



Public Document Pack


Southend-on-Sea City Council

Executive Director (Strategy, Change and Governance):

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 www.southend.gov.uk



16 February 2023

CABINET - TUESDAY, 21ST FEBRUARY, 2023

SUPPLEMENTARY PACK 1: AGENDA ITEM 13: CIL APPENDICES

Please find enclosed, for consideration at the next meeting of the Cabinet taking place on Tuesday, 21st February, 2023, the following appendices that were unavailable when the agenda was printed.

Agenda No Item

13 Proposed Community Infrastructure Levy (Pages 3 - 52)

Appendices attached

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Cycle Routes & Path Improvement Programme CIL Main Fund Application

In 2020 the UK Government launch the cycling and walking strategy for England. Stating that: 'Increasing cycling and walking can help tackle some of the most challenging issues we face as a society – improving air quality, combatting climate change, improving health and wellbeing, addressing inequalities and tackling congestion on our roads'.

In response the Council bid for and was awarded capital funding as part of the Active Travel Fund, which is being used to install sustainable lighting along the Prittlebrook Greenway, install secure cycle parking and introduce further School Streets projects. Furthermore, following the completion of the city-wide holistic cycle audit, which included public consultation, a short, medium and long-term programme of future works has been developed. To support this Southend also receives Capability Funding to encourage behavioural change as part of the government's commitment to ensure 'that understanding of transport users' needs, motivations and behaviours is central to what we do, in order to maximise our chances of success'. The government have also indicated that there will be further rounds of Capability Funds to reinforce the commitment to behavioural change.

In addition, as part of the Council's development of the Local Transport Plan 4, a Local Cycling and Walking Infrastructure Plan (LCWIP) is being produced. This will build on the work undertaken since Southend was awarded Cycle Town status in 2008. Southend's 2050 ambition states that we will 'continue to work to ensure that our residents, visitors, and those who work in Southend-on-Sea can easily get in, out of and around our city'. As part of this the Council is working to 'facilitate a wide choice of transport that improves accessibility, connectivity and mobility to all residents. Including, working with public transport providers to deliver these long-term aspirations'.

To support and reinforce work that is already in the process of being delivered through the Active Travel Fund, we have taken this opportunity to review the Cycling Delivery report. This Report has been produced from the results of the holistic cycle audit, public consultation, and engagement with the cycling community. The report has a proposed programme of future phased (short, medium and long term) cycling measures to be delivered across the City.

By utilising the CIL funding, it will be possible to expedite the delivery of the cycling measures within this report. These improvements will address a number of identified network deficiencies and also network improvement requests from the cycling community. Taken together, (the Active Travel Fund & CIL) these two cycling improvement programmes will provide the added impetus to net zero by enabling our citizens who are able to travel around the city sustainably.

This CIL bid is in three phases: short, medium and long-term projects.

Short Term

Following a review of the existing cycle facilities there are several areas of existing cycle lanes where the road markings and delineation has become worn. This can cause uncertainty for all road users and discourage those existing or would be cyclists from using the facilities that already exist as well as potentially reduce the uptake of any new facilities that may be constructed.

Seafront Cycle Track Infrastructure Improvement Scheme

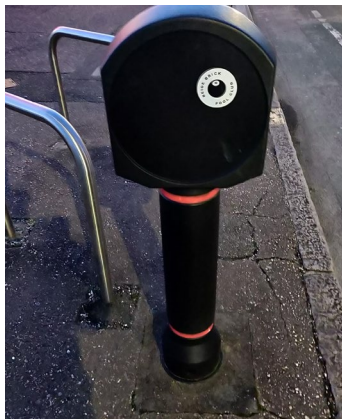
The entire cycle track length from Chalkwell Avenue to Shoebury Common Road requires considerable improvement works. Those items that require the earliest intervention have been summarised below.

The work will cost in the region of £40,000 and will include:

- Replace all missing cycle signs
- Replace / refresh all existing cycle track line markings
- Replace all missing bollards

Chalkwell Avenue to Western Esplanade

- Most of the cycle signs to TSRGD Diag. No. 955 are missing in most of the bollards.
- Most cycle track line markings need refreshing
- 'GIVE WAY' cycle signs to TSRGD Diag. No. 955 are missing in most bollards



- The majority of the cycle track markings on Western Esplanade (near the Southend Pier) need refreshing.

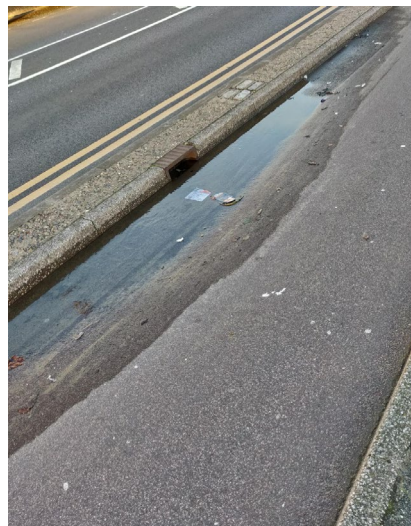


- Additionally, the existing green high friction surface treatment is almost gone from cycle track from Chalkwell Avenue to Western Esplanade. It will cost in the region of £210,000 to re-apply the green high friction surface treatment on the cycle track from Chalkwell Avenue to Western Esplanade.



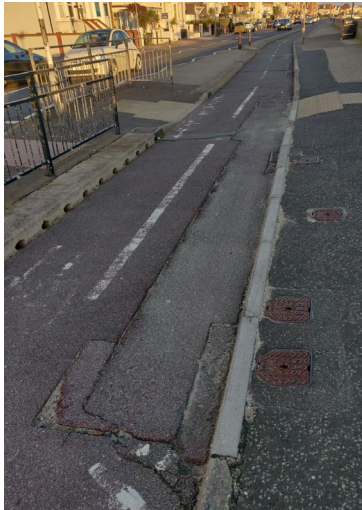
Near Lifstan Way (Eastern Esplanade)

- All cycle track line markings need refreshing.
- Ponding on cycle track, either kerb gully is blocked, or cycle track profile needs reprofiling.



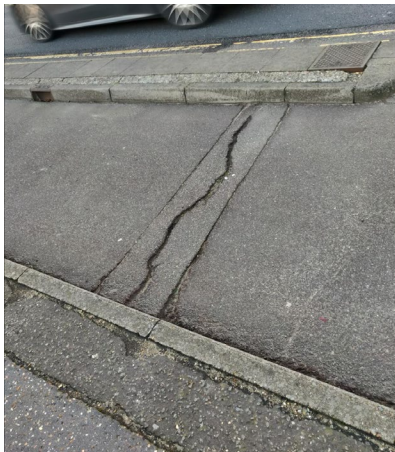
Opposite property No. 173 Eastern Esplanade

- Cycle track in poor condition
- Missing signage
- All cycle track line markings need refreshing
- Missing bollards and signs on existing island



Opposite Camper Road, Eastern Esplanade

- Numerous cracks on the cycle track
- Cycle track line markings needs refreshing
- Lots of missing signs



Opposite Premier Inn, Eastern Esplanade

- Lots of cracks on the cycle track
- Cycle track needs resurfacing & cycle line markings refreshing



- Additionally, this area of cycle track requires cycle track reconstruction, the cost is estimated in the region of £110,000 to undertake this work from Forge Way to Plas Newydd (Eastern Esplanade).

Thorpe Esplanade

- Refresh all cycle lane markings
- Replace all missing cycle signs



Eastern Esplanade – Shoebury Common Road

- Refresh all cycle lane markings
- Replace all missing cycle signs
- Replace all missing and defective bollards



Short-term scheme estimate is £360,000.00

(Please note, no intrusive investigations have been undertaken in terms of carriageway coring or CCTV drainage surveys at the present time).

For proposed scheme drawings, please see Appendix A1.

Medium Term

There are a number of existing roads that do not attract significant levels of motorised vehicles and therefore are ideal for use by less confident cyclists to either link between existing off road cycle facilities or provide relatively 'car free' routes to destinations within the city. These quieter routes will be signed and minimally lined (where required).

The first of these routes will be:

- Leigh to Central Southend Quietway (Southern Spur)
- Leigh to Southend Victoria Quietway (Northern Spur)
- Shoeburyness to Southend Victoria Quietway

The emerging LCWIP will build on these routes along with introducing others.

The estimated cost for these three quieter routes are as follows

Leigh to Central Southend Quietway	£39,000.00
Leigh to Southend Victoria Quietway	£45,000.00
Shoeburyness to Southend Victoria Quietway	£65,000.00

Medium-Term scheme estimate is £149,000.00

For proposed scheme drawings, please see Appendix A2.

Long Term

An off-carriageway cycle route is proposed, utilising the boulevard areas within the central reserve. The proposed route is Blenheim Chase to Prittlewell Chase via Kenilworth Gardens.

An additional route is also proposed, which would connect the proposed Blenheim Chase to Prittlewell Chase route to the existing A127 route, via Mountdale Gardens.

This design will be developed whilst the short and medium terms items are being introduced and their usage monitored.

This work will be subject to a public consultation through the formal Traffic Regulation Order (TRO) process. Following the TRO process, and once the design is developed further, a second report to Cabinet will follow.

The estimated costs for this long-term scheme is as follows

	Boulevard (off-carriageway)	Boulevard (off-carriageway)
	<i>Asphalt Surface</i>	<i>Granular Surface</i>
Blenheim to Prittlewell Chase	£600,000.00	£1,000,000.00

For proposed scheme drawings, please see Appendix A3.

Price and Programme Summary for CIL Cycling Improvements Bid

Depending on which long-term proposed option is chosen, the total price of the works varies, please see below.

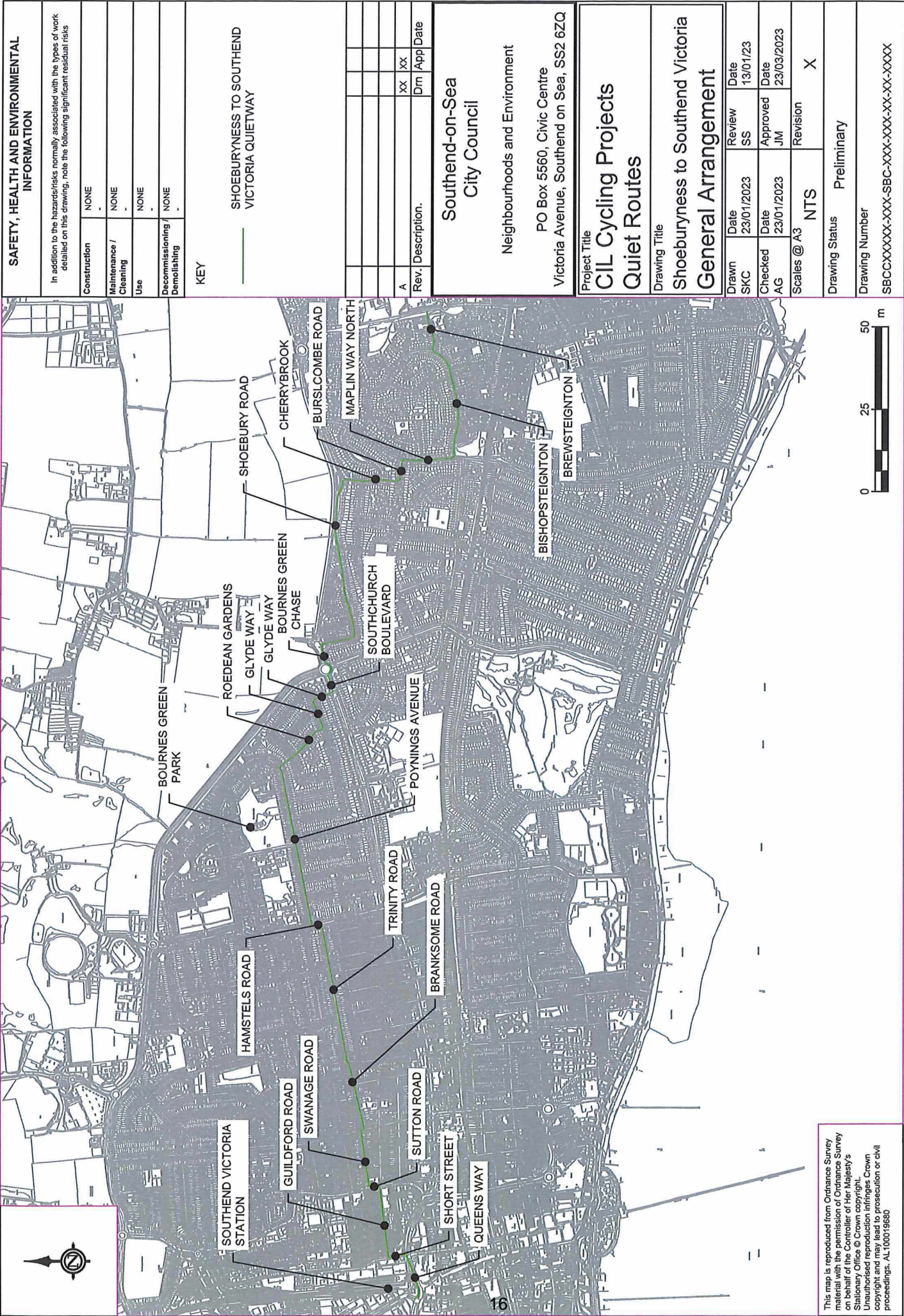
Short Term Scheme	£360,000.00
Medium Term Schemes	£149,000.00
Long Term Scheme – off carriageway	£600,000 to £1,000,000.00 (dependant on surface type chosen)

Whilst it is clear from the summary table above that the estimated cost of the whole proposed scheme is in excess of the £1,000,000.00 currently available from CIL funding, it is proposed that LTP funding, spanning two financial years (23/24 & 25/25) will be utilised to address the shortfall in funding.

For this reason, and to also allow sufficient time to develop the detailed design of the proposed off and on carriageway routes, (including time for consultations, Cabinet reports, statutory traffic orders) the proposed programme is below.

Scheme	Commence	Complete
Short Term	March 2023	April 2023
Medium Term	March 2023	May 2023
Long Term – preliminary design	March 2023	August 2023
Long Term – detailed design	September 2023	January 2024
Long Term – construction	February 2024	May/June 2024

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Revisions				
Rev	Original Issue:	Details	Auth	Date
A			*	

four				
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- | Proposed Cycle Route | Existing (Segregated) cycle route | Existing (on-carriageway) cycle route |
|---|---|---|
|  |  |  |

Notes

1. Cycle route shown is indicative and subject to detailed design


**Southeast-on-Sea
City Council**

Department
for Neighbourhoods
and Environment

PO Box 5560, Civic Centre
Victoria Avenue, Southend on Sea,
SS2 6ZQ

Proposed Cycle Way

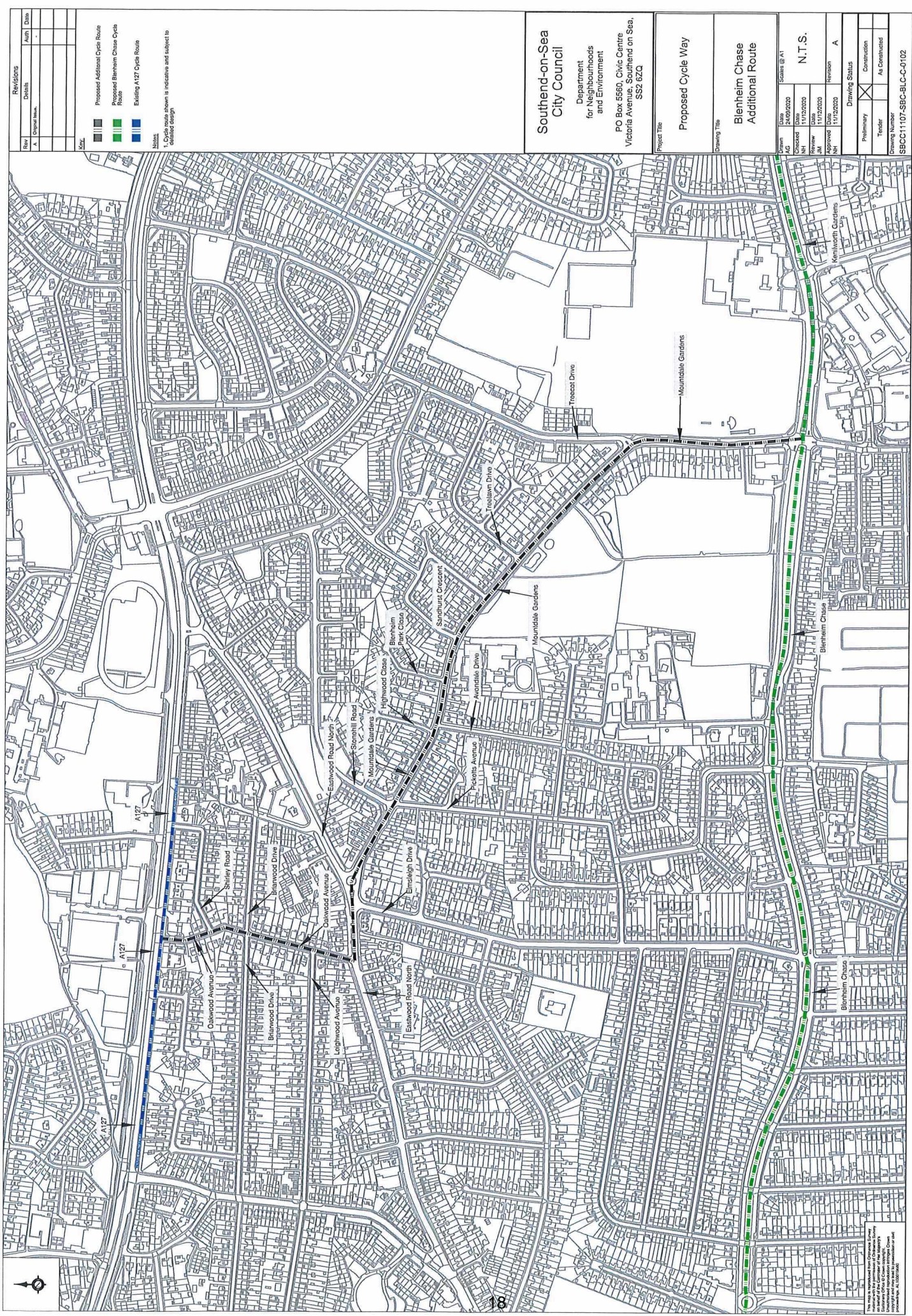
Blenheim Chase

Drawn	Date	Stamp	<div style="text-align: center;">  <p>N.T.S.</p> </div>
AG	24/09/2020		
Checked	24/09/2020		
Drawn	24/09/2020		
Scale	1:1		
Approved	Date	Revision	
NH	11/12/2020	A	

Drawing Status		
Preliminary	<input checked="" type="checkbox"/>	Construction
Tender	<input type="checkbox"/>	As Constructed

Drawing Number	SBCC1107-SBC-BLC-C-0101
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Revisions		
Rev	Details	Date
A	Original Issue	-

- Scale
- Proposed Additional Cycle Route
 - Proposed Blenheim Chase Cycle Route
 - Existing A127 Cycle Route

Notes

1. Cycle route shown is indicative and subject to detailed design

Southend-on-Sea City Council

Department for Neighbourhoods and Environment

PO Box 5560, Civic Centre
Victoria Avenue, Southend on Sea,
SS2 6ZQ

Project Title

Proposed Cycle Way

Drawing Title

Blenheim Chase Additional Route

Scale: 1:1000

Drawn: 24/09/2020

Checked: 11/12/2020

Approved: 11/12/2020

Author: N.T.S.

Revision: A

Drawing Status

Preparation: ☒ Construction

Tender: ☐ As Constructed

Drawing Number

SSCCT1107-SBC-BLC-0102

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Infrastructure Funding Statement

Reported Year

1 April 2021 to 31 March 2022

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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).

For the purpose of this IFS, the Reported Year is the financial year from 1 April 2021 to 31 March 2022.

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 2021 to 2022

Reported Year 2021 to 2022		Amount
	Total value of CIL set out in all Demand Notices issued in the reported year	£1,127,607.67
	Total amount of CIL receipts carried over from previously reported years	£1,979,577.69
	Total amount of CIL receipts in reported year	£1,296,881.50
	Total amount of CIL expenditure (including admin expenses) in reported year	£74,797.63
	Total overpayments returned ⁴ in reported year	£31,408.68
	Total amount transferred to other organisations in reported year	£37,678.73
	Total amount of CIL allocated but unspent in reported year	£94,878.39
	Total amount of CIL collected in any year yet to be allocated and remaining to be spent at the end of the reported year	£3,037,695.76

Summary Table 2: Section 106 (S.106) Planning Obligation Funds 2021 to 2022⁵

Reported Year 2021 to 2022		Amount
	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	£1,726,797.35
	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	£2,325,106.42
	Total amount of money under any planning obligations which was received in reported year	£141,825.94
	Total amount of money under any planning obligations which was spent in reported year	£1,207,751.34
	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	£1,304,351.44
	Total amount of money under any planning obligations yet to be allocated and remaining to be spent at the end of reported year	£1,681,626.93

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 2021 to 2022

3.1 CIL Funding Summary

Table 1 sets out the CIL financial summary for 2021 to 2022 for the period from 1 April 2021 to 31 March 2022.

Table 1: Total CIL Summary

Total CIL receipts carried over from previously reported years⁷	£1,979,577.69
Total CIL receipts⁸ in reported year including:	£1,296,881.50
CIL receipts in CIL Main Fund in reported year	£1,046,563.55
CIL receipts in CIL Neighbourhood Allocation in reported year (15% of total receipts less surcharges)	£185,473.87
CIL received for administrative expenses in reported year (5% of reported year total)	£64,844.08
Total CIL receipts carried over from previously reported years and received in reported year	£3,276,459.19
Total overpayments returned in reported year ⁹	£31,408.68
Balance of CIL receipts after overpayments returned	£3,245,050.51
Total amount of CIL applied to administrative expenses in the reported year ¹⁰	£63,273.64
Total expenditure from CIL Ward Neighbourhood Allocation in reported year ¹¹	£11,523.99
Total amount of CIL transferred to Leigh Town Council (LTC) from the reported year (Local Council Neighbourhood Allocation)	£37,678.73
Total CIL receipts in CIL Main Fund and CIL Ward Neighbourhood Allocation unspent at the end of the reported year¹²	£3,132,574.15
Total CIL Ward Neighbourhood Allocation amount allocated but unspent in the reported year ¹³	£94,878.39
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 year¹⁴	£3,037,695.76

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

⁸ This figure comprises total funds received in financial year 2021 to 2022 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 Receipts to CIL Admin Fund reduced by £ 1,570.43 to take into account overpayments returned in reported year.

¹¹ See Table 2 for a detailed breakdown.

¹² 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.

¹³ See Table 2 for a detailed breakdown.

¹⁴ £0.01 difference to table in section 3.2 and 3.3 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 new Southend Local Plan.

CIL Main Fund (summary)	
Main Fund carried over from previously reported years	£1,745,122.24
Main Fund receipts for the reported year	£1,046,563.55
Total overpayments returned in the reported year ¹⁵	£25,126.94
Main Fund expenditure for the reported year	£0.00
Main Fund retained at the end of the reported year	£2,766,558.85

3.3 CIL Neighbourhood Allocation

Neighbourhood Allocation (summary)	
Neighbourhood Allocation carried over by Southend-on-Sea City Council from previously reported years	£234,455.46
Total Neighbourhood Allocation receipts for the reported year including funds to be transferred to LTC	£185,473.87
Total CIL receipts to be transferred to LTC for the reported year	£37,678.73
Total overpayments returned in the reported year ¹⁶	£4,711.30
Neighbourhood Allocation expenditure for the reported year excluding funds transferred to LTC	£11,523.99
Total CIL Ward Neighbourhood Allocation unspent at the end of the reported year¹⁷	£366,015.31
Total CIL Ward Neighbourhood Allocation amount allocated but unspent in the reported year ¹⁸	£94,878.39
Total CIL Ward Neighbourhood Allocation yet to be allocated and remaining to spend at the end of the reported year¹⁹	£271,136.92

3.3.1 CIL Local Council Allocation

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

¹⁶ Payments are returned under CIL Regulation 75 (Overpayments) if the amount paid proves to be greater than the amount due.

¹⁷ - £0.02 difference to Table 2 due to rounding differences.

¹⁸ See Table 2 for a detailed breakdown.

¹⁹ - £0.02 difference to Table 2 due to rounding differences

Local parish council: Leigh Town Council (LTC)	
Total CIL receipts allocated to LTC for the reported year	£37,678.73
Ward breakdown:	
CIL receipts within Belfairs (within LTC boundary)	£3,716.83
CIL receipts within Blenheim Park (within LTC boundary)	£10,888.35
CIL receipts within Leigh	£18,954.46
CIL receipts within West Leigh	£4,119.09
Deductions ²⁰ 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	£37,678.73

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>

²⁰ Payments are returned under CIL Regulation 75 (Overpayments) if the amount paid proves to be greater than the amount due.

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.

Table 2: Details of CIL Ward Neighbourhood Allocations

Ward	Receipts in 2021 to 2022 (£)	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	0.00	-	799.00	-
Chalkwell	8,982.18	13,715.08	0.00				0.00	22,697.26	799.00	21,898.26
				Tree planting between Eastwood and Oakwood parks	2,191.20	661.00	0.00	-	1,530.20	-
				Rochford Corner power connection	1,394.93	0.00	1,354.87	-	40.06	-
Eastwood Park	1,846.07	4,500.80	0.00				1,354.87	4,992.00	1,570.26	3,421.74
Kursaal	8,034.66	1,881.35	1,089.89				0.00	8,826.12	0.00	8,826.12

				Milton Park improvements	5,000.00	3,024.00	246.60	-	1,729.40	-
				Park Street replacement bollards	2,856.54	1,517.31	0.00	-	1,339.23	-
				Milton railway bridge artwork	3,779.03	0.00	0.00	-	3,779.03	-
				Whitegate Play Space	15,000.00	0.00	0.00	-	15,000.00	-
Milton	26,554.69	22,094.26	0.00				246.60	48,402.35	21,847.66	26,554.69
				Priory Park fountains restoration	25,000.00	0.00	7,827.52	-	17,172.48	-
Prittlewell	3,475.68	34,610.54	0.00				7,827.52	30,258.70	17,172.48	13,086.22
				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	28,762.33	15,681.20	0.00				0.00	44,443.53	12,707.58	31,735.95
				Southchurch Speedwatch	444.35	0.00	0.00	-	444.35	-
South-church	351.86	1,902.10	0.00				0.00	2,253.96	444.35	1,809.61
				St Laurence whip hedge planting	174.90	0.00	120.00	-	54.90	-

				Eastwood Community Centre replacement water heaters	1,975.00	0.00	1,975.00	-	0.00	-
				Eastwood Community Centre LED lighting project	4,032.00	0.00	0.00	-	4,032.00	-
St Laurence	1,011.17	22,805.09	0.00				2,095.00	21,721.26	4,086.90	17,634.36
St Lukes	957.95	1,216.47	0.00				0.00	2,174.42	0.00	2,174.42
				Southchurch Bowls Club Irrigation System	8,500.00	0.00	0.00	-	8,500.00	-
Thorpe	4,351.83	14,203.25	0.00				0.00	18,555.08	8,500.00	10,055.08
				Balmoral Community Centre Garden	1,250.00	0.00	0.00	-	1,250.00	-
Victoria	43,613.96	58,533.80	0.00				0.00	102,147.76	1,250.00	100,897.76
West Shoebury	4,616.05	6,420.63	718.91				0.00	10,317.77	0.00	10,317.77
				Westborough Signposting	1,151.36	0.00	0.00	-	1,151.36	-
West-borough	7,803.99	5,834.45	2,902.50				0.00	10,735.94	1,151.36	9,584.58
				Belfairs Memorial Bench	1,810.00	0.00	0.00	-	1,810.00	-

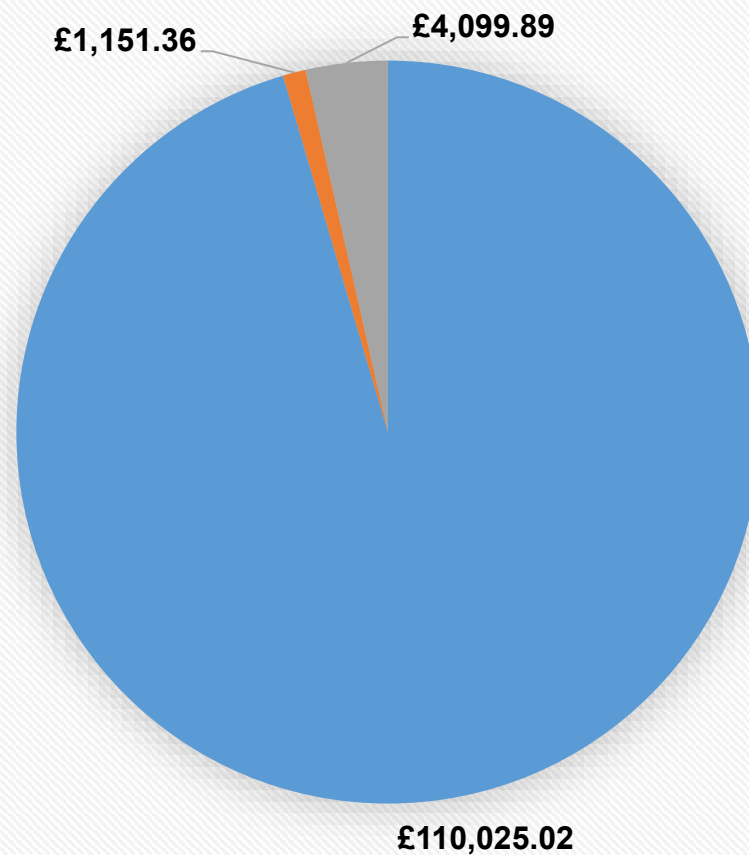
Belfairs (outside LTC boundary)	2,879.54	3,846.06	0.00				0.00	6,725.60	1,810.00	4,915.60
				Mendip Wildlife Garden	2,000.00	0.00	0.00	-	2,000.00	-
				Blenheim Park 'Makeover'	5,000.00	3,671.58	0.00	-	1,328.42	-
				Blenheim Park Gym and Games Equipment	20,210.38	0.00	0.00	-	20,210.38	
Blenheim Park (outside LTC boundary)	4,553.20	27,210.38	0.00				0.00	31,763.58	23,538.80	8,224.78
TOTAL	147,795.16	234,455.46	4,711.30				11,523.99	366,015.33	94,878.39	271,136.94

The contribution this CIL expenditure makes to particular Southend 2050 Outcomes²¹ 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 valued and support the mental and physical wellbeing of residents and visitors.'

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

²¹ See www.southend.gov.uk/southend2050 for further details.

Figure 1: CIL Ward Neighbourhood Allocations by 2050 Outcomes



- Our streets and public spaces are valued and support the mental and physical wellbeing of residents and visitors.
- A range of initiatives help increase the capacity for communities to come together to enhance their neighbourhood and environment.
- People in all parts of the borough feel safe and secure at all times.

4. Section 106 (S.106) planning obligation contributions for 2021 to 2022

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 £1,726,797.35 ²².

The total amount of money received through planning obligations, agreed in any year, retained at the end of the reported year (less £1,304,351.44 allocated funds) was £1,681,626.93 ²³.

4.1 S.106 financial contributions received

Income received during the reported year 2021 to 2022 amounted to £141,825.49.

Figure 2 below indicates the contribution of S.106 income received towards achieving 2050 Outcomes²⁴. Most of the contributions are to be targeted towards the outcome 'We are well on our way to ensuring that everyone has a home that meets their needs'. Other outcomes that will benefit from S.106 income are 'Our children are school and life ready and our workforce is skilled and job ready', and 'People have a wide choice of transport options'.

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

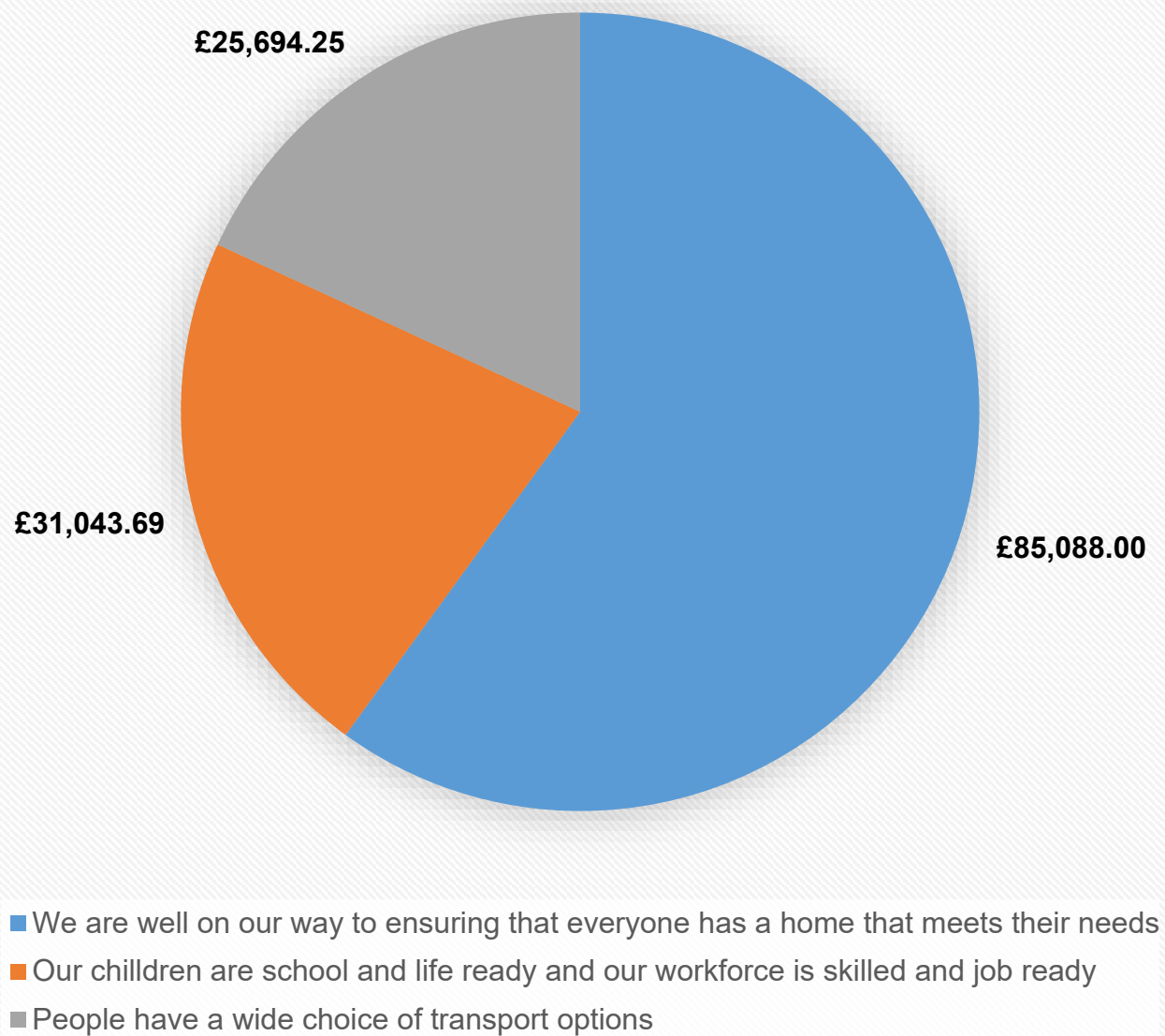
²³ Correct at time of preparation of this report but may be subject to adjustments.

²⁴ See www.southend.gov.uk/downloads/file/6148/southend-2050-ambition for further details.

Table 3: Details of S.106 income received to date in financial year 2021 to 2022 (as at 31 March 2022)

Site Address	Application no.	Date of S.106 agreement	Amount received (£)	Date received	Service area	Purpose
1307 London Road Leigh-On-Sea Essex SS9 2AD	17/01426/DOV5	22/03/2018 (as amended)	85,088.00	05/05/2021	Strategic Housing	For the provision of affordable housing within the city
University Of Essex Southend, Princess Caroline House 1 High Street Southend On Sea Essex SS1 1JE	04/01561/FUL	15/05/2006	10,000.00	02/08/2021	Traffic/ transport	To be spent on improving pedestrian facilities and providing cycle spaces on Luker Road and other areas within the vicinity of the development to enhance sustainability
The Esplanade Western Esplanade Southend-On-Sea Essex SS1 1EE	17/02266/FULM	05/09/2018 (as amended)	31,043.69	07/02/2022	Education	Towards the expansion of secondary places at Eastwood Academy required as a consequence of the Development to provide 4.28 additional secondary school places
The Esplanade Western Esplanade Southend-On-Sea Essex SS1 1EE	17/02266/FULM	05/09/2018 (as amended)	15,694.25	07/02/2022	Traffic/ transport	To provide a loading bay, re-provision of parking spaces, dropped kerbs and tactile paving
Total:			141,825.49			

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



4.2 S.106 financial contributions spent

The total amount of money under any planning obligations which was spent in the reported year 2021 to 2022 was £1,207,751.34.

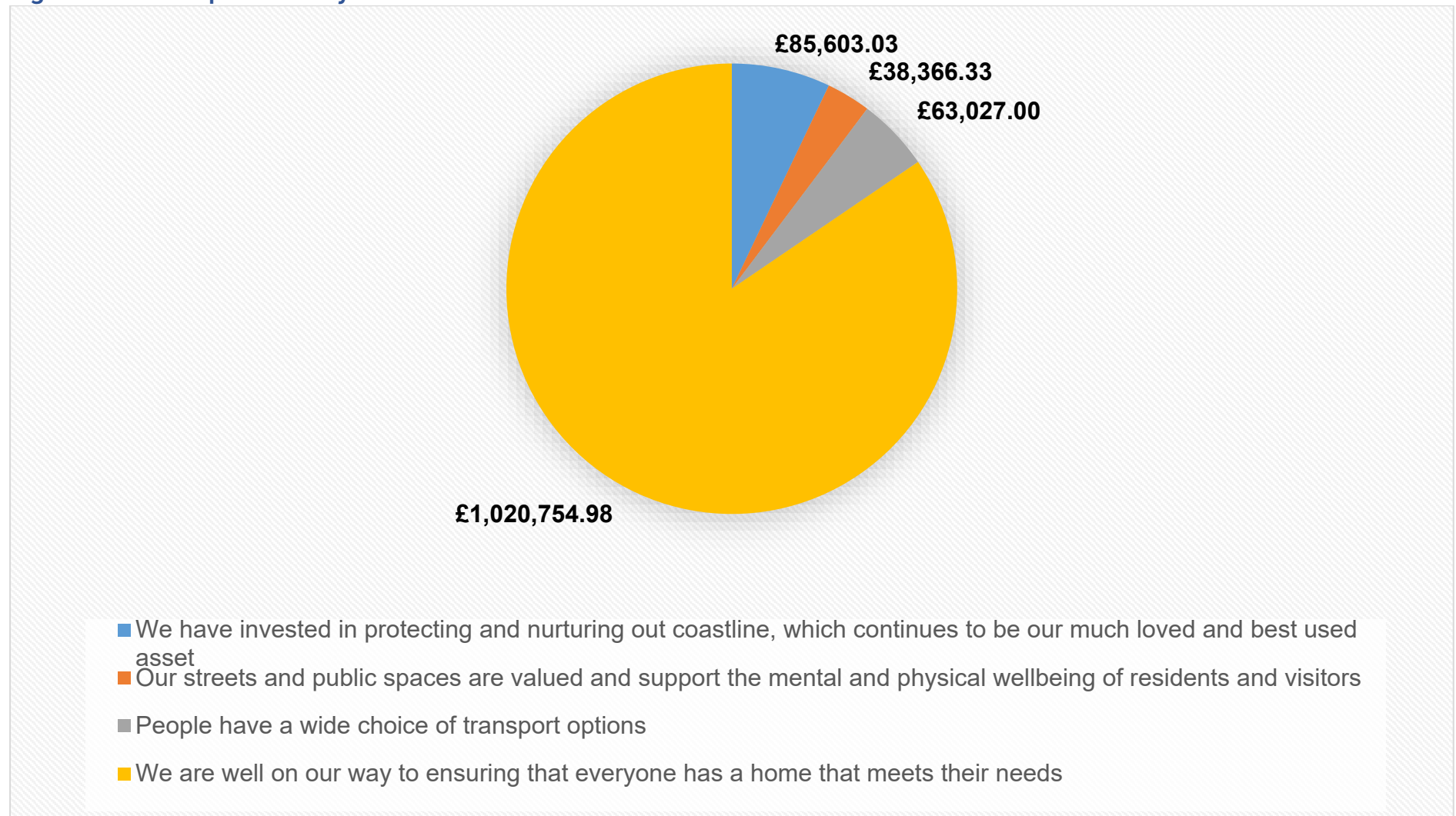
Table 4: Details of S.106 expenditure in financial year 2021 to 2022

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	623.80	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	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	8,904.69	Culture	Public art provision within the vicinity of the site
Hinguar Primary School Hinguar Street Shoeburyness Southend-On-Sea Essex SS3 9AN	14/01672/BC4M	23/04/2015	796.00	Culture	Public art provision within the vicinity of the site
Land West Of Oak Road And North Of Hall Road Rochford Essex	18/00437/NBC	01/07/2013 (as amended)	63,027.00	Traffic/ transport	Used towards highway improvements at the Bell Junction on the A127 Junction at Hobleythick Lane and Rochford Road with Prince Avenue including new signage road markings and kerb realignments which are required to satisfy and facilitate additional traffic flow resulting from the Development.
Shoebury Garrison, Ness Road	14/00153/DOV	15/01/2015	85,603.03	Civil Engineering	Repair and maintenance of the sea wall and associated structures at Shoebury Garrison

3 Acacia Drive, Thorpe Bay, Essex SS1 3JU	16/00876/DOV	28/07/2016	165,458.00	Strategic Housing	Feasibility work for Phase 5 and 6 of the Housing Revenue Account (HRA) Land Review and acquisition of 44 Harwich Road for affordable housing.
32-36 Valkyrie Rd, Westcliff-on-Sea, Essex SS0 8BU	17/00893/DOV5	10/10/2017	146,767.00	Strategic Housing	Acquisition of 44 Harwich Road for affordable housing.
British Heart Foundation, 3-5 High Street, Southend-on-Sea, Essex SS1 1JE	15/01496/AMDT and 15/01070/DOV	23/12/2015	24,232.00	Strategic Housing	Spent on acquiring properties as part of the Next Steps Accommodation Programme (NSAP) to provide permanent and supported accommodation for rough sleepers.
St Hildas School, 13-15 Imperial Ave, Westcliff- on-Sea, Essex SS0 8NE	17/00530/AMDT	27/06/2017	8,530.00	Strategic Housing	Phase 5 or 6 design work for HRA Land Review Project providing new affordable homes in the city.
Heath House And Carby House Victoria Avenue Southend-On-Sea Essex	15/02019/S106BA	25/02/2016	520,610	Strategic Housing	Towards the Next Steps Accommodation Programme to provide permanent and supported accommodation for rough sleepers.
258 Leigh Road Leigh-On-Sea Essex	18/00484/FULM	03/07/2018	155,157.98	Strategic Housing	Towards the Next Steps Accommodation Programme to provide permanent and supported accommodation for rough sleepers.
Total:			1,207,751.34		

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 financial year 2021 to 2022 no S.106 financial contributions were returned as a consequence of not being required.

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 £1,304,351.44.

Table 5: Details of S.106 financial contributions allocated to projects (but not yet spent) in financial year 2021 to 2022

Site Address	Application no.	Date of S.106 agreement	Date received	Amount allocated (£)	Service area	Purpose
Essex House, Southchurch Ave, Southend-on-Sea, Essex SS1 2LB	16/00116/DOV	06/05/2016	20/09/2016	319,588.23	Strategic Housing	Strategic land acquisition for the provision of affordable housing in the city
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 city
32-36 Valkyrie Rd, Westcliff-on-Sea, Essex SS0 8BU	17/00893/DOV5	10/10/2017	21/11/2017	71,233.00	Strategic Housing	Strategic land acquisition for the provision of affordable housing in the city
845-849 London Rd, Westcliff-on-Sea, Essex	16/01030/AMDT	14/07/2016	09/01/2018	142,528.00	Strategic Housing	Strategic land acquisition for the provision of affordable housing in the city

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 city
H Portsmouth And Son, 1043 London Road, Leigh-on-Sea, Essex SS9 3JY	15/01545/FULM	08/03/2016	11/06/2018	279,951.00	Strategic Housing	Strategic land acquisition for the provision of affordable housing in the city
Frankie And Bennys, 18-20 Southchurch Rd, Southend-on-Sea, Essex SS1 2ND	16/00177/DOV	22/06/2016	18/10/2018	130,232.79	Strategic Housing	Strategic land acquisition for the provision of affordable housing in the city
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
British Heart Foundation, 3-5 High Street, Southend-on-Sea, Essex SS1 1JE	15/01496/AMDT and 15/01070/DOV	23/12/2015	26/10/2017	171,686.00	Strategic Housing	Strategic land acquisition for the provision of affordable housing in the city.
Car Park At 27 Victoria Avenue Southend-On-Sea Essex SS2 6AL	18/02151/FULM	02/07/2019	07/07/2020	145,984.88	Education	To be used for secondary school expansion projects
Total:				1,304,351.44		

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 2021 and 31 March 2022) was £1,127,607.67.

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 2021 and 31 March 2022). 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 to 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 2021 to 2022

Site Address	Application no.	Date of S.106 agreement	Obligation	£ contribution requested
245 Sutton Road Southend-On-Sea Essex SS2 5PE	19/02255/FULM	09/04/2021	RAMS Contribution	2,762.76
Suffolk House 5 - 9 Grosvenor Road Westcliff-On-Sea Essex SS0 8EP	17/02224/CLE	06/07/2021	Restriction on flats to: <ul style="list-style-type: none"> • Not dispose of any of the flats individually without the consent of the Council • Give the Council details of any disposal of the site • Limit the tenancies to 12 months (5.1.3); and • Only rely on the planning permission (and not the LDC) in respect of the lawful use of the site 	n/a
The Old Vienna Restaurant 162 Eastwood Road Leigh-On-Sea Essex SS9 3AG	19/01110/FULM	31/01/2022	<ul style="list-style-type: none"> • Education Contribution £23,359.59 • RAMS Contribution £1,654.90 	25,014.49
Part Of Fossetts Farm, Playing Fields, Jones Memorial Recreation Grd and SUFC Training Grd Eastern Avenue Southend-On-Sea Essex	17/00733/FULM		See Public Access for Planning for further details. Includes: <ul style="list-style-type: none"> • 30% affordable housing • Secondary education contribution • RAMS contribution • Transport and highway work and contributions • Continuity of provision (training pitches, associated car parking and clubhouse) • Amenity space and management plan • Car club • Local employment and skills training • Travel plan and monitoring fee • CCTV provision • Scheduled monument contribution • Community Use Agreement • Major Event Day Plan • Public art provision • Community fund 	Details tbc (in excess of £2m)

Site Address	Application no.	Date of S.106 agreement	Obligation	£ contribution requested
			<ul style="list-style-type: none"> Cecil Jones Memorial Ground improvement contribution SUCET (Southend United Community & Educational Trust) increased activities 	
The Esplanade Western Esplanade Southend-On-Sea Essex SS1 1EE	20/02071/AMDT	07/10/2021	The provisions of the agreement dated 05/09/2018 (details under planning permission ref. 17/02266/FULM) to remain in effect on implementation of this new planning permission	n/a
636 Southchurch Road Southend-On-Sea Essex SS1 2PT	21/00054/AMDT	21/09/2021	The provisions of the agreement dated 18/09/2018 (details under planning permission ref. 17/01180/FULM) to remain in effect on implementation of this new planning permission	n/a
Development Land At Fossetts Way Southend-On-Sea Essex	21/00711/FULM	16/09/2021	<ul style="list-style-type: none"> Residential use through the release of restrictions imposed in the S106 agreement dated 8 January 2004. 221 dwellings for affordable housing (60% shared-ownership and 40% affordable rent). £4,000.00 for junction improvement and traffic calming Traffic Regulation Orders. £10,000.00 for improved connectivity the site to footpath 178 from the eastern boundary. £5,000.00 for monitoring of the travel plan. Essex RAMS payment of £28,133.30 to mitigate the potential disturbance to European designated sites. Land in control of the applicant and 12% of the costs associated with the implementation of the Prittlewell Camp Scheduled Ancient Monument Archaeological Conservation Management Plan (July 2020) prepared by Orion. Details for travel packs to be distributed to future occupiers. 	Details tbc (in excess of £47k)
Car Park At 27 Victoria Avenue Southend-On-Sea Essex	20/01464/AMDT	10/09/2021	The provisions of the agreement dated 02/07/2019 (details under planning permission ref. 18/02151/FULM) to remain in effect on implementation of this new planning permission	n/a

Site Address	Application no.	Date of S.106 agreement	Obligation	£ contribution requested
SS2 6AL				
Queensway Development Queensway Slip Road Sw Southend-On-Sea Essex	20/01479/BC4M	03/09/2021	<p>See Public Access for Planning for further details. Includes:</p> <ul style="list-style-type: none"> • 17.7% units of affordable housing on site (312 units) – with 300 social/ affordable rented units and 12 units as shared equity (with the ability for additional affordable housing subject to the viability review mechanisms). • Viability review mechanisms. • Contribution towards secondary education (which was initially estimated as £718,119.05) to be calculated on a formula basis and with the ability for additional deferred contributions subject to the viability review mechanisms. • Highway Works, Travel Strategy Group and (if required) up to £90,000 towards additional on and off-site mitigation and sustainable travel initiatives. • Traffic Regulation Orders. • Stopping up Orders. • Travel Plans, Travel Plan Fund and monitoring fees of £5,000 per year for a 10-year period. • Travel Packs. • Car Club. • Open Space and Play Space provision and maintenance. • Public Art. • Cultural Provision. • Essex RAMS payment per dwelling to mitigate the potential disturbance to European designated sites. • Employment and training. • CCTV. 	Details tbc (in excess of £1m)
53 - 57 Sutton Road Southend-on-sea Essex SS2 5PB	21/01643/FULM	22/02/2022	<ul style="list-style-type: none"> • A minimum of 4 Affordable housing units comprising 3 for affordable rent and 1 unit for shared ownership; • A financial contribution towards secondary education provision of £21,664.14, specifically for refurbishment to access places at Cecil Jones Academy; • A payment of £127.30 per dwelling for 17 dwellings, (£2,164.10) under the terms of the Essex Coast Recreational disturbance Avoidance Mitigation Strategy. 	23,828.24

Site Address	Application no.	Date of S.106 agreement	Obligation	£ contribution requested
Roslin Hotel Thorpe Esplanade Thorpe Bay Essex SS1 3BG	20/01199/FULM	07/03/2022	Highways contribution - £1,500.00 per year for 5 years from first occupation for monitoring of the travel plan.	7,500
Total:				Details tbc (in excess of £3,106,105.49)

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
- 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. The current Southend Development Plan covers the period up until 2021 and a review is underway 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 financial year 2021 to 2022) 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.

8

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, jobs 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 www.southend.gov.uk/downloads/file/6148/southend-2050-ambition for further details.

Southend 2050 Themes & Outcomes

	<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 for our residents and visitors and we have become the region's first choice coastal tourism destination. 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 valued and support the mental and physical wellbeing of residents and visitors.
	<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 city 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. 6. Residents feel safe and secure in their homes

	<p>Opportunity & Prosperity By 2050 Southend-on-Sea is a successful city and we share our prosperity amongst all of our people.</p>	<p>The Local Plan is setting an exciting planning framework for the city.</p> <ol style="list-style-type: none"> 1. We have a fast-evolving, re-imagined and thriving town centre, with an inviting mix of shops, homes, culture and leisure opportunities. 2. Our children are school and life ready and young people are ready for further education, training or employment. 3. Key regeneration schemes, such as Queensway, seafront developments and the Airport Business Park are underway and bringing prosperity and job opportunities to the city. 4. 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. 5. Southend provides fulfilling careers for our residents, and enough job roles to match the needs of the population. 6. Southend businesses feel supported to respond to economic shock; adapt to evolving global markets; and, have the tools to preserve their businesses by responding effectively and positively to change.
	<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. Residents feel the benefits of social connection, in building and strengthening their local networks through common interests and volunteering. 3. Residents are routinely involved in the design and delivery of services. 4. A range of initiatives help increase the capacity for communities to come together to enhance their neighbourhood and environment. 5. More people have physically active lifestyles, including through the use of open spaces.



Connected & Smart

By 2050 people can easily get in, out and around our city and we have a world class digital infrastructure.

1. Working with the public transport providers to enhance and encourage the use of the existing provision moving towards a long-term aspiration to open new routes, enabling a wider accessibility to public transport options.
2. People have a wide choice of transport options.
3. We are leading the way in making public and private travel smart, clean and green.
4. Southend is a leading digital city with world class infrastructure that reflects equity of digital provision for the young, vulnerable and disadvantaged.

Published November 2022

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.

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