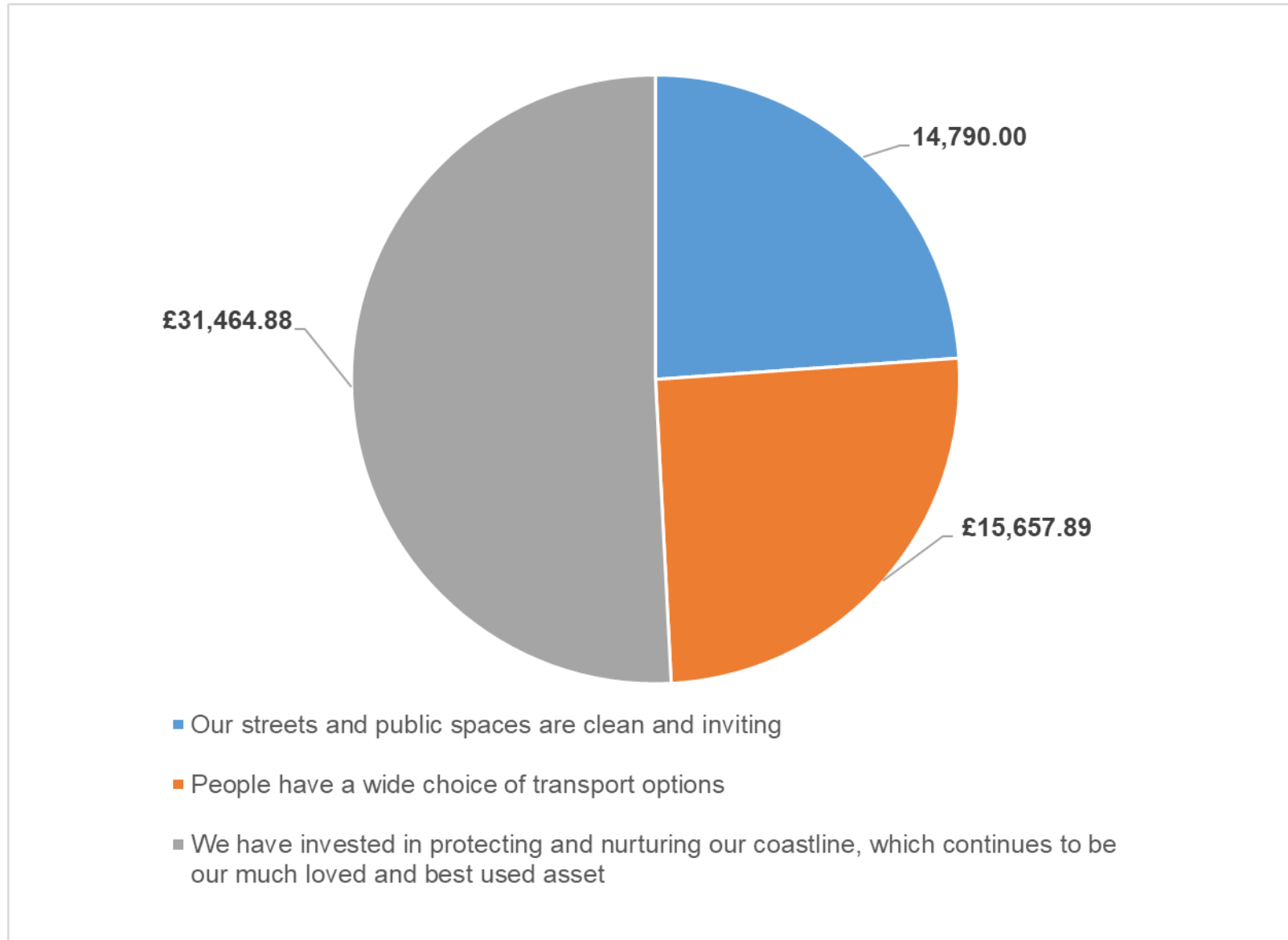
²³ See www.southend.gov.uk/downloads/file/6148/southend-2050-ambition for further details.

²⁴ www.southend.gov.uk/local-planning-framework/essex-coast-rams

▼ **Table 3: Details of S.106 income received to date in reported year 2022 to 2023 (as of 31 March 2023)**

Site Address	Application no.	Date of S.106 agreement	Amount received (£)	Date received	Service area	Purpose
Development Land at Fossetts Way, Southend-on-Sea, Essex	21/00711/FULM	16/09/2021	14,790.00	26/09/2022	Parks and Open Spaces	To cover the cost of the future management of the SAM pursuant to the SAM Management Strategy
Development Land at Fossetts Way, Southend-on-Sea, Essex	21/00711/FULM	16/09/2021	11,184.21	26/09/2022	Traffic/transport	To improve connectivity on public footpath 178 to the south and east of the Site
Development Land at Fossetts Way, Southend-on-Sea, Essex	21/00711/FULM	16/09/2021	4,473.68	26/09/2022	Traffic/transport	To cover the cost of the creation of the Traffic Regulation Order
Development Land at Fossetts Way, Southend-on-Sea, Essex	21/00711/FULM	16/09/2021	31,464.88	26/09/2022	Parks and Open Spaces	To contribute to the strategic mitigation measures seeking to avoid harm to Protected Habitats (European) Sites from increased visits to the coast from new residents in the wider area
Total:			61,912.77			

▼ **Figure 2: Contribution of S.106 income received to achieving 2050 Outcomes (in reported year)**



4.2 S.106 financial contributions spent

The total amount of money under any planning obligations which was spent in the reported year 2022 to 2023 was £869,820.27.

▼ **Table 4: Details of S.106 expenditure in reported year 2022 to 2023**

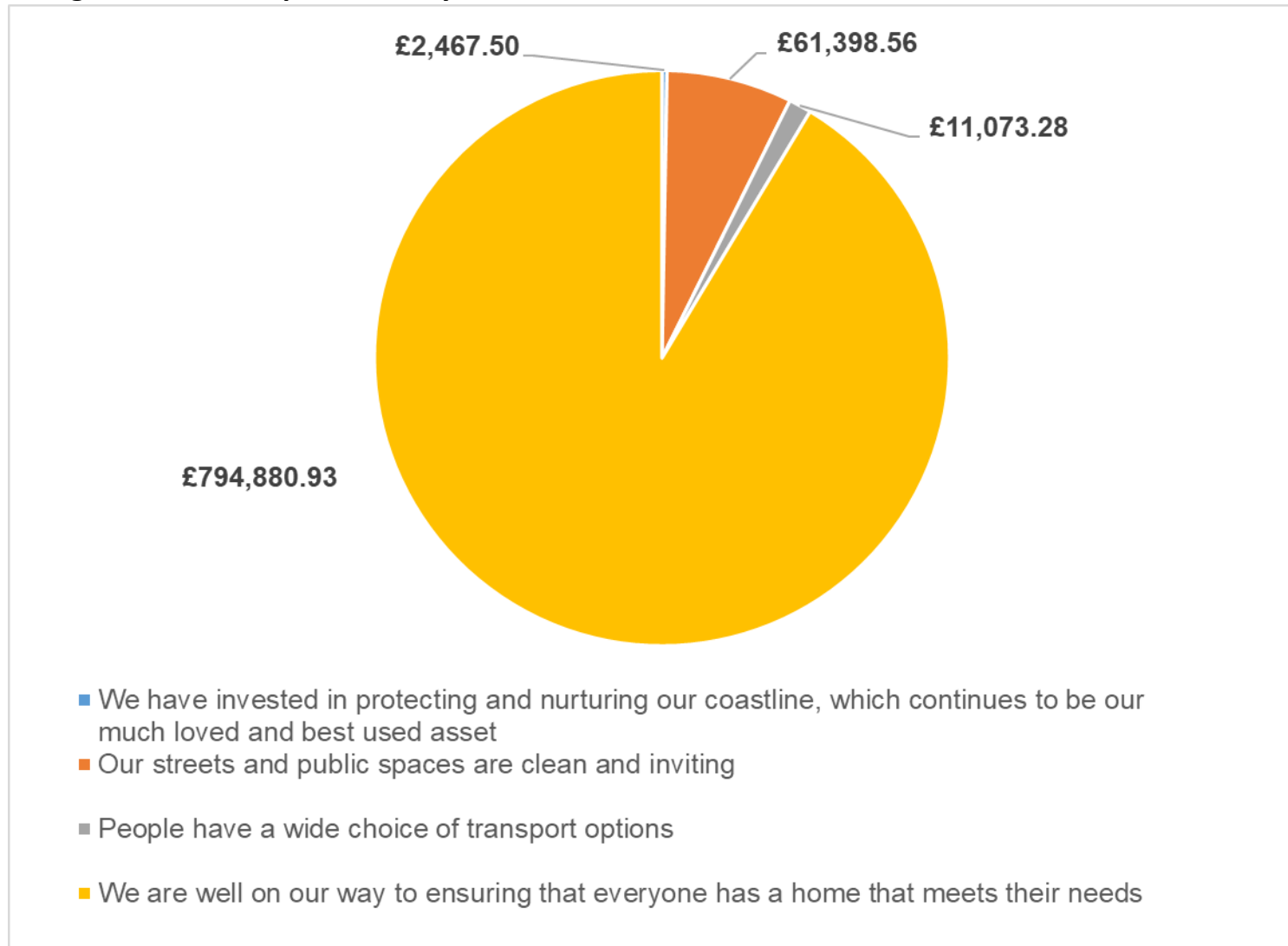
Site Address	Application no.	Date of S.106 agreement	Amount spent (£)	Service area	Purpose
Ajax Works, Station Avenue SOS	03/00130/FUL	05/05/2004	414.80	Parks and Open Spaces	Ongoing maintenance of the Public Open Space
Former Municipal College Playing Fields Lifstan Way Southend-on-Sea Essex SS1 2XX	00/00273/OUT	20/12/2004 and 07/01/2005	1,131.84	Parks and Open Spaces	Ongoing maintenance of the Public Open Space
Vacant Land Adj Asda North Shoebury Road Shoeburyness	03/01504/OUT	20/12/2004 and 07/01/2005	13,707.99	Parks and Open Spaces	Enhancement of the recreational provision within Shoebury Park
Shoebury Garrison, Ness Road	14/00153/DOV	15/01/2015	2,467.50	Civil Engineering	Repair and maintenance of the sea wall and associated structures at Shoebury Garrison
Vacant Land Adj Asda North Shoebury Road Shoeburyness	03/01504/OUT	20/12/2004 and 07/01/2005	26,910.00	Parks and Open Spaces	Ongoing maintenance of Shoebury Park extension
Avenue Works Southchurch Avenue Southend-On-Sea Essex	14/01968/AMDT	05/03/2015	2,323.93	Culture	Spent on public art in Southchurch - Made from this Land depicting the history of local brickfields
Nirvana (now known as The Shore) 22 The Leas, Westcliff-on-Sea	07/00820/FULM	24/05/2012	1,014.91	Traffic/transport	Bus service improvements in vicinity of site
Prittlebrook Industrial Estate	14/00943/FULM	31/03/2015	401.99	Traffic/transport	Used for the introduction of traffic regulation order(s) required as a consequence of the development including

Priory Crescent Southend-On-Sea, Essex					a 20mph zone
Essex House Southchurch Avenue Southend-On-Sea Essex SS1 2LB	16/00116/DOV	06/05/2016	319,588.23	Strategic Housing	Spent on Council affordable housing development - Modern Methods of Construction (MMC) Foundation 200 Project - Juniper Road garage site, West Shoebury.
British Heart Foundation, 3-5 High Street, Southend-on-Sea, Essex SS1 1JE	15/01496/AMDT and 15/01070/DOV	23/12/2015	171,686.00	Strategic Housing	Spent on acquiring properties as part of the Next Steps Accommodation Programme (NSAP) to provide permanent and supported accommodation for rough sleepers plus acquisition of 7 Juniper Road for affordable housing
32-36 Valkyrie Rd, Westcliff-on-Sea, Essex SS0 8BU	17/00893/DOV5	10/10/2017	54,324.00	Strategic Housing	Spent on acquisition of 44 Harwich Road and 7 Juniper Road for affordable housing; and feasibility work for Phase 5 and 6 of the HRA Land Review
845 - 849 London Road, Westcliff-On- Sea, Essex	16/01030/AMDT	14/07/2016	132,528.00	Strategic Housing	Spent on Council affordable housing development - Modern Methods of Construction (MMC) Foundation 200 Project - Juniper Road garage site, West Shoebury
H Portsmouth And Son, 1043 London Road, Leigh-On-Sea Essex, SS9 3JY	15/01545/FULM	08/03/2016	1,521.91	Strategic Housing	Costs associated with Council Housing Construction Scheme - Land Assembly Fund
Frankie And Bennys 18 - 20 Southchurch Road, Southend-On- Sea, Essex SS1 2ND	16/00177/DOV	22/06/2016	16,910.00	Parks and Open Spaces	Whitegate Play Space project.
Frankie And Bennys 18 - 20 Southchurch Road, Southend-On- Sea, Essex SS1 2ND	16/00177/DOV	22/06/2016	115,232.79	Strategic Housing	Spent on Council affordable housing development - Modern Methods of Construction (MMC) Foundation 200 Project - Juniper Road garage site, West Shoebury
Prittlebrook Industrial Estate Priory Crescent	14/00943/FULM	31/03/2015	9,175.00	Traffic/transport	Spent on upgrading the existing puffin crossing to a toucan crossing on Priory Crescent and improve cycle links in Priory Crescent.

Southend-On-Sea, Essex					
The Esplanade Western Esplanade Southend-On-Sea Essex SS1 1EE	17/02266/FULM	05/09/2018	481.38	Traffic/transport	Spent on providing a loading bay, re-provision of parking spaces, dropped kerbs and tactile paving
Total:			869,820.27		

Figure 3 below indicates the expenditure of S.106 income spent by 2050 Outcomes.

▼ **Figure 3: S.106 expenditure by 2050 Outcomes**



4.3 S.106 financial contributions not required and returned

It is confirmed that in reported year 2022 to 2023 the following S.106 financial contribution was returned as a consequence of not being required:

- **£104,156.84** returned (out of £154,000 original receipt)
 - S106 agreement dated 03/09/2002
 - Relating to SEEC, Land To The West Of Luker Road And South Of Elmer Approach, Southend-On-Sea
 - Planning permission ref. 02/00500/FUL
 - Unspent S.106 funds – highway engineering works contribution

4.4 S.106 financial contributions allocated but not yet spent

The funds set out in Table 5 have been allocated to projects but not yet spent. All of the S.106 contributions set out in Table 5 have been allocated to either the Strategic Housing or Education service areas. They will contribute towards the 2050 Outcomes ‘We are well on our way to ensuring that everyone has a home that meets their needs’ and ‘Our children are school and life ready and young people are ready for further education, training or employment’. The Southend 2050 Outcomes are set out in full in Appendix 1.

Total amount of money under any planning obligations which was allocated but not spent at the end of the reported year was £509,470.51.

▼ Table 5: Details of S.106 financial contributions allocated to projects (but not yet spent) in reported year 2022 to 2023

Site Address	Application no.	Date of S.106 agreement	Date received	Amount allocated (£)	Service area	Purpose
3 Acacia Drive, Thorpe Bay, Essex SS1 3JU	16/00876/DOV	28/07/2016	10/02/2017	5,000	Strategic Housing	Strategic land acquisition for the provision of affordable housing in the borough
32-36 Valkyrie Rd, Westcliff-on-Sea,	17/00893/DOV5	10/10/2017	21/11/2017	16,909.00	Strategic Housing	Strategic land acquisition for the provision of affordable housing in the borough

Essex SS0 8BU						
845-849 London Rd, Westcliff-on- Sea, Essex	16/01030/AMDT	14/07/2016	09/01/2018	10,000.00	Strategic Housing	Strategic land acquisition for the provision of affordable housing in the borough
St Hildas School, 13-15 Imperial Ave, Westcliff-on- Sea, Essex SS0 8NE	17/00530/AMDT	27/06/2017	09/01/2018	2,026.00	Strategic Housing	Phase 5 or 6 design work for HRA Land Review Project providing new affordable homes in the borough
H Portsmouth And Son, 1043 London Road, Leigh-on- Sea, Essex SS9 3JY	15/01545/FULM	08/03/2016	11/06/2018	278,429.09	Strategic Housing	Strategic land acquisition for the provision of affordable housing in the borough
Frankie And Bennys, 18-20 Southchurch Rd, Southend- on-Sea, Essex SS1 2ND	16/00177/DOV	22/06/2016	18/10/2018	15,000.00	Strategic Housing	Strategic land acquisition for the provision of affordable housing in the borough
258 Leigh Road Leigh-On-Sea Essex	18/00484/FULM	03/07/2018	07/07/2020	36,121.54	Education	To be used for the expansion project at St Bernard's High School
Car Park At 27 Victoria Avenue	18/02151/FULM	02/07/2019	07/07/2020	145,984.88	Education	To be used for secondary school expansion projects

Southend-On-Sea Essex SS2 6AL						
Total:				509,470.51		

5. Estimated future income from developer contributions

5.1 Value of CIL set out in all Demand Notices issued in the reported year

The total value of CIL set out in all Demand Notices issued in the reported year (i.e. between 1 April 2022 and 31 March 2023) was £1,134,900.37.

5.2 Value of S.106 planning obligations entered into in the reported year²⁵

Table 6 below sets out the details of the planning obligations that were entered into during the reported year (i.e. between 1 April 2022 and 31 March 2023). The total amount of money to be provided under planning obligations, which were entered into in the reported year, cannot yet be confirmed as the developments concerned included an outline planning permission (dwelling numbers to be agreed as part of a reserved matters planning application, at which point formulae will be applied for developer contributions).

Table 6 includes details of non-monetary contributions such as affordable housing, open space provision, travel plans and highway works. No monetary value has been attributed to these contributions for the purpose of this report, but the infrastructure benefits are noted and are set out in each Section 106 agreement as part of the planning file for each development.

It should be noted that there is no guarantee that the developer contributions set out in this section of the report will be delivered as they may relate to either development that has yet to commence or implemented schemes for which the due date for contributions has not yet been reached.

²⁵ These amounts include some contributions that are stated in Section 106 agreements as a maximum and are subject to agreement between the parties depending on final cost of infrastructure provision required; and also exclude some contributions that are subject to viability assessment or final costing post-commencement.

▼ **Table 6: Details of planning obligations entered into during the reported year 2022 to 2023**

Site Address	Application no.	Date of S.106 agreement	Obligation	£ contribution requested
Roots Hall Stadium Victoria Avenue Southend-On-Sea Essex SS2 6EL	19/01985/FULM	29/04/2022	All affordable housing units to be provided as affordable rented units, 152 units in total. <u>Secondary Education</u> <ul style="list-style-type: none"> Phased contributions towards Secondary Education provision calculated on a formula basis to be used towards upgrading/refurbishment/extension at Cecil Jones Academy, Southchurch High School or Chase High School (estimate £1,068,889.68) <u>RAMS</u> <ul style="list-style-type: none"> Tariff based contribution in accordance with Essex Coast RAMS SPD adopted by LPA on 30 October 2020, currently £127.30 per dwelling <u>Highways</u> <ul style="list-style-type: none"> CPZ contribution of £10,000 towards consultation on the introduction of a CPZ and the cost of provision if required, payable before first occupation. Works to the Fairfax Dr/Victoria Avenue junction, Prittlewell Chase/Fairfax Drive junction to be secured by a Highways Agreement under Section 278 of the Highways Act 1980 as follows: <ul style="list-style-type: none"> Widening the Fairfax Drive approach to the Victoria Avenue signal junction to provide 2 x 3 metre traffic lanes; Providing markings for the right turn movements from Victoria Avenue to Fairfax Drive and Priory Crescent in accordance with approved detailed designs; Providing two left turn lanes and one right turn lane from Prittlewell Chase on to Fairfax Drive. TRO and appropriate signage to prevent U turns on Fairfax Drive; Or in the event of changes to the baseline situation alternative works with detailed final design and triggers to be agreed, taking into account junction improvement works to be undertaken by the Local Highways Authority pursuant to DfT Levelling up fund submission; 	Details tbc (in excess of £1.5m)

			<ul style="list-style-type: none"> ○ TRO and signage for entrance of Shakespeare Drive. • Scheme to be submitted to and approved in writing by the Council prior to commencement, works in accordance with the Highways Agreement to be practically complete before first occupation. • The detailed designs (including relevant road safety audits) of all accesses and egresses into the development and designs of surrounding junctions should be agreed with the Council in line with the final road safety audit approved by the Council. • Highways Agreement to include a supervision fee of maximum of 10% <p><u>Continuity of Stadium Provision</u></p> <p><u>Amenity Space and Management Plan</u></p> <p><u>Car Club</u></p> <p><u>Employment and Skills</u></p> <ul style="list-style-type: none"> • 15% local labour for construction phase (reasonable endeavours) • 20% local labour for end user phase (reasonable endeavours) • 15% local supply chain (reasonable endeavours) • Apprenticeships and Traineeships numbers to be determined on a phase-by-phase approach, based on capital value and number of units. Statement in S106 to commitment to apprenticeships and traineeships. • Cash contribution to support individuals gaining the SECTA training at the rate of £300 per person, aligning with the traineeship and apprenticeship. • If targets are not achieved, £1000 for every percentage point missed to be invested in associated skills, employment or business activity. • Monitoring provisions. <p><u>Travel Plan Monitoring Fee</u></p> <ul style="list-style-type: none"> • Travel Plan Monitoring Fee of £3,000 per annum for 5 years from first occupation of a residential unit (Provision of Travel Plan secured by condition). • Travel Plan Co-Ordinator to be appointed before first occupation of a residential unit for a five-year period. <p><u>Travel Packs</u></p> <ul style="list-style-type: none"> • Travel Packs to be approved by the Council and provided to each residential unit prior to first occupation • Travel Packs must contain, among other things: <ul style="list-style-type: none"> ○ 4 x travel cards for use on local buses valid for 2 weeks ○ 4 x season tickets for use on c2c or Greater Anglia train 	
--	--	--	---	--

			<ul style="list-style-type: none"> ○ lines valid for 1 week. ○ Details of free car club membership valid for 1 year ○ Details of a minimum of 5 car club driving hours for those eligible ○ Details of personalised Journey Planning to be provided to the first occupier of each residential unit prior to occupation. <p><u>CCTV</u></p> <ul style="list-style-type: none"> • CCTV to be provided, applicant to demonstrate reasonable endeavours to link their CCTV system to the Council's system before occupation of each phase, applicant to be responsible for the costs of connecting <p><u>Other Provisions</u></p> <ul style="list-style-type: none"> • Contributions to be subject to Indexation • Agreement to include appropriate provisions regarding the return of unspent, uncommitted contributions • Legal fees • S106 Monitoring fees • Monitoring provisions • Phasing • Provisions for binding Council Land <p>See <u>Development Control minutes</u> for details of all S106 contributions.</p>	
<p>659 - 665 London Road Westcliff-On-Sea Essex SS0 9PD</p>	21/00161/FULM	20/09/2022	<ul style="list-style-type: none"> • A policy compliant financial contribution of £306,414.69 in lieu of onsite provision of affordable housing • £33,343.93 contribution towards secondary education • The planting of 3 new street trees in the highway to the front of the site to the Council's specifications including the reinstatement of the redundant London Road crossover in this location. • The provision of Travel Packs for residents and Travel Plan Monitoring. • £2,754.20 towards biodiversity mitigation, management, protection or education (RAMS). • Standard S106 Monitoring Fee. 	Details tbc (in excess of £350,000)
<p>Land At Fossetts Farm Sutton Road</p>	20/00337/OUTM	30/09/2022	<ul style="list-style-type: none"> • 30% units of affordable housing provided on site with a 60/40 (social/affordable rent/shared ownership) tenure split – which based on 131 units would constitute 40 affordable units – 24 of which would be social/affordable rented and 16 shared 	Details tbc (in excess of £500,000)

<p>Southend-On-Sea Essex</p>			<p>ownership. (The final numbers of affordable units will depend on the final number of units to be provided on site which will be confirmed at reserved matters stage).</p> <ul style="list-style-type: none"> • A financial contribution of £368,290.33 towards secondary education at Chase High School or another secondary school within acceptable travel distance, assuming 131 dwellings are provided, to be paid prior to commencement of the development. The final amount required will depend on the final number of units and the final dwelling mix which will be confirmed at reserved matters stage. • Essex RAMS payment of £127.30 (index linked) per welling – would be £16,676.30 based on 131 units to mitigate the potential disturbance to European designated sites (the final amount will depend on final number of units which will be confirmed at reserved matters stage). <p>Highways contributions</p> <ul style="list-style-type: none"> • Travel Plan • £1,000 per year for 5 years from first occupation for the Travel Plan Monitoring. • Travel Packs which must include free bus tickets and free car club use for each dwelling and must be provided to residents before first occupation. • Travel Packs which must include 4 x travel cards for use on local buses valid for 2 weeks, details of local bus and rail operators, details of any offer by bus operators of discounted travel to residents, details of free car club membership valid for 1 year, details of 10 car club driving hours for those eligible. Travel Packs are to be provided to the first occupier of each dwelling before first occupation. • Developer to work with a bus company to provide an enhanced bus service for a minimum of 3 years which runs at least half hourly Monday – Friday 07:00 – 20:00, at least half hourly Saturdays 07:30 – 20:00 and at least hourly Sundays 09:00 – 19:00 and which must be up and running before the first unit is occupied. • £10,000 contribution towards investigations into and minor works to local cycleways. • 1x Car Club Vehicle and Space which must be served by an electric charging point. • To enter into a car club agreement for a period of up to 10 years, including provision of 1x Car Club Vehicle and Space which must be served by an electric charging point. Free car club membership for 1 year and 10 hours free driving time to be 	
---	--	--	--	--

			<p>provided for the first occupier of each dwelling upon request.</p> <ul style="list-style-type: none"> The applicant will transfer the Schedule Monument land within its ownership to the Council prior to the commencement of the development. The applicant is required to pay a proportion of 7% of the costs required for the implementation of the SAM Archaeological Conservation Management Plan (2020) drafted by Orion or any subsequent variation of this which has been agreed with the Local Planning Authority. Mitigation to be provided to ensure the net loss of biodiversity at the site, as a result of this development, is off-set within the City of Southend with a minimum of an overall 10% biodiversity net gain achieved within the City of Southend: <ul style="list-style-type: none"> Prior to commencement of the development, the owner shall submit an overall strategy within a Principle Biodiversity Impact Assessment (BIA) to the Council for its written approval. Once approved, where the BIA shows a Biodiversity Loss the owner shall submit a Biodiversity Mitigation Scheme to the Council for its written approval, prior to commencement of the development, which fully details the on-site and any off-site off-setting mitigation to be used with a minimum overall 10% biodiversity net gain to be achieved within the City of Southend. The Biodiversity Scheme shall include a time frame for the implementation of the off-site minimum 10% net gain. Once approved the owner shall carry out the actions in the approved Biodiversity Mitigation Scheme to provide the overall 10% biodiversity net gain within the City of Southend, in accordance with the approved time frame. Residential use through the release of restrictions imposed in the S106 agreement dated 8th January 2004. £10,000 for the monitoring of the S106 Agreement. 	
425 - 427 Sutton Road Southend-on-sea Essex SS2 5PQ	22/00611/FULM	22/12/2022	<ul style="list-style-type: none"> Affordable housing of 9no. affordable rent (4no. 1b2p, 2no. 2b3p, 2no. 2b4p and 1no. 3b4p units) and 24no. shared ownership (5no. 1b2p, 15no. 2b3p, 3no. 2b4p and 1no. 3b4p); Residential Travel Packs – to be agreed prior to occupation; Essex Coast RAMS – to be paid prior to occupation (approx. £4,346); Monitoring costs of £2250. 	Details tbc (approx. £6,500)
Total:				Details tbc (in

				excess of £2.4m)
--	--	--	--	-------------------------

All S.106 agreements completed can be viewed on the Council's [Public Access for Planning](#) system available on our website.

6. Planning for infrastructure expenditure

6.1 What do developer contributions deliver?

Developer contributions, secured through CIL and S.106 planning obligations, provide strategic and site-specific infrastructure to support development and growth in the city. The projects that will be funded, wholly or partly by developer contributions fall within the following infrastructure and affordable housing categories:

- education
- health and social wellbeing
- coastal flood protection
- social and community
- leisure and recreation
- public realm and environment
- transport
- affordable housing

6.2 Future spending priorities

The categories listed in paragraph 6.1 above reflect the infrastructure needs identified in the Council's Infrastructure Delivery Plan (February 2015) as identified for the Development Plan period. A review is underway of the current Southend Development Plan as part of the new Southend Local Plan. This review will comprise a detailed assessment of infrastructure requirements to support growth.

More detail will be provided in subsequent infrastructure funding statements regarding what infrastructure will be delivered, including when and where once the new Local Plan is adopted. The current CIL Main Fund (as at the end of the reported year 2022 to 2023) is therefore carried forward and it is proposed that its spending will be prioritised as part of the Development Plan review, which will identify essential infrastructure required to deliver growth set out in the new Southend Local Plan. S.106 planning obligations will continue to meet the statutory tests in regulation 122 of the CIL Regulations 2010 (as amended) and as policy tests in the National Planning Policy Framework. They must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

In accordance with the CIL Regulations 2010 (as amended), the Council will continue to allocate 5% of total CIL receipts to administrative expenses associated with CIL; and 15% of total CIL receipts (less surcharges) to localised neighbourhood projects.

Details relating to the governance arrangements (including spending and reporting arrangements) for CIL can be found in the CIL Governance Framework (July 2015).

Decisions relating to S.106 planning obligation requirements are made by the Development Control Committee. Further details in relation to the Council's approach and priorities in respect of seeking planning obligations when considering planning applications can be found in the Supplementary Planning Document 'Planning Obligations: A Guide to Section 106 and Developer Contributions 2015'.

7. Conclusion

Southend-on-Sea City Council is committed to working with its partners to ensure that CIL and S.106 developer contributions are used in a fair and transparent way to maximise the benefits and opportunities arising from development, such as new affordable homes, community infrastructure and environmental improvements.

If you have any further queries or comments about this statement, please do not hesitate to contact us via email:
S106andCILadministration@southend.gov.uk

Appendix 1: Southend 2050 Outcomes

Southend 2050 is the city's ambition for the future. It was developed following extensive conversations with those that live, work, visit, do business and study in Southend-on-Sea. These conversations asked people what they thought Southend-on-Sea should be like in 2050 and what steps are needed now, and in the coming years, to help achieve this. The ambition is grounded in the values of Southenders. It is bold and challenging and will need all elements of our community to work together to make it a reality.



The Southend 2050 programme is not about one single publication or statement. It is a mind-set – one that looks to translate the desires of local people and stakeholders into action, something that looks to the long term, but also at the action that is needed now and in the medium-term.

Southend 2050 is made up of the ambition, associated themes, and the outcomes we want to achieve. Our Road Map²⁶, and all future delivery plans, strategies and policies will reflect this. The Road Map builds on our existing achievements and outlines what the Council wants to achieve in the coming five years. Our delivery plans will focus on achieving desired outcomes that reflect our ambition.

All the investment set out in this Infrastructure Funding Statement will contribute to achieving the 2050 Outcomes. Please see next page for a breakdown of the 2050 Themes and Outcomes.

²⁶ See <https://www.southend.gov.uk/southend-2050-7> for further details.

Southend 2050 Themes & Outcomes

 <p>PRIDE & JOY</p>	<p>Pride and Joy By 2050 Southenders are fiercely proud of, and go out of their way, to champion what our city has to offer.</p>	<ol style="list-style-type: none"> 1. There is a tangible sense of pride in the place and local people are actively, and knowledgeably, talking up Southend. 2. The variety and quality of our outstanding cultural and leisure offer has increased and we have become the r first choice English coastal tourism destination for visitors. 3. We have invested in protecting and nurturing our coastline, which continues to be our much loved and best used asset. 4. Our streets and public spaces are clean and inviting.
 <p>SAFE & WELL</p>	<p>Safe and Well By 2050 people in Southend-on-Sea feel safe in all aspects of their lives and are well enough to live fulfilling lives.</p>	<ol style="list-style-type: none"> 1. People in all parts of the borough feel safe and secure at all times. 2. Southenders are remaining well enough to enjoy fulfilling lives, throughout their lives. 3. We are well on our way to ensuring that everyone has a home that meets their needs. 4. We are all effective at protecting and improving the quality of life for the most vulnerable in our community. 5. We act as a Green City with outstanding examples of energy efficient and carbon neutral buildings, streets, transport and recycling.

	<p>Opportunity & Prosperity By 2050 Southend- on-Sea is a successful city and we share our prosperity amongst all of our people.</p>	<ol style="list-style-type: none"> 1. The Local Plan is setting an exciting planning framework for the Borough. 2. We have a fast evolving, re-imagined and thriving town centre, with an inviting mix of shops, homes, culture and leisure opportunities. 3. Our children are school and life ready and young people are skilled and job ready. 4. Key regeneration schemes, such as Queensway, seafront developments and the Airport Business Park are underway and bringing prosperity and job opportunities to the Borough. 5. Southend is a place that is renowned for its creative industries, where new businesses thrive and where established employers and others invest for the long term.
	<p>Active & Involved By 2050 we have a thriving, active and involved community that feel invested in our city.</p>	<ol style="list-style-type: none"> 1. Even more Southenders agree that people from different backgrounds are valued and get on well together. 2. The benefits of social connection are evident as more people come together to help, support and spent time with each other. 3. Public services are routinely designed – and sometimes delivered – with their users to best meet their needs. 4. A range of initiatives help communities come together to enhance their neighbourhood and environment. More people have active lifestyles and there are significantly fewer people who do not engage in any physical activity.
	<p>Connected & Smart By 2050 people can easily get in, out and around our borough and we have a world class digital infrastructure.</p>	<ol style="list-style-type: none"> 1. It is easier for residents, visitors and people who work here to get in and around the borough. People have a wide choice of transport options. 2. We are leading the way in making public and private travel smart, clean and green. 3. Southend is a leading digital city with world class infrastructure that enables the whole population.

This document is published by Southend-on-Sea City Council. A summary can be provided in alternative formats such as Braille, audio-tape or in large print.

Translations of this document in alternative languages are also available upon request.

Civic Centre, Victoria Avenue,
Southend-on-Sea, Essex SS2 6ER
01702 215000

www.southend.gov.uk