

# Infrastructure Funding Statement

**Reported Year**

**1 April 2021 to 31 March 2022**

# Contents

1. Introduction
2. Executive Summary
3. Community Infrastructure Levy (CIL) contributions for 2021 to 2022
  - 3.1 CIL Funding Summary
  - 3.2 CIL Main Fund
  - 3.3 CIL Neighbourhood Allocation
    - 3.3.1 CIL Local Council Allocation
    - 3.3.2 CIL Ward Neighbourhood Allocation
4. Section 106 (S.106) planning obligation contributions for 2021 to 2022
  - 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 2021 to 2022](#)

[Summary Table 2: Section 106 \(S.106\) Planning Obligation Funds 2021 to 2022](#)

[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 financial year 2021 to 2022 \(as at 31 March 2022\)](#)

[Figure 2: Contribution of S.106 income received to achieving 2050 Outcomes](#)

[Table 4: Details of S.106 expenditure in financial year 2021 to 2022](#)

[Figure 3: S.106 expenditure by 2050 Outcomes](#)

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

[Table 6: Details of planning obligations entered into during the reported year 2021 to 2022](#)

# 1. Introduction

Local authorities are required to publish an annual infrastructure funding statement (IFS) providing details of developer contributions to infrastructure<sup>1</sup> from the Community Infrastructure Levy (CIL)<sup>2</sup> and Section 106 (S.106) planning obligations<sup>3</sup>.

Southend-on-Sea Borough 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](#).

---

<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> 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	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 <sup>4</sup> 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
	<b>Total amount of CIL collected in any year yet to be allocated and remaining to be spent at the end of the reported year</b>	<b>£3,037,695.76</b>

### ▼ Summary Table 2: Section 106 (S.106) Planning Obligation Funds 2021 to 2022<sup>5</sup>

Reported Year 2021 to 2022	Total amount of money to be provided under any planning obligations which were entered into during reported year <sup>6</sup>	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
	<b>Total amount of money under any planning obligations yet to be allocated and remaining to be spent at the end of reported year</b>	<b>£1,681,626.93</b>

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

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

<sup>6</sup> 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**

<b>Total CIL receipts carried over from previously reported years<sup>7</sup></b>	<b>£1,979,577.69</b>
<b>Total CIL receipts<sup>8</sup> in reported year including:</b>	<b>£1,296,881.50</b>
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
<b>Total CIL receipts carried over from previously reported years and received in reported year</b>	<b>£3,276,459.19</b>
Total overpayments returned in reported year <sup>9</sup>	£31,408.68
<b>Balance of CIL receipts after overpayments returned</b>	<b>£3,245,050.51</b>
Total amount of CIL applied to administrative expenses in the reported year <sup>10</sup>	£63,273.64
Total expenditure from CIL Ward Neighbourhood Allocation in reported year <sup>11</sup>	£11,523.99
Total amount of CIL transferred to Leigh Town Council (LTC) from the reported year (Local Council Neighbourhood Allocation)	£37,678.73
<b>Total CIL receipts in CIL Main Fund and CIL Ward Neighbourhood Allocation unspent at the end of the reported year<sup>12</sup></b>	<b>£3,132,574.15</b>
Total CIL Ward Neighbourhood Allocation amount allocated but unspent in the reported year <sup>13</sup>	£94,878.39
<b>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 year<sup>14</sup></b>	<b>£3,037,695.76</b>

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

<sup>8</sup> 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.

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

<sup>10</sup> Receipts to CIL Admin Fund reduced by £ 1,570.43 to take into account overpayments returned in reported year.

<sup>11</sup> See Table 2 for a detailed breakdown.

<sup>12</sup> 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.

<sup>13</sup> See Table 2 for a detailed breakdown.

<sup>14</sup> £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 Borough'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.

<b>▼ CIL Main Fund (summary)</b>	
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 <sup>15</sup>	£25,126.94
Main Fund expenditure for the reported year	£0.00
<b>Main Fund retained at the end of the reported year</b>	<b>£2,766,558.85</b>

### 3.3 CIL Neighbourhood Allocation

<b>▼ Neighbourhood Allocation (summary)</b>	
Neighbourhood Allocation carried over by Southend-on-Sea Borough 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 <sup>16</sup>	£4,711.30
Neighbourhood Allocation expenditure for the reported year excluding funds transferred to LTC	£11,523.99
<b>Total CIL Ward Neighbourhood Allocation unspent at the end of the reported year<sup>17</sup></b>	<b>£366,015.31</b>
Total CIL Ward Neighbourhood Allocation amount allocated but unspent in the reported year <sup>18</sup>	£94,878.39
<b>Total CIL Ward Neighbourhood Allocation yet to be allocated and remaining to spend at the end of the reported year<sup>19</sup></b>	<b>£271,136.92</b>

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

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

<sup>17</sup> - £0.02 difference to Table 2 due to rounding differences.

<sup>18</sup> See Table 2 for a detailed breakdown.

<sup>19</sup> - £0.02 difference to Table 2 due to rounding differences

### 3.3.1 CIL Local Council Allocation

<b>▼ Local parish council: Leigh Town Council (LTC)</b>	
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 <sup>20</sup> 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
<b>Total CIL receipts to be transferred to LTC for the reported year</b>	<b>£37,678.73</b>

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>

<sup>20</sup> 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 Borough 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	-
<b>Chalkwell</b>	<b>8,982.18</b>	<b>13,715.08</b>	<b>0.00</b>				<b>0.00</b>	<b>22,697.26</b>	<b>799.00</b>	<b>21,898.26</b>
				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	-
<b>Eastwood Park</b>	<b>1,846.07</b>	<b>4,500.80</b>	<b>0.00</b>				<b>1,354.87</b>	<b>4,992.00</b>	<b>1,570.26</b>	<b>3,421.74</b>

<b>Kursaal</b>	<b>8,034.66</b>	<b>1,881.35</b>	<b>1,089.89</b>				<b>0.00</b>	<b>8,826.12</b>	<b>0.00</b>	<b>8,826.12</b>
				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	-
<b>Milton</b>	<b>26,554.69</b>	<b>22,094.26</b>	<b>0.00</b>				<b>246.60</b>	<b>48,402.35</b>	<b>21,847.66</b>	<b>26,554.69</b>
				Priory Park fountains restoration	25,000.00	0.00	7,827.52	-	17,172.48	-
<b>Prittlewell</b>	<b>3,475.68</b>	<b>34,610.54</b>	<b>0.00</b>				<b>7,827.52</b>	<b>30,258.70</b>	<b>17,172.48</b>	<b>13,086.22</b>
				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	-
<b>Shoebury-ness</b>	<b>28,762.33</b>	<b>15,681.20</b>	<b>0.00</b>				<b>0.00</b>	<b>44,443.53</b>	<b>12,707.58</b>	<b>31,735.95</b>
				Southchurch Speedwatch	444.35	0.00	0.00	-	444.35	-
<b>South-church</b>	<b>351.86</b>	<b>1,902.10</b>	<b>0.00</b>				<b>0.00</b>	<b>2,253.96</b>	<b>444.35</b>	<b>1,809.61</b>
				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	-
<b>St Laurence</b>	<b>1,011.17</b>	<b>22,805.09</b>	<b>0.00</b>				<b>2,095.00</b>	<b>21,721.26</b>	<b>4,086.90</b>	<b>17,634.36</b>
<b>St Lukes</b>	<b>957.95</b>	<b>1,216.47</b>	<b>0.00</b>				<b>0.00</b>	<b>2,174.42</b>	<b>0.00</b>	<b>2,174.42</b>
				Southchurch Bowls Club Irrigation System	8,500.00	0.00	0.00	-	8,500.00	-
<b>Thorpe</b>	<b>4,351.83</b>	<b>14,203.25</b>	<b>0.00</b>				<b>0.00</b>	<b>18,555.08</b>	<b>8,500.00</b>	<b>10,055.08</b>
				Balmoral Community Centre Garden	1,250.00	0.00	0.00	-	1,250.00	-
<b>Victoria</b>	<b>43,613.96</b>	<b>58,533.80</b>	<b>0.00</b>				<b>0.00</b>	<b>102,147.76</b>	<b>1,250.00</b>	<b>100,897.76</b>
<b>West Shoebury</b>	<b>4,616.05</b>	<b>6,420.63</b>	<b>718.91</b>				<b>0.00</b>	<b>10,317.77</b>	<b>0.00</b>	<b>10,317.77</b>
				Westborough Signposting	1,151.36	0.00	0.00	-	1,151.36	-
<b>West-borough</b>	<b>7,803.99</b>	<b>5,834.45</b>	<b>2,902.50</b>				<b>0.00</b>	<b>10,735.94</b>	<b>1,151.36</b>	<b>9,584.58</b>
				Belfairs Memorial Bench	1,810.00	0.00	0.00	-	1,810.00	-

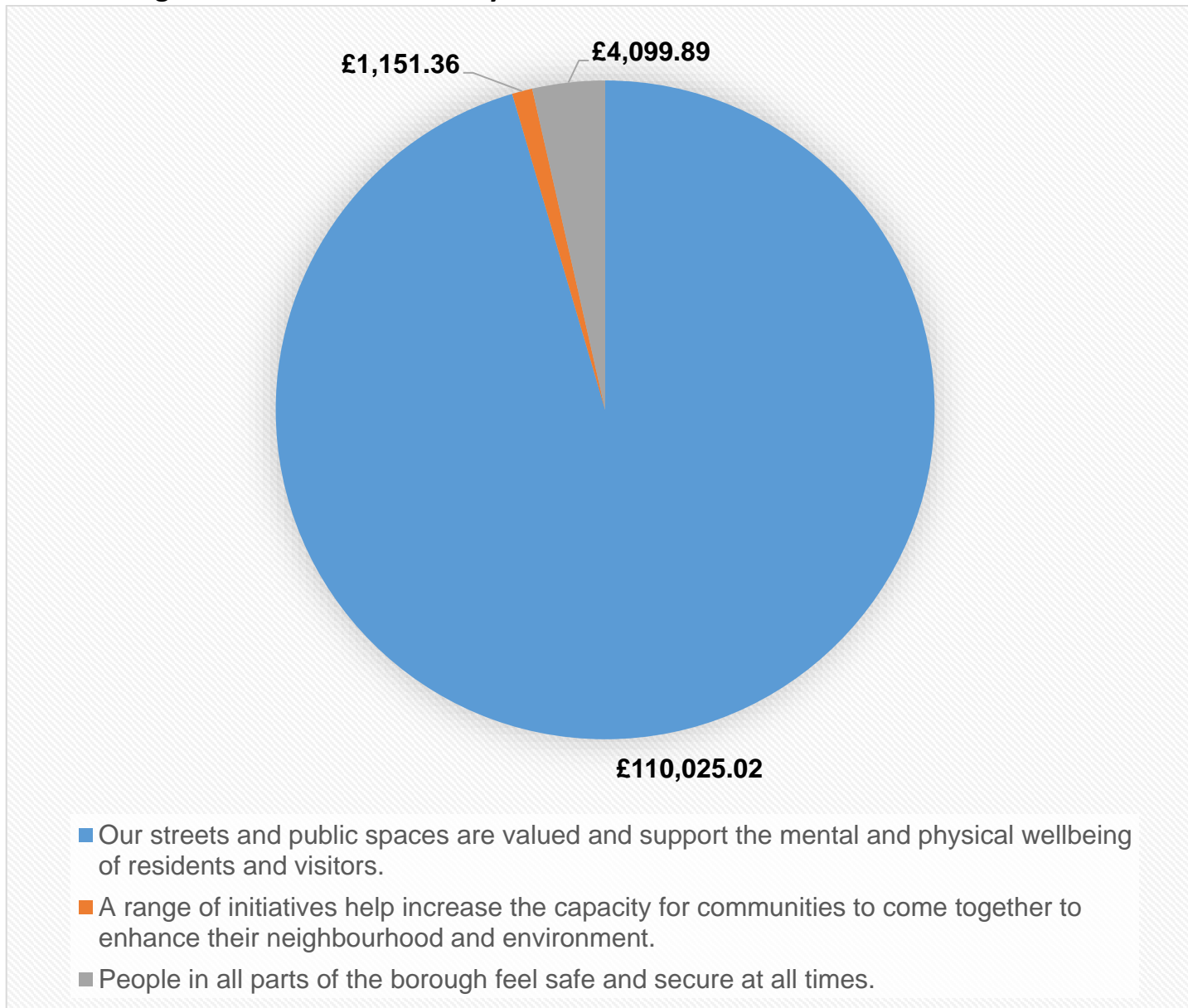
<b>Belfairs (outside LTC boundary)</b>	<b>2,879.54</b>	<b>3,846.06</b>	<b>0.00</b>				<b>0.00</b>	<b>6,725.60</b>	<b>1,810.00</b>	<b>4,915.60</b>
				Mendip Wildlife Garden	2,000.00	0.00	0.00	-	2,000.00	-
				Blenheim Park 'Makeover'	5,000.00	3,671.58	0.00	-	1,328.42	-
				Blenheim Park Gym and Games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

The contribution this CIL expenditure makes to particular Southend 2050 Outcomes<sup>21</sup> 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.

<sup>21</sup> See [www.southend.gov.uk/southend2050](http://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 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 <sup>22</sup>.

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 <sup>23</sup>.

### 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 Outcomes<sup>24</sup>. 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'.

---

<sup>22</sup> Correct at time of preparation of this report but may be subject to adjustments.

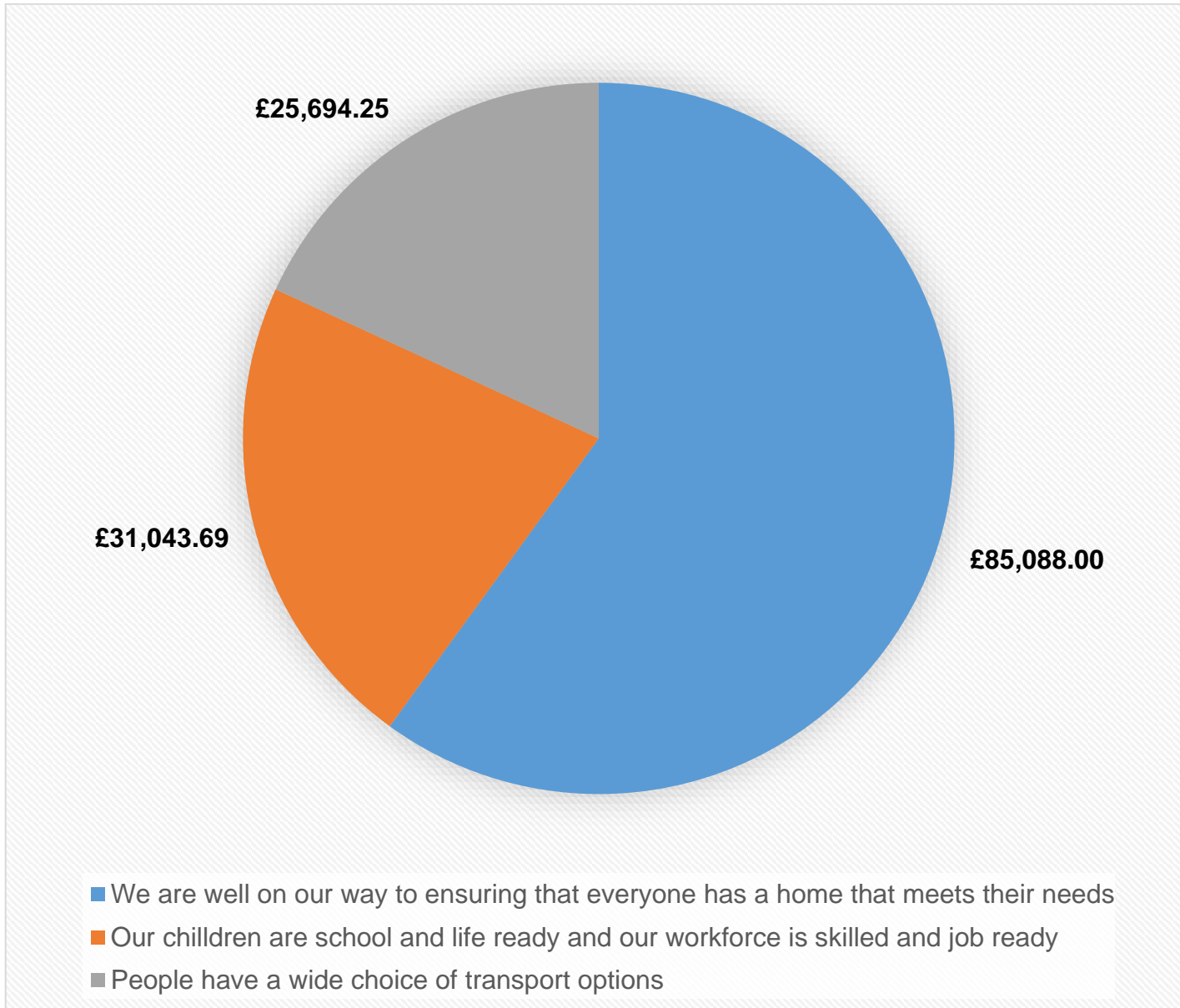
<sup>23</sup> Correct at time of preparation of this report but may be subject to adjustments.

<sup>24</sup> See [www.southend.gov.uk/downloads/file/6148/southend-2050-ambition](http://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 borough
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
<b>Total:</b>			<b>141,825.49</b>			

▼ 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.

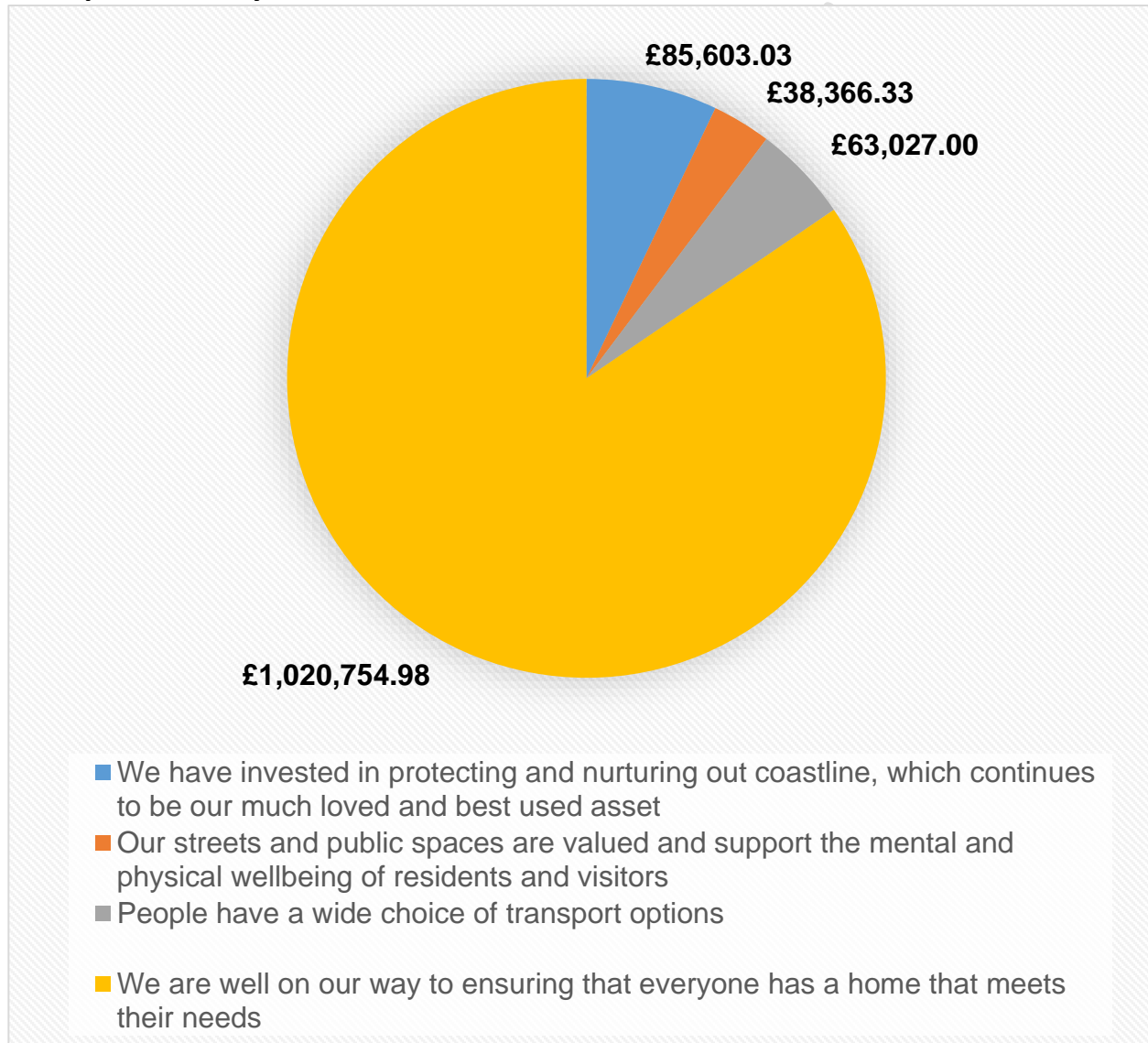
▼ **Table 4: Details of S.106 expenditure in financial year 2021 to 2022**

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	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 Hobblythick Lane and Rochford Road with Prince Avenue including new signage road markings and kerb realignments which are

Rochford Essex					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 borough.
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.
<b>Total:</b>			<b>1,207,751.34</b>		

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 borough
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, 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 borough
845-849	16/01030/AMDT	14/07/2016	09/01/2018	142,528.00	Strategic Housing	Strategic land acquisition for the

London Rd, Westcliff-on- Sea, Essex						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	279,951.00	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	130,232.79	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
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 borough.

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
<b>Total:</b>				<b>1,304,351.44</b>		

DRAFT

## 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 year<sup>25</sup>

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.

---

<sup>25</sup> 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"> <li>• Not dispose of any of the flats individually without the consent of the Council</li> <li>• Give the Council details of any disposal of the site</li> <li>• Limit the tenancies to 12 months (5.1.3); and</li> <li>• Only rely on the planning permission (and not the LDC) in respect of the lawful use of the site</li> </ul>	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"> <li>• Education Contribution £23,359.59</li> <li>• RAMS Contribution £1,654.90</li> </ul>	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 <a href="#">Public Access for Planning</a> for further details. Includes: <ul style="list-style-type: none"> <li>• 30% affordable housing</li> <li>• Secondary education contribution</li> <li>• RAMS contribution</li> <li>• Transport and highway work and contributions</li> <li>• Continuity of provision (training pitches, associated car parking and clubhouse)</li> <li>• Amenity space and management plan</li> <li>• Car club</li> <li>• Local employment and skills training</li> <li>• Travel plan and monitoring fee</li> <li>• CCTV provision</li> <li>• Scheduled monument contribution</li> <li>• Community Use Agreement</li> <li>• Major Event Day Plan</li> </ul>	Details tbc (in excess of £2m)



			<ul style="list-style-type: none"> <li>• Public art provision</li> <li>• Community fund</li> <li>• Cecil Jones Memorial Ground improvement contribution</li> <li>• SUCET (Southend United Community &amp; Educational Trust) increased activities</li> </ul>	
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"> <li>• Residential use through the release of restrictions imposed in the S106 agreement dated 8 January 2004.</li> <li>• 221 dwellings for affordable housing (60% shared-ownership and 40% affordable rent).</li> <li>• £4,000.00 for junction improvement and traffic calming Traffic Regulation Orders.</li> <li>• £10,000.00 for improved connectivity the site to footpath 178 from the eastern boundary.</li> <li>• £5,000.00 for monitoring of the travel plan.</li> <li>• Essex RAMS payment of £28,133.30 to mitigate the potential disturbance to European designated sites.</li> <li>• 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.</li> <li>• Details for travel packs to be distributed to future occupiers.</li> </ul>	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

SS2 6AL				
Queensway Development Queensway Slip Road Sw Southend-On-Sea Essex	20/01479/BC4M	03/09/2021	See <a href="#">Public Access for Planning</a> for further details. Includes: <ul style="list-style-type: none"> <li>• 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).</li> <li>• Viability review mechanisms.</li> <li>• 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.</li> <li>• Highway Works, Travel Strategy Group and (if required) up to £90,000 towards additional on and off-site mitigation and sustainable travel initiatives.</li> <li>• Traffic Regulation Orders.</li> <li>• Stopping up Orders.</li> <li>• Travel Plans, Travel Plan Fund and monitoring fees of £5,000 per year for a 10-year period.</li> <li>• Travel Packs.</li> <li>• Car Club.</li> <li>• Open Space and Play Space provision and maintenance.</li> <li>• Public Art.</li> <li>• Cultural Provision.</li> <li>• Essex RAMS payment per dwelling to mitigate the potential disturbance to European designated sites.</li> <li>• Employment and training.</li> <li>• CCTV.</li> </ul>	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"> <li>• A minimum of 4 Affordable housing units comprising 3 for affordable rent and 1 unit for shared ownership;</li> <li>• A financial contribution towards secondary education provision of £21,664.14, specifically for refurbishment to access places at Cecil Jones Academy;</li> <li>• 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.</li> </ul>	23,828.24
Roslin Hotel Thorpe Esplanade Thorpe Bay	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

Essex SS1 3BG				
<b>Total:</b>				<b>Details tbc (in excess of £3,106,105.49)</b>

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

DRAFT

## 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 borough. 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.

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 Borough 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](mailto:S106andCILadministration@southend.gov.uk)

DRAFT

## Appendix 1: Southend 2050 Outcomes

Southend 2050 is the borough'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 Map<sup>26</sup>, 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.



---

<sup>26</sup> See [www.southend.gov.uk/downloads/file/6148/southend-2050-ambition](http://www.southend.gov.uk/downloads/file/6148/southend-2050-ambition) for further details.

## Southend 2050 Themes & Outcomes

	<p><b>Pride and Joy</b> 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"> <li>1. There is a tangible sense of pride in the place and local people are actively, and knowledgeably, talking up Southend.</li> <li>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.</li> <li>3. We have invested in protecting and nurturing our coastline, which continues to be our much loved and best used asset.</li> <li>4. Our streets and public spaces are valued and support the mental and physical wellbeing of residents and visitors.</li> </ol>
	<p><b>Safe and Well</b> 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"> <li>1. People in all parts of the borough feel safe and secure at all times.</li> <li>2. Southenders are remaining well enough to enjoy fulfilling lives, throughout their lives.</li> <li>3. We are well on our way to ensuring that everyone has a home that meets their needs.</li> <li>4. We are all effective at protecting and improving the quality of life for the most vulnerable in our community.</li> <li>5. We act as a Green City with outstanding examples of energy efficient and carbon neutral buildings, streets, transport and recycling.</li> <li>6. Residents feel safe and secure in their homes</li> </ol>



	<p><b>Opportunity &amp; Prosperity</b></p> <p>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"> <li>1. The Local Plan is setting an exciting planning framework for the Borough.</li> <li>2. We have a fast-evolving, re-imagined and thriving town centre, with an inviting mix of shops, homes, culture and leisure opportunities.</li> <li>3. Our children are school and life ready and young people are ready for further education, training or employment.</li> <li>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.</li> <li>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.</li> <li>6. Southend provides fulfilling careers for our residents, and enough job roles to match the needs of the population.</li> <li>7. 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.</li> </ol>
	<p><b>Active &amp; Involved</b></p> <p>By 2050 we have a thriving, active and involved community that feel invested in our city.</p>	<ol style="list-style-type: none"> <li>1. Even more Southenders agree that people from different backgrounds are valued and get on well together.</li> <li>2. Residents feel the benefits of social connection, in building and strengthening their local networks through common interests and volunteering.</li> <li>3. Residents are routinely involved in the design and delivery of services.</li> <li>4. A range of initiatives help increase the capacity for communities to come together to enhance their neighbourhood and environment.</li> <li>5. More people have physically active lifestyles, including through the use of open spaces.</li> </ol>



**Connected & Smart**  
By 2050 people can easily get in, out and around our borough 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.

DRAFT

DRAFT

Published **xxxxx**

This document is published by Southend-on-Sea Borough 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](http://www.southend.gov.uk)