
NEW LOCAL PLAN ISSUES AND OPTIONS DOCUMENT: INFRASTRUCTURE DELIVERY TOPIC PAPER 2017

1 PURPOSE OF REPORT

- 1.1 It is vital that new homes and jobs are supported by appropriate and necessary infrastructure to mitigate the potential impact on local communities. Infrastructure Delivery Plans (IDPs) are an important part of the evidence to support the development of local planning policy documents, and an IDP will accompany each iteration of the new Local Plan. This report provides an overview of the Infrastructure Delivery Topic Paper which has been prepared alongside the first regulation consultation stage of the new Local Plan; this being the Issues and Options Document.

2 SALIENT INFORMATION

- 2.1 As a local planning authority, the National Planning Policy Framework¹ (NPPF) requires us to engage with relevant bodies as part of the Duty to Co-operate to effectively plan for and deliver infrastructure alongside any development proposals; including local and strategic infrastructure². We also need to ensure that our plans are deliverable and viable which means that any financial or physical contributions required of developers should not threaten the viability and, therefore, the deliverability of a development.
- 2.2 The national Planning Practice Guidance (PPG)³ provides further guidance on how infrastructure should be considered in the plan-making process. The PPG makes clear that, whilst local planning authorities may be able to be definitive on what infrastructure is required to support a particular development, how it is likely to be funded and when it may be delivered in the first five years, beyond this less detail may be provided as requirements in the future are likely to be less certain⁴.
- 2.3 In 2017 the Government published two prominent consultations which will have an impact on the plan-making process; the Housing White Paper and Planning for the Right Homes in the Right Places. The outcome of these consultations will be fed into a further review of the NPPF, expected in early

¹ NPPF paragraphs 162, 173, 175 and 178-182 in particular:
www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

² The Duty to Co-operate was introduced by the Localism Act 2011; more detail on this is set out in the Duty to Co-operate Topic Paper 2017.

³ www.gov.uk/government/collections/planning-practice-guidance

⁴ Reference ID: 12-018-20140306

2018. Any changes to the NPPF will need to be factored into our review of our new Local Plan and accompanying IDP.

2.4 The Council has a complete adopted Local Development Plan consisting of seven development plan documents which are now in the process of being reviewed. As a result, the Infrastructure Delivery Topic Paper 2017 sets out the following:-

- a) the baseline infrastructure delivery position in relation to current strategic site allocations in the adopted Local Development Plan, which have - or are now - being delivered as of 17 October 2017. These strategic site allocations for new homes and jobs will continue to be delivered over the next five to ten years and will be assessed against the adopted Local Development Plan, until it is superseded and replaced by the new Local Plan; and
- b) who the key infrastructure and service providers are, and how we intend to engage with them as we progress the new Local Plan and develop the IDP to support it.

2.5 The Topic Paper also identifies the range of evidence that will be drawn upon to inform the preparation of the IDP as the new Local Plan progresses.

3 RISK IMPLICATIONS

3.1 The Duty to Co-operate is an important legal test which needs to be demonstrated throughout the plan-making process, including for local and strategic infrastructure planning and delivery. The Topic Paper will assist interested parties in understanding infrastructure delivery to date, who will be engaged throughout the preparation of the new Local Plan, and how infrastructure may be funded.

4 RESOURCE IMPLICATIONS

4.1 The Council is required to discharge its responsibilities under the Duty to Co-operate throughout the plan-making process. This includes the need to effectively plan for infrastructure to support any development proposals. The preparation of the IDP to support the new Local Plan will be met from investments in the existing budget provision.

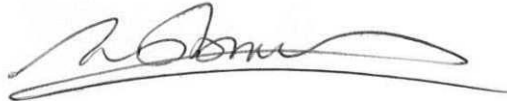
5 LEGAL IMPLICATIONS

5.1 The Localism Act 2011 requires Rochford District Council to co-operate and work with other prescribed bodies as part of the Duty to Co-operate on strategic cross-boundary issues which includes, amongst other matters, infrastructure provision and delivery

6 RECOMMENDATION

6.1 It is proposed that the Sub-Committee **RESOLVES**

That the Infrastructure Delivery Topic Paper 2017, as attached at Appendix A, be noted as evidence and published on the Council's website.



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Background Papers:-

None.

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**Rochford District Council
Infrastructure Delivery Topic
Paper 2017
Planning Policy Sub-Committee
17 November 2017**

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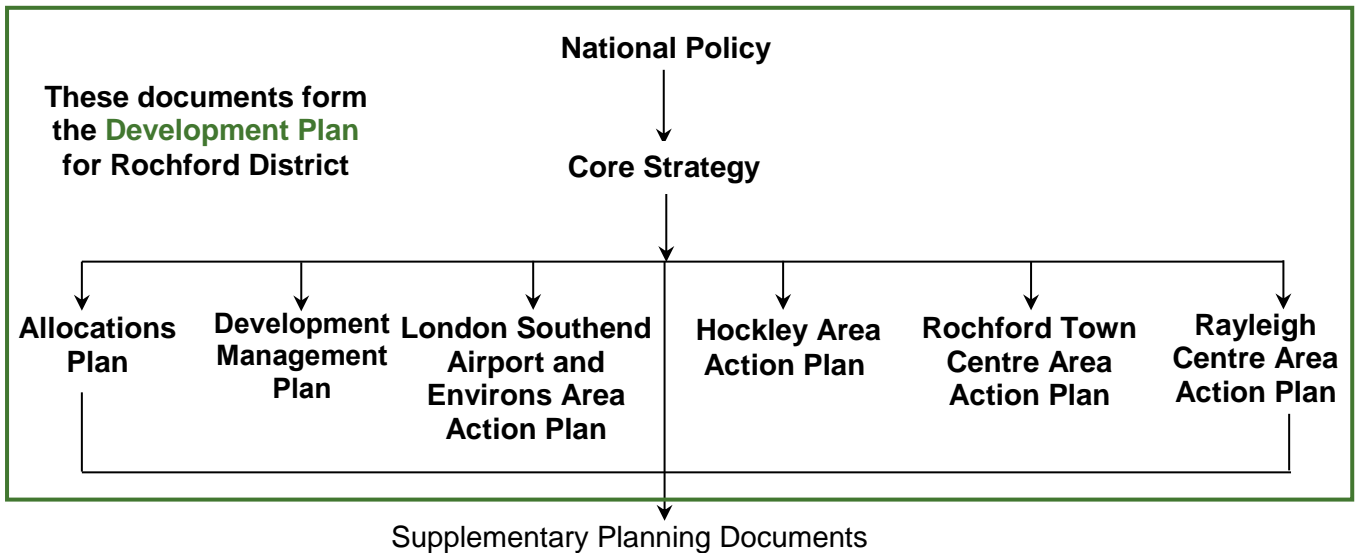
1 Introduction

- 1.1 Infrastructure is a term which refers to the range of services and facilities that are needed to support communities. It is an important issue for those who may be affected by developments coming forward through the planning system; and is a concern that has been raised throughout engagement with local communities. Any new development – whether that is for the delivery of new homes or new jobs – will inevitably have some impact on local infrastructure, and it is the responsibility of the planning system to identify what will be needed to support a particular development.
- 1.2 As a Local Planning Authority we need to ensure that the right levels and types of infrastructure are effectively planned for and delivered at the right time. We need to have a suitable plan in place to demonstrate which type or piece of infrastructure will be delivered, how it will be funded, who will deliver it, and when. This is necessary to support sustainable communities through positively contributing to the economy, the environment and society. Such an approach provides a level of certainty for service providers, local communities, developers, neighbouring authorities and the Council on the needs for infrastructure locally, but also on a wider, more strategic scale.
- 1.3 Infrastructure can be provided by various organisations and funded through different mechanisms, and broadly includes the following types:
- Transport – local and strategic road networks, bus services, cycling, walking and equestrian infrastructure, other public rights of way (PROW), airports, rail services, parking facilities
 - Education – primary and secondary education, further and higher education, early years and childcare provision
 - Health – doctors surgeries, health centres and other community care facilities such as day-care centres, Clinical Commissioning Groups, hospitals, and social care
 - Social and community – supported accommodation (Independent Living etc), social and community facilities, cultural facilities, sports centres and other indoor leisure facilities, youth facilities and play space
 - Utilities – gas and electricity supply, other energy supplies including renewable energy, water supply, waste water treatment and sewerage, telecommunications infrastructure (including broadband)
 - Public services – waste management and disposal (including recycling facilities), libraries, cemeteries, emergency services (police, fire, ambulance), defence, places of worship
 - Green and blue infrastructure – flood defences and flood management schemes, Sustainable Drainage Systems (SuDS), rivers, interventions necessary to mitigate the effects of development on nature conservation sites, open spaces and parks/gardens, green corridors, outdoor sports facilities, allotments, cemeteries

Adopted Local Development Plan

1.4 We already have an adopted local development plan consisting of seven policy documents (see Figure 1 below for structure)¹. Together, these documents set out the strategy for the future development of the district to meet housing and employment needs, based on the needs identified in the 2008 East of England Plan, up to 2025.

Figure 1: Adopted Local Development Plan



1.5 These planning policy documents include information on infrastructure requirements to support new development through the planning process, and how it is anticipated that such infrastructure would be funded and, ultimately, delivered. These documents are now being implemented with a number of the strategic site allocations for housing and employment being subject to planning permission and construction, for example, our allocated site for new homes and associated facilities to the north of Hall Road in Rochford. The principal planning policy and infrastructure requirements and standards are defined within the adopted local development plan, which were established through the plan-making process prior to the fundamental change in national planning policy in 2012, with the introduction of the National Planning Policy Framework (NPPF). These provide the basis for determining planning applications and the infrastructure requirements, as part of the delivery of the Local Plan.

New Local Plan (review of adopted Local Development Plan)

1.6 There is a requirement for Local Planning Authorities to keep and maintain up to date Local Plans in compliance with national planning policy and guidance, including the NPPF. We are in the early stages of reviewing our own adopted local development plan (and supplementary guidance)² as a result of changes at the national and local level policies and guidance, which includes the need for at least a 15 year timeframe) and an up to date evidence base. The timetable for preparing the new Local Plan is

¹ www.rochford.gov.uk/planning-and-building/planning-policy/adopted-plans
² www.rochford.gov.uk/planning-and-building/planning-policy/new-local-plan

review and published on the Council's website³. This topic paper accompanies the Issues and Options Document, which is the first stage in the review of our Adopted Local Development Plan.

- 1.7 The new Local Plan will aim to meet the needs of local communities up to 2037 and will set out:
- the longer term spatial vision for the district;
 - strategic policies for delivering that vision; including meeting the need for new homes and jobs; and
 - the amount and type of infrastructure required to support such development will be established, taking into account evidence of need.

Infrastructure Delivery Plans

- 1.8 The new Local Plan will need to be supported by an Infrastructure Delivery Plan (IDP) for the district which will set out the local infrastructure needed to support future proposals for new homes and jobs, as well as determining the estimated cost of this infrastructure and potential sources of funding. The IDP will seek to ensure that infrastructure is properly planned for, funded and provided at the right time alongside planned development and, where possible, it will set out likely estimated costs.
- 1.9 Put simply, the three main purposes of the IDP will be to provide evidence for:
- the new Local Plan by identifying the infrastructure required to support delivery of development during the plan period;
 - a Community Infrastructure Levy Charging Schedule (or CIL) by demonstrating a need for infrastructure investment in the district and to form the basic justification for a CIL charge; and
 - Section 106 planning obligations by indicating suitable infrastructure schemes that developer contributions can be directed to in order to make a development
- 1.10 The IDP will form part of the necessary evidence base which will support the new Local Plan and will be a living document i.e. it will be revised and amended as necessary throughout the preparation of the new Local Plan, in consultation with infrastructure and service providers, to ensure that infrastructure provision keeps pace with any proposals for the district and the availability of resources, both public and private, which will be needed for delivery. Ultimately, the IDP is intended to support the new Local Plan and inform the setting of a CIL.

Purpose of Infrastructure Delivery Topic Paper

- 1.11 As a Local Planning Authority, we have a full complement of planning policy documents which form our adopted Local Development Plan. Given that we are now in the early stages of our review, this Topic Paper sets out:

³ www.rochford.gov.uk/planning-and-building/planning-policy/new-local-plan

- a) the baseline infrastructure delivery position in relation to current strategic site allocations in the adopted Local Development Plan, which have – or are now – being delivered as of 17 October 2017. These strategic site allocations for new homes and jobs will continue to be delivered over the next five to ten years and will be assessed against the adopted Local Development Plan, until it is superseded and replaced by the new Local Plan; and
- b) who the key infrastructure and service providers are, and how we intend to engage with them as we progress the new Local Plan and develop the IDP to support it.

1.12 The nature and level of infrastructure delivery information will evolve as the preparation of the new Local Plan progresses.

2 Policy Context

National Planning Policy and Guidance

2.1 National policy emphasises the importance of ensuring that infrastructure is planned for alongside any development proposals for an area, and paragraph 162 of the NPPF⁴ specifically states that:

“Local planning authorities should work with other authorities and providers to:

- assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and
- take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.”

2.2 The NPPF requires Local Plans to be both deliverable and viable. Local Plans need to ensure that any planning requirements, either through policy provisions or obligations at the planning application stage, should not threaten the viability of a development (NPPF, paragraph 173). To support the deliverability of infrastructure and to ensure that viability of a development would not be undermined, the NPPF (paragraph 175) advocates the preparation of a Community Infrastructure Levy (CIL) alongside the new Local Plan. Infrastructure provision will also be considered during examination as part of the tests of soundness (NPPF, paragraph 182). It should be noted, however, that there may be further changes to CIL following the publication of the Housing White Paper in February 2017 and further amendments to the NPPF in early 2018.

2.3 The national Planning Practice Guidance (PPG)⁵ provides further guidance on how infrastructure should be considered in the plan-making process. Paragraph 018⁶ advocates early discussions with infrastructure and service providers to understand

⁴ www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

⁵ www.gov.uk/government/collections/planning-practice-guidance

⁶ Reference ID: 12-018-20140306

how they plan to invest in their assets and any constraints, and with the Local Enterprise Partnership in relation to strategic issues and potential for infrastructure investment. For example, Essex County Council (ECC) has set out their infrastructure requirements within the ECC Developers' Guide to Contributions (see below). The PPG specifically requires Local Planning Authorities to ensure that:

“The Local Plan should make clear, for at least the first five years, what infrastructure is required, who is going to fund and provide it, and how it relates to the anticipated rate and phasing of development. This may help in reviewing the plan and in development management decisions. For the later stages of the plan period less detail may be provided as the position regarding the provision of infrastructure is likely to be less certain. If it is known that a development is unlikely to come forward until after the plan period due, for example, to uncertainty over deliverability of key infrastructure, then this should be clearly stated in the draft plan.” (emphasis added)

- 2.4 Within the adopted Local Development Plan, we have a number of policies which relate to the delivery of infrastructure. The adopted key policy for infrastructure delivery and funding is Core Strategy policy CLT1 which sets out the broad approach across the district. This is supplemented by several key policies, the requirements of which are summarised in Core Strategy Appendix H1⁷. These infrastructure requirements are expanded upon in our Allocations Plan⁸ for each allocated site identified to deliver new homes and jobs. At present there is no CIL policy.
- 2.5 The Localism Act 2011 requires Rochford District Council to co-operate and work with other prescribed bodies as part of the Duty to Co-operate on strategic cross boundary issues which includes, amongst other matters, infrastructure provision and delivery. This is reflected in the NPPF (paragraphs 178-181). We have, and will continue to, work with neighbouring local authorities, other relevant bodies, and infrastructure and service providers throughout the preparation of the new Local Plan in line with the Duty to Co-operate on cross boundary physical, social and green infrastructure provision. Our approach to the Duty is set out in more detail in the Duty to Co-operate Topic Paper 2017. This will ensure that planned for infrastructure is appropriate and deliverable, and that the IDP remains up-to-date.

Changes to National Policy and Guidance

- 2.6 The Housing White Paper⁹ was published in February 2017 and set out a number of key proposals to change national policy and guidance. In relation to developer contributions and infrastructure provision, this included an independent review of how CIL works in relation to S106 agreements which “found that the current system is not as fast, simple, certain or transparent as originally intended.” (paragraph 2.29).
- 2.7 Consequently, there is expected to be an announcement within the Autumn 2017 budgets on proposed changes to CIL. Also, the Government has indicated that there will be a further consultation on “standardised open book Section 106 agreements, to

⁷ www.rochford.gov.uk/sites/default/files/planningpolicy_cs_adoptedstrategy.pdf

⁸ www.rochford.gov.uk/sites/default/files/documents/files/planning_all_allplan.pdf

⁹ www.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market_-_print_ready_version.pdf

reduce disputes and delays, and on how data on planning obligations could be monitored and reported on to increase transparency.² (paragraph 2.30).

- 2.8 The Government's further consultation on a standard method for calculating the need for homes in a local authority area, and other proposed changes to the plan-making system, was published in September 2017¹⁰. Proposals for a standard national method for calculating housing need in the Planning for the right homes in the Right Places consultation document would impact on the starting point for provision as this remains a 'policy off' position, and does not equate to a housing target for a local authority area. Planning constraints to delivery against housing need still need to be taken into account. This will have an impact on infrastructure provision requirements within an area.
- 2.9 However, as part of the Duty to Co-operate, should an unmet housing need be identified (particularly at the Housing Market Area, i.e. South Essex) we would need to effectively engage with our neighbours to ensure that this need is met elsewhere. Similarly this scenario would apply to our neighbours, and on the distribution of infrastructure requirements. This consultation document also proposes the development of Statements of Common Ground to clearly set out what topic areas Local Planning Authorities agree (or do not agree) on., and would demonstrate how the Duty to Co-operate is (or is not) being met.
- 2.10 The Government has concerns with regard to the viability of schemes, and the impact this has on the speed of decision making. The Planning for the right homes in the Right Places consultation document proposes changes to the viability requirement within plan-making to improve certainty and transparency, and to speed up the determination of planning applications. Consequently, it is proposed that changes to the NPPF will set out clear guidance on what level of detail Local Planning Authorities should include within their Local Plans on infrastructure and contributions required, and funding streams, and how infrastructure providers should be engaged in the plan-making process. The consultation document also proposes that where "policy requirements have been tested for their viability, the issue should not usually need to be tested again at the planning application stage" (paragraph 113).
- 2.11 Such changes will have an impact on plan-making. However, there will be a further consultation in early 2018 on changes to the NPPF to take account of both the Housing White Paper and Planning for the right homes in the Right Places consultation responses, with a revised NPPF anticipated to be published in Spring 2018.

3 Adopted Local Development Plan – Current Infrastructure Delivery Position

- 3.1 Our adopted Local Development Plan sets out the infrastructure required to accompany the strategic site allocations for new homes and jobs across the district.

¹⁰

www.gov.uk/government/uploads/system/uploads/attachment_data/file/644955/Planning_for_Homes_consultation_document.pdf

The requirements are supplemented by ECC’s Developers’ Guide to Infrastructure Contributions (2016)¹¹.

- 3.2 We do not have a CIL in place, so planning obligations (including financial contributions) have been sought through Section 106 agreements for these sites. Contributions can also be sought through Section 278 highway agreements, where the development requires works on the highway. The main differences between Section 106 agreements and a CIL charge is that the former must be directly related to a particular scheme and cannot be used to rectify existing deficiencies in infrastructure, whereas a CIL can be spent on identified infrastructure not related to any specific development and be used to address existing issues. The three tests, identified in the NPPF (paragraph 204) and the Community Infrastructure Levy Regulations 2010 (as amended), state that Section 106 agreements 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
- 3.3 A key component of demonstrating a need for CIL, and what the levy rate should be, is that there is a ‘funding gap’ for key pieces of infrastructure. There is also a need to avoid ‘double dipping’ which means that a piece or type of infrastructure can only be funded through Section 106 agreements or a CIL charge, not both. As background evidence, the PPG recommends that we, as the CIL ‘charging authority’ also provide information about the amount of funding collected in recent years through Section 106 agreements. Appendix 1 sets out the key pieces of infrastructure that the adopted local development plan identified would be needed to support its delivery, including highway improvements, education and health contributions, youth facilities and play space. This shows that a number of sites, that have been – or are being – delivered since 2011, have contributed to the identified infrastructure, but there is likely to be a funding gap. It provides an important baseline for the development of the IDP.
- 3.4 The development of an IDP for the district alongside the new Local Plan, whilst primarily used to demonstrate infrastructure needs and a potential funding gap, may also be used as a tool to bid for funding from Government and other sources.

4 Stakeholder Engagement

- 4.1 Early and ongoing engagement with neighbouring local authorities and other relevant bodies, including infrastructure and service providers, will influence the requirements within the new Local Plan to ensure a comprehensive and consistent approach to provision. Building on from the stakeholder engagement that informed the infrastructure requirements and service improvements for the current local development plan we will continue to work closely with relevant organisations throughout the preparation of the new Local Plan.

¹¹ www.essex.gov.uk/Environment%20Planning/Development-in-Essex/Documents/Developers-guide.pdf

Neighbouring Local Authorities

- 4.2 At the officer, head of service and Member level we continue to engage with local authorities in South Essex, and Essex County Council, on a regular and ongoing basis on issues that are strategic and have potential cross boundary implications such as housing and highways. Together the five South Essex local authorities are working together on developing a number of strategic documents, including a South Essex Strategic Planning Framework.
- 4.3 We have been and will continue to be actively involved at each stage of South Essex local authorities local plan development through engaging at Duty to Co-operate meetings and responding to public consultations to ensure that such plans are appropriate, realistic and effective in terms of infrastructure and service delivery to meet needs. We will also continue to keep abreast of other local authorities local plan development in mid-Essex, which could have implications for the district, and will continue to attend relevant Duty to Co-operate meetings and respond to public consultations, where appropriate.

Infrastructure and Service Providers

- 4.4 We will seek to engage with a number of key infrastructure and service providers to ensure that any proposals within the new Local Plan are feasible and deliverable, and are supported by the relevant infrastructure. The new Local Plan will be informed and seek to inform any relevant infrastructure and service provider asset management plans. Any outcomes from engagement with providers of key infrastructure and services will be integrated into the IDP and will be kept up-to-date where possible.
- 4.5 Essex County Council is a major infrastructure provider, and we will continue to work closely with County to identifying the infrastructure that is needed to support proposals within the new Local Plan. As part of this Essex County Council may, in their capacity as an infrastructure provider, offer advice about the suitability of potential locations identified in the new Local Plan in terms of how well they are, and may in the future be, served by infrastructure.
- 4.6 Table 1 groups key infrastructure and services by area and the relevant providers that we will continue to engage with.

Table 1: Key infrastructure areas and providers

Infrastructure / Service Area	Infrastructure / Service Provider
Transport	Essex County Council (highways, sustainable transport, PROW)
	Southend Borough Council (Highways)
	First Group
	Arriva Southern Counties
	London Southend Airport
	Network Rail
	Greater Anglia
	South Essex Parking Partnership
Education	Essex County Council (early years, childcare and primary and secondary education, Special Education and 16+, as well as adult education)
	Southend Borough Council (education including adult education)
	Primary and secondary schools
Health	Doctors surgeries, day centres
	Castle Point and Rochford Clinical Commissioning Group
	Essex County Council (youth services, public health and adult social care)
	NHS England - Midlands and East (East)
	NHS Property Services Limited
	South Essex Partnership University NHS Foundation Trust
	Southend University Hospital
	Basildon University Hospital
	Rochford Community Hospital
Social and	Registered Providers (RSLs)

Infrastructure / Service Area	Infrastructure / Service Provider
community	Rochford District Council (open space and leisure)
	Essex County Council (adult social care)
Utilities	Anglian Water Services
	Essex and Suffolk Water
	Essex County Council (Superfast Essex)
	Gas and electricity providers
	National Grid
	Mobile and phone operators
Public services	Rochford District Council (waste management and recycling)
	Essex County Council (Waste Local Planning Authority, libraries)
	East of England Ambulance Service NHS Trust
	Essex Fire and Rescue Service
	Essex Police
	Defence Infrastructure Organisation
	MOD Shoeburyness
	Environment Agency
	Essex County Council (Lead Local Flood Authority)
	Crouch Harbour Authority
	Marine Management Organisation
	Natural England
	Rochford District Council (open spaces and leisure)
	Sport England

5 Evidence Base Studies

- 5.1 Alongside stakeholder engagement, the IDP will be informed by a number of background studies carried out by, or on behalf of, us which together provide a better picture of infrastructure provision in the district. These studies include:
- Transport – Highway Baseline Topic Paper (2017); Highway Mitigation Modelling to support next stages of new Local Plan (emerging); Essex Cycling Strategy (2016); London Southend Airport and Environs Joint Area Action Plan walking and cycling improvements (2014); Walking and Cycling improvements: National Cycle Network Route 135, Stock to Southend (2014); Rochford Cycling Action Plan (emerging); Wallasea Cycling Study (emerging).
 - Education – Education Topic Paper 2017; Essex County Council Commissioning school places in Essex, 2016-2021, Essex County Council Meeting the demand for school places in Essex 10-Year Plan, 2017-2026, Essex County Council Early Years and Child Care requirements
 - Health – Castle Point and Rochford Clinical Commissioning Group Primary Care Strategy (2016); Essex County Council Independent Living Position Statement (2016)
 - Social and community – Essex County Council Independent Living Position Statement (2016); South Essex Playing Pitch and Built Facilities Strategy (emerging); Open Space Study (2009 – being reviewed)
 - Utilities – Water Cycle Study (2012); Superfast Essex programme
 - Green and blue infrastructure – South Essex Water Cycle Study (2012); South Essex Surface Water Management Plan (2012); Strategic Flood Risk Assessment - Level 1 and 2 (2011 – being reviewed); Habitats Regulations Assessments; Green Grid Strategy (2005 – being reviewed); Open Space Study (2009 – being reviewed); Parklands Strategy (2010); Open Space Strategy (2015); Playing Pitch Strategy (2012 – being reviewed)
- 5.2 Essex County Council are facilitating a project to determine a comprehensive picture of infrastructure capacity, constraints and needs, taking into consideration potential growth across the County. This work has taken the form of an Essex Growth Infrastructure Framework (GIF) and will be used to help prioritise investment to deliver new jobs, homes and infrastructure within Essex. Essex County Council has also prepared a Developers' Guide to Infrastructure Contributions (2016) to ensure transparency for developers with regard to infrastructure provision and contributions.

6 Potential Infrastructure Delivery Mechanisms

- 6.1 There are a number of potential funding sources available to deliver infrastructure necessary to support development within the district. The likely potential of these mechanisms to deliver such infrastructure has been considered in the baseline position in relation to the current local development plan and will be considered in detail within the IDP as the new Local Plan progresses.

South East Local Enterprise Partnership (LEP)

- 6.2 The South East LEP seeks to promote economic growth across East Sussex, Essex, Kent, Medway, Southend and Thurrock. Through the Growth Deal with the Government, the South East LEP will channel nearly £500m worth of investment in infrastructure and growth within the LEP area between 2015 and 2021.

Developer contributions

- 6.3 Through the planning application process, Section 106 agreements may be sought from developers to mitigate the direct effects of a development. The use of Section 106 agreements, however, is limited to infrastructure provision either on-site or within the immediate vicinity of the development, or affordable housing provision. The number of contributions that can be collected via S106 agreements for a specific type or piece of infrastructure is also limited to five by the Community Infrastructure Levy Regulations 2010 (as amended).

Community Infrastructure Levy (CIL)

- 6.4 A CIL may be charged on new development that meets certain criteria; the money collected through CIL can be used to fund certain infrastructure projects identified on the Regulation 123 list. We are seeking to prepare a CIL alongside the new Local Plan.

Service Provider Investment

- 6.5 Service providers already receive some funding to deliver improvements to infrastructure and services. Where improvements are required to meet the needs of existing communities then it is anticipated that infrastructure and service providers will use available funds to deliver any improvements, where possible.

7 Next Steps

- 7.1 We will continue to engage with relevant infrastructure and service providers throughout the preparation of the new Local Plan to ensure that appropriate facilities are delivered over the plan period. This engagement will inform the preparation of an IDP for the district, which will identify key infrastructure, potential costs (where possible) who is responsible for delivering it and when it is likely to be delivered.

8 Appendix 1: Infrastructure Delivery List

- 8.1 The adopted local development plan for the district identifies key infrastructure requirements to support the delivery of new homes and jobs. However, it was anticipated, as set out in Core Strategy policy CLT1, that a CIL charging schedule would be produced to deliver specific infrastructure improvements not related to specific developments. It was also anticipated that other external funding – in addition to developer contributions – would be sought to deliver key pieces of infrastructure, such as South East Local Enterprise Partnership (SELEP) funding through the Local Growth Fund. Whilst certain schemes have been successful in securing funding through this approach, for example to deliver highways improvements and other infrastructure as part of the new Business Park along Cherry Orchard Way, other schemes such as Sutton Road / Purdeys Way junction improvements have not been successful. Therefore there is likely to be a continuing funding gap for certain pieces of infrastructure that were identified in the adopted local development plan.
- 8.2 The table below sets out the infrastructure requirements identified in the adopted local development plan, as of October 2015, when the last policy document was adopted. It then sets out indicative costings and the current funding position (primarily Section 106 agreements) as of October 2017. This forms the baseline for the development of the IDP through identifying extant infrastructure requirements to be delivered over the longer term as part of the adopted local development plan, which covers the period up to 2025. The new Local Plan, and accompanying IDP, will look at extending the plan period to 2037.

Policy References / Evidence	Policy Requirements and Applications / Permissions (as of October 2017)	Infrastructure Project	Lead Delivery Organisation	Indicative Cost	Does this project require a S106 / S278 contribution?	Has funding been secured?
Rayleigh						
<p><u>Core Strategy:</u> Policy T2, T6, ENV4, CLT2, CLT3, CLT5, CLT6, CLT7, CLT8, CLT9 Appendix H1 Appendix CLT1 Topic Paper 2 <u>Allocations Plan:</u> Policy SER1 – North of London Road, Rayleigh Policy BFR4 – Rawreth Industrial Estate, Rayleigh <u>Rayleigh Area Action Plan:</u> Policy 1, 4, 5 Table 1</p>	<p><u>Policy requirement (Policy SER1):</u> Development of 550 homes, between 2015 and 2021, and associated infrastructure including: new primary school, local highway capacity and infrastructure improvements, public transport infrastructure improvements and service enhancements, link and enhancements to local pedestrian / cycling and bridleway network, link to green grid greenway no.13, public park land to provide a buffer between the built environment and the A1245, youth and community facilities, play space and sustainable drainage systems.</p> <p><u>Applications / Permissions (Policy SER1):</u> Outline application for land to the north of London Road and south of Rawreth Lane and west of Rawreth Industrial Estate, Rawreth Lane, Rayleigh (15/00362/OUT). Application for the development of 500 homes and associated infrastructure including: open space, landscaping, parking, servicing, utilities, footpath and cycle links, drainage and infrastructure works, primary school, and provision of non-residential floorspace to part of site.</p> <p>Application approved. Reserved matters has not been submitted. Planning permission for residential development on land Adjacent Grange Villa, London Road, Rayleigh (15/00736/FUL) Form access and layout site to provide residential development of 21 flats and 26 houses (47 dwellings in total) Application approved and Section 106 signed.</p> <p><u>Policy requirement (Policy BFR4):</u> Development of 222 homes and associated infrastructure including: contribution towards new primary</p>	<p>Local highway capacity and infrastructure improvements to serve residential development to the North of London Road, Rayleigh</p>	Essex County Council / Developer	£1.2m-4m	To be achieved through S106 / S278 agreement	<p><u>15/00362/OUT (500 homes north of London Road, Rayleigh)</u> Section 106 agreement for application 15/00362/OUT secured a £250,000 financial contribution for Rawreth Lane / Hullbridge Road roundabout improvements (see 14/00813/OUT – land between Windermere Avenue and Lower Road, Hullbridge). This Section 106 agreement also set out that the developer shall improve and extend existing public footpath number 23 (Rayleigh), up to St Nicholas Primary School and beyond into the development site, and extend the local bus service from railway station along London Road and through development site. Section 278 works for the provision of new signalised junction at London Road / Down Hall Road. <u>15/00736/FUL – 41 dwellings on Land Adjacent Grange Villa, London Road</u> Section 106 agreement for application 15/00736/FUL secured a £50,000 contribution to highway improvements along the London Road corridor and Rayleigh Town Centre, such as Essex County Council considers necessary</p>
	<p>Local highway capacity and infrastructure improvements to serve residential development at Rawreth Industrial Estate</p>	Essex County Council / Developer	£600k	Potentially through S106 / S278 agreement (exclusion where in direct relation to development) CIL for wider area improvements due to impact of development	No – there has been no planning application for this site as of October 2017.	
	<p>Public transport improvements and service enhancement, including link between Rawreth Lane and London Road i.e. bus no. 9 route extension in relation to development to the North of London Road, Rayleigh</p>	Essex County Council Arriva	£570,500	Part – through S106 / S278 agreement	<p><u>15/00362/OUT (500 homes north of London Road, Rayleigh)</u> As above, Section 106 agreement for application 15/00362/OUT secured a £540,000 financial contribution to the local bus service provider as part of a Bus Service Agreement. If no Bus Service Agreement is reached, monies to be paid to the County Council to provide the service instead.</p>	
	<p>Public transport improvements and service enhancement in relation to development at Rawreth Industrial Estate</p>	Essex County Council Arriva	Unknown	Part – through S106 / S278 agreement	No – there has been no planning application for this site as of October 2017. However, as above funding has been secured through a Section 106 agreement for application 15/00362/OUT for localised improvements to bus service.	
	<p>High Street taxi rank and market area in and around Rayleigh town centre</p>	Essex County Council	£300k-£1.25m	Potentially through S106 agreement CIL for wider area improvements due to impact of development	<p>No – there has been no planning application for this scheme as of October 2017. Local Highways Panel funded detailed modelling work for Rayleigh town centre.</p>	

Policy References / Evidence	Policy Requirements and Applications / Permissions (as of October 2017)	Infrastructure Project	Lead Delivery Organisation	Indicative Cost	Does this project require a S106 / S278 contribution?	Has funding been secured?
	<p>school within north of London Road, Rayleigh residential development, public transport infrastructure improvements and service enhancements, link and enhancements to local pedestrian/cycling and bridleway network, public open space and play space, sustainable drainage systems and local highway capacity and infrastructure improvements.</p> <p><u>Applications / Permissions (Policy BFR4):</u></p> <p>No applications for residential development received.</p>				Local Highways Panel funding	
		Highway improvements in and around Rayleigh town centre: 1. Zebra Crossing at the top of Crown Hill 2. Pelican Crossing before the junction of Bellingham Lane and the High Street 3. Pelican Crossing of, Eastwood Road, before the High Road and Eastwood Road roundabout; and Pelican Crossing of High Road to the north east of the High Road and Eastwood Road roundabout. 4. Zebra Crossing, High Street to the North of the Police Station. 5. Zebra Crossing of Websters Way at Eastwood Road junction.	Essex County Council	£500k-£3m	Potentially through S106 / S278 agreement CIL for wider area improvements due to impact of development Local Highways Panel funding	Local Highways Panel funded detailed modelling work for Rayleigh town centre.
		New and enhanced pedestrian / cycle links in and around Rayleigh town centre.	Essex County Council	£150k- £200k	Potentially through S106 / S278 agreement (exclusion where in direct relation to development) CIL for wider area improvements due to impact of development Local Highways Panel funding	No. Cycling could be considered in more detail through the Rochford Cycling Action Plan being prepared by Essex County Council.
		Rayleigh Weir junction improvements	Essex County Council	£690k	No	Traffic signal improvements have been delivered at the A127 Rayleigh Weir and A129 Stadium Way junctions. Formed part of the A127 Corridor for Growth improvement package funded by South Essex Local Enterprise Partnership (SELEP).
		Enhancements to the B1013 to improve traffic flows and reduce congestion from Rochford through Hockley to Rayleigh (Route Based Strategy to be developed)	Essex County Council	£2.5m	Part – through S106 / S278 agreement (exclusion where in direct relation to development) CIL for wider area improvements due to impact of development	<u>12/00381/FUL (176 homes Rectory Road, Hawkwell)</u> Part funding through £100,000 contribution from Section 106 for planning application 12/00381/FUL. Junction improvements completed at Rectory Road / Main Road / Hall Road junction.
		Link and enhancements to local pedestrian / cycling and bridleway network in relation to development to the North of London Road, Rayleigh	Essex County Council	£3m (total cost across all residential sites)	No CIL for wider area improvements due to impact of development	No – possible funding from future SELEP fund bid
		Implementation of National Cycle Network 135, and links to the network in relation to development to the North of London Road, Rayleigh	Essex County Council	Unknown	Part – through S106 / S278 agreement (Exclusion where in direct relation to development) CIL for wider area improvements due to impact of development	No – possible funding from future SELEP fund bid
		New single form entry primary school,	Essex County	£5m	Potentially through S106	<u>10/00820/OUT (10 homes Lower Lambricks, Rayleigh)</u>

Policy References / Evidence	Policy Requirements and Applications / Permissions (as of October 2017)	Infrastructure Project	Lead Delivery Organisation	Indicative Cost	Does this project require a S106 / S278 contribution?	Has funding been secured?
		Rayleigh in relation to development to the North of London Road, Rayleigh	Council		agreement	<p>£33,799 contribution for primary school provision from planning application 10/00820/OUT.</p> <p><u>15/00362/OUT (500 homes north of London Road, Rayleigh)</u></p> <p>Section 106 agreement for planning application 15/00362/OUT secured the provision of a new single form entry primary school – exact contribution indeterminable at present until Reserved Matters application submitted and agreed.</p> <p><u>15/00736/FUL – (41 dwellings at Land Adjacent Grange Villas, London Road, Rayleigh)</u></p> <p>Section 106 for the above development secured a contribution towards primary education totalling some £116,851.</p>
		Expansion of Fitzwimarc School and / or Swayne Park School	Essex County Council	£5.5m	Part – through S106 agreement	<p><u>14/00159/FUL (10 homes 41 – 67 Lower Lambricks, Rayleigh)</u></p> <p>£34,231 contribution received for education provision, as secured in Section 106 agreement for 14/00159/FUL</p> <p><u>11/00418/FUL (13 homes Stratford House, Hockley Rd, Rayleigh)</u></p> <p>£20,013 contribution received for education provision, as secured in Section 106 agreement for 11/00418/FUL</p> <p><u>12/00363/FUL (101 homes 190 London Road, Rayleigh)</u></p> <p>£100,596 contribution secured in Section 106 agreement for 12/00363/FUL</p> <p><u>07/00976/FUL (14 homes 8 Weir Gardens, Rayleigh)</u></p> <p>£2,782 contribution received for education provision, as secured in Section 106 agreement for 07/00976/FUL.</p> <p><u>09/00547/FUL (14 homes 206 London Road, Rayleigh)</u></p> <p>£46,050 contribution received for education provision, as secured in Section 106 agreement for 09/00547/FUL.</p> <p><u>15/00362/OUT (500 homes north of London Road, Rayleigh)</u></p> <p>£16,457 contribution secured for education provision as part of the Section 106 agreement for 15/00362/OUT.</p>
		Expansion of existing early years and childcare provision	Essex County Council	£750K	Potentially through S106 agreement	<p><u>12/00363/FUL (101 homes 190 London Road, Rayleigh)</u></p> <p>£104,141 contribution received from 12/00363/FUL</p> <p><u>15/00362/OUT (500 homes north of London Road, Rayleigh)</u></p> <p>Section 106 agreement for planning application 15/00362/OUT secured a 0.13 hectare area of land on development site to be used to provide Early Years and Childcare services.</p>
		Youth facilities in relation to	Essex County	Unknown	Part – through S106 where	<u>15/00362/OUT (500 homes north of London Road,</u>

Policy References / Evidence	Policy Requirements and Applications / Permissions (as of October 2017)	Infrastructure Project	Lead Delivery Organisation	Indicative Cost	Does this project require a S106 / S278 contribution?	Has funding been secured?
		development to the North of London Road, Rayleigh	Council		required directly as a result of large scale development sites	<u>Rayleigh</u> Section 106 agreement for planning application 15/00362/OUT secured the transfer of youth facilities relating to the development site.
		Community facilities in relation to development to the North of London Road, Rayleigh	Essex County Council	Unknown	Part – through S106 where required directly as a result of large scale development sites	<u>12/00363/FUL (101 homes 190 London Road, Rayleigh)</u> £20,000 secured from 12/00363/FUL
		Link to Green Grid Greenway No. 13 in relation to development to the North of London Road, Rayleigh	Essex County Council / Rochford District Council	Unknown	No	No – greenway connections to be reviewed.
		Public park land to provide buffer between the built environment and A1245 in relation to development to the North of London Road, Rayleigh	Developer / Rochford District Council	Unknown	Yes	<u>15/00362/OUT (500 homes north of London Road, Rayleigh)</u> To be provided on-site as part of 15/00362/OUT
		Play space, including Rayleigh Leisure centre enhancement	Rochford District Council Fusion Play England	£50K-75K	Part – through S106 agreement	<u>15/00362/OUT (500 homes north of London Road, Rayleigh)</u> To be provided on-site as part of 15/00362/OUT <u>15/00736/FUL (41 dwellings on Land Adjacent Grange Villa, London Road, Rayleigh)</u> Section 106 for the above development secured a £45,000 contribution towards the maintenance of Little Wheatley's playspace.
		Public open space in relation to development at Rawreth Industrial Estate	Developer	Unknown	Yes	No – there has been no planning application for this site as of October 2017. However, open space is to be provided as part of 15/00362/OUT, adjacent to Rawreth Industrial Estate
		Provision of sustainable drainage systems (SuDS)	Developer	Unknown	Yes	SuDS secured as part of 190 London Road (12/00363/FUL) and land north of London Road (15/00362/OUT) developments.
		Improvement to flood risk management within the Critical Drainage Area – ROC1 Rayleigh West (in relation to development of Rawreth industrial Estate)	Essex County Council	£453,606	A S106 contribution will make up a proportion of non-ECC funding needed to drive the project from the feasibility to the delivery stage	There is potential for EA funding as this project has been included in the EA Capital investment plan.
Rochford						
<u>Core Strategy:</u> Policy T2, T6, ENV4, CLT2, CLT3, CLT5, CLT6, CLT7, CLT8, CLT9,	<u>Policy requirement:</u> Development of 600 homes up to 2021, and associated infrastructure including: new primary school with commensurate early years and childcare provision, local highway	Local highway capacity and infrastructure improvements to serve residential development in West Rochford	Essex County Council / Developer	£1.2m-4m	Part – through S106 / S278 agreement (Exclusions where in direct relation to development) Part – CIL for wider area improvements due to impact of development	<u>10/00234/OUT (600 homes land north of Hall Road, Rochford)</u> £485,000 contribution secured from S106 agreement for application 10/00234/OUT

Policy References / Evidence	Policy Requirements and Applications / Permissions (as of October 2017)	Infrastructure Project	Lead Delivery Organisation	Indicative Cost	Does this project require a S106 / S278 contribution?	Has funding been secured?
<p>ED3 Appendix H1 Appendix CLT1 Topic Paper 2 <u>Allocations Plan:</u> Policy SER2 – West Rochford <u>Rochford Town Centre Area Action Plan:</u> Policy 1, 5, 6, 7, 8, 9 Table 1</p>	<p>capacity and infrastructure improvements, public transport infrastructure improvements and service enhancements, link and enhancements to local pedestrian / cycling and bridleway network, enhanced pedestrian access to town centre, Hall Road junction improvements, sustainable drainage systems, public open space, play space, youth facilities and community facilities and link to cycle network.</p> <p><u>Applications / Permissions:</u> Outline planning permission for the development of the site as a whole has been granted (10/00234/OUT). Reserved matters application for part of the development, including 293 homes, has been approved (13/00552/REM). Reserved matters for the remainder of the site has been approved (16/00183/REM). Reserved matters application for the remainder of the site to be submitted. Work has started on site.</p>	Hall Road / Ashingdon Road / West Street junction improvements in relation to development in West Rochford	Essex County Council / Developer	Unknown	Part – through S106 agreement	<u>10/00234/OUT (600 homes land north of Hall Road, Rochford)</u> £155,000 secured from Section 106 agreement for application 10/234/OUT. Improvements have been delivered at junction.
		Highway improvements at Purdeys Way junction	Essex County Council	£5m	Part – through S106 agreement	<u>10/00234/OUT (600 homes land north of Hall Road, Rochford)</u> £150,000 contribution from Section 106 agreement for 10/00234/OUT <u>11/00315/OUT (100 homes land east of Spencer Gardens, Rochford)</u> £25,000 contribution from Section 106 agreement for 11/00315/OUT SELEP bid in future rounds (last bid was unsuccessful)
		Ashingdon Road improvements to improve traffic flows and reduce congestion	Essex County Council	£250k-£2m	Potentially through S106 / S278 agreement (exclusion where in direct relation to development) CIL for wider area improvements due to impact of development	No
		West Street / Bradley Way junction improvements	Essex County Council	£50k-100k	Part - potentially through S106 agreement CIL for wider area improvements due to impact of development	No
		Southend Road / Bradley Way / South Street junction improvements	Essex County Council	£100k-150k	Part - potentially through S106 agreement CIL for wider area improvements due to impact of development	No
		North Street / Weir Pond Road junction improvements	Rochford District Council / Essex County Council	£50k-100k	Part - potentially through S106 agreement CIL for wider area improvements due to impact of development Local Highways Panel funding	No
		Market Square public realm enhancements	Essex County Council / Rochford District Council	£500k-£750k	No	No
		Enhancements to the B1013 to improve traffic flows and reduce congestion from Rochford through Hockley to Rayleigh (Route Based Strategy to be developed)	Essex County Council	£2.5m	Part – through S106 / S278 agreement (exclusion where in direct relation to development) CIL for wider area improvements due to impact of development	<u>12/00381/FUL (176 homes Rectory Road, Hawkwell)</u> Part funding through £100,000 contribution from Section 106 for planning application 12/00381/FUL. Junction improvements completed at Rectory Road / Main Road / Hall Road junction

Policy References / Evidence	Policy Requirements and Applications / Permissions (as of October 2017)	Infrastructure Project	Lead Delivery Organisation	Indicative Cost	Does this project require a S106 / S278 contribution?	Has funding been secured?
		Improved surface access to London Southend Airport	Essex County Council	Unknown	Potentially through S106 / S278 agreement (exclusion where in direct relation to development) CIL for wider area improvements due to impact of development	SELEP funding to support the development of the Business Park, Cherry Orchard Way including improvements to walking and cycling connectivity. SELEP Bid for improvements to Purdeys Way / Sutton Road junction unsuccessful. Potentially partially funded by SELEP future bid.
		Public transport improvements and service enhancement in relation to development in West Rochford	Essex County Council Arriva	Unknown	Part – through S106 / S278 agreement	<u>10/00234/OUT (600 homes land north of Hall Road, Rochford)</u> £330,000 secured from Section 106 agreement for 10/00234/OUT
		Enhanced pedestrian access to town centre in relation to development in West Rochford	Essex County Council / Developer	Unknown	No – S278 agreement	<u>10/00234/OUT (600 homes land north of Hall Road, Rochford)</u> To be carried out by developer as per Section 106 agreement
		Link and enhancements to local pedestrian / cycling and bridleway network in relation to development in West Rochford	Essex County Council	£3m (total cost across all residential sites)	No CIL for wider area improvements due to impact of development	No – although connectivity to be provided onsite and along Ironwell Lane. SELEP funding secured to deliver improvements to walking and cycling routes in relation to development of Business Park, Cherry Orchard Way. Possible funding from future SELEP fund bid, however likely to also require CIL funding.
		Implementation of National Cycle Network 135, and links to the network	Essex County Council	Unknown	Part – through S106 / S278 agreement (exclusion where in direct relation to development) CIL for wider area improvements due to impact of development	No – possible funding from future SELEP fund bid, however likely to require Section 106/CIL funding.
		New single form entry primary school with commensurate early years and childcare provision in relation to development in West Rochford	Essex County Council	£5.5m (including the approximate cost of £500k for the early years and childcare facilities)	Part – through S106 agreement	<u>10/00234/OUT (600 homes land north of Hall Road, Rochford)</u> £4.37m secured from Section 106 agreement for 10/00234/OUT <u>10/00687/FUL (11 homes r/o 26 South Street, Rochford)</u> £10,520 contribution received from Section 106 agreement for 10/00687/FUL
		Expansion of secondary school (King Edmund School)	Essex County Council	£5.5m	Potentially through S106 agreement	Land allocated for expansion within Allocations Plan 2014. <u>12/00252/FUL (116 homes Star Lane Brickworks, Great Wakering)</u> £335,787 received from Section 106 agreement for 12/00252/FUL <u>10/00436/FUL (21 homes 109 Rectory Road, Hawkwell)</u> £65,084 contribution received from Section 106 agreement for 10/00436/FUL <u>10/00234/OUT (600 homes land north of Hall Road, Rochford)</u> £1,185,408 contribution anticipated from Section 106

Policy References / Evidence	Policy Requirements and Applications / Permissions (as of October 2017)	Infrastructure Project	Lead Delivery Organisation	Indicative Cost	Does this project require a S106 / S278 contribution?	Has funding been secured?
						<p>agreement for 10/00234/OUT</p> <p><u>16/00731/OUT (120 homes South of High Street, Great Wakering)</u></p> <p>A total contribution of £949,443.00 has been secured through the Section 106 agreement for 16/00731/OUT for Primary and Secondary education and early years and childcare provision.</p> <p><u>16/00668/OUT (180 homes West of Little Wakering Road, Great Wakering)</u></p> <p>Contributions of £668,196 and £147,060 have been secured through the Section 106 agreement for 16/00668/OUT for improvements to Secondary education and transportation to secondary schools respectively.</p> <p>£51,413 contribution received from Section 106 agreement for 08/00304/FUL (Land Adjacent to 43 Ashingdon Road)</p> <p>£43,991 contribution received from Section 106 agreement for 07/00653/FUL (Former Service Garage, Southend Road, Great Wakering)</p>
		Youth facilities in relation to development in West Rochford	Essex County Council	Unknown	Part – through S106 where required directly as a result of large scale development sites	No
		Community facilities in relation to development in West Rochford	Essex County Council	Unknown	Part – through S106 where required directly as a result of large scale development sites	No
		New play space and enhancement to existing play space	Rochford District Council Play England	Unknown	Part – through S106 agreement	<u>10/00234/OUT (600 homes land north of Hall Road, Rochford)</u> To be provided on-site as part of 10/00234/OUT (13/00552/REM and 16/00183/REM)
		Public open space	Developer	Unknown	Yes	<u>10/00234/OUT (600 homes land north of Hall Road, Rochford)</u> To be provided on-site as part of 10/00234/OUT (13/00552/REM and 16/00183/REM)
		Provision of sustainable drainage systems (SuDS)	Developer	Unknown	Yes	<u>10/00234/OUT (600 homes land north of Hall Road, Rochford)</u> SuDS secured as part of 10/00234/OUT
Hockley						
Core Strategy: Policy T2, T6, ENV4, CLT3, CLT5, CLT7,	Policy requirement (Policy SER3): Development of 50 homes by 2015 with associated infrastructure including: local highway capacity and infrastructure improvements, public	Local highway capacity and infrastructure improvements to serve residential development in West Hockley	Essex County Council / Developer	£100k-400k	Part – potentially through S106 agreement (Exclusions where in direct relation to development) Part CIL for wider area improvements due to impact of	No

Policy References / Evidence	Policy Requirements and Applications / Permissions (as of October 2017)	Infrastructure Project	Lead Delivery Organisation	Indicative Cost	Does this project require a S106 / S278 contribution?	Has funding been secured?
CLT8, CLT9 Appendix H1 Appendix CLT1 Topic Paper 2 <u>Allocations Plan:</u> Policy SER3 – West Hockley Policy BFR2 – Eldon Way/ Foundry Industrial Estate, Hockley <u>Hockley Area Action Plan:</u> Policies 1, 2, 3 Table 1	transport infrastructure improvements and service enhancements, link and enhancements to local pedestrian/cycling and bridleway network, sustainable drainage systems, public open space, play space and link to cycle network. <u>Applications / Permissions (Policy SER3):</u> Outline planning permission has been approved for the majority of the site known as Pond Chase Nursery, Folly Lane, subject to the signing of an S106 agreement, for up to 50 homes (12/00283/OUT). Full application submitted for Pond Chase Nursery for the development of 70 homes, and associated infrastructure (15/00599/FUL). Application approved. Work has started on site. Outline planning permission for the development of seven homes on this portion of the allocation has been granted for land south of Windfield, Church Road (14/00832/OUT). Outline planning application for Bullwood Hall, Hockley to deliver 60 homes (15/00379/OUT). <u>Policy requirement (Policy BFR2):</u> Development of the Eldon Way Opportunity Site for 100 homes by 2025, and associated infrastructure including: public transport infrastructure improvements and service enhancements, healthcare facilities, public open space, landscaping and street furniture, pedestrian links between centre and train station, linking residential development to both, early years and childcare facility, youth and community facilities, local highway capacity and infrastructure improvements, including Spa Road / Main Road junction improvements, Spa Road public realm improvements, and Eldon Way Opportunity Site public realm improvements. <u>Applications / Permissions (Policy BFR2):</u>	Local highway capacity and infrastructure improvements to serve Hockley centre regeneration including, Spa Road / Main Road roundabout improvements	Essex County Council / Developer	£2m	Potentially through S106 / S278 agreement CIL for wider area improvements due to impact of development	An application for 20 homes on 27-29 Eldon Way has been approved (15/00144/OUT) but no Section 106 agreement has been signed at October 2017. There has been no planning application for the wider area as of October 2017.
		Spa Road mini-roundabout upgrade	Essex County Council	£200k-300k	Potentially through S106 / S278 agreement CIL for wider area improvements due to impact of development	An application for 20 homes on 27-29 Eldon Way has been approved (15/00144/OUT) but no Section 106 agreement has been signed at October 2017. There has been no planning application for the wider area as of October 2017.
		Enhancements to the B1013 to improve traffic flows and reduce congestion from Rochford through Hockley to Rayleigh (Route Based Strategy to be developed)	Essex County Council	£2.5m	Part – through S106 / S278 agreement (exclusion where in direct relation to development) CIL for wider area improvements due to impact of development	12/00381/FUL (176 homes Rectory Road, Hawkwell) Part funding through £100,000 contribution from Section 106 for planning application 12/00381/FUL. Junction improvements completed at Rectory Road / Main Road / Hall Road junction.
		Public transport improvements and service enhancement in relation to development in West Hockley	Essex County Council Arriva	Unknown	Part – through S106 / S278 agreement	No An application for 20 homes on 27-29 Eldon Way has been approved (15/00144/OUT) but no Section 106 agreement has been signed at October 2017. There has been no planning application for the wider area as of October 2017.
		Link and enhancements to local pedestrian/ cycling and bridleway network in relation to development in West Hockley	Essex County Council	£3m (total cost across all residential sites)	Part – through S106 / S278 agreement (exclusion where in direct relation to development) CIL for wider area improvements due to impact of development	15/00379/OUT (60 homes, Bullwood Hall, Hockley) £3,975 contribution received from Section 106 agreement for 15/00379/OUT Possible funding from future SELEP fund bid, but likely to require Section 106/CIL funding
		Pedestrian link between Hockley centre and the train station, linking residential development to north (Eldon Way Opportunity Site)	Essex County Council	£200k	Potentially through S106 / S278 agreement Exclusion where in direct relation to development) CIL for wider area improvements due to impact of development	An application for 20 homes on 27-29 Eldon Way has been approved (15/00144/OUT) but no Section 106 agreement has been signed at October 2017. There has been no planning application for the wider area as of October 2017.
		Spa Road public realm enhancements	Essex County Council / Rochford District Council/ Hockley Parish Council	£1.2m-£1.5m	No	No – there has been no planning application for this area as of October 2017. Possible funding from future SELEP fund bid, but likely to require Section 106/CIL funding
		Eldon Way Opportunity Site public realm enhancements	Essex County Council / Developers	£400k-£500k	No	An application for 20 homes on 27-29 Eldon Way has been approved (15/00144/OUT) but no Section 106 agreement has been reached at October 2017. There has been no planning application for the wider area as of October 2017.

Policy References / Evidence	Policy Requirements and Applications / Permissions (as of October 2017)	Infrastructure Project	Lead Delivery Organisation	Indicative Cost	Does this project require a S106 / S278 contribution?	Has funding been secured?
	Outline application for three units on the Eldon Way Opportunity Site to develop five retail units and up to 20 flats (15/00144/OUT). Application approved.	Implementation of National Cycle Network 135, and links to the network in relation to development in West Hockley	Essex County Council	Unknown	Part – through S106 / S278 agreement (exclusion where in direct relation to development) CIL for wider area improvements due to impact of development	No – possible funding from future SELEP fund bid
		New play space and enhancement to existing play space in relation to development in West Hockley	Rochford District Council Play England	Unknown	Part – through S106 agreement	<u>15/00599/FUL (70 homes Pond Chase Nursery, Folly Lane)</u> Play space to be provided as part of 15/00599/FUL <u>Hockley centre</u> An application for 20 homes on 27-29 Eldon Way has been approved (15/00144/OUT) but no Section 106 agreement has been reached at October 2017.. There has been no planning application for the wider area as of October 2017.
		Youth facilities in relation to development in Hockley centre	Essex County Council	Unknown	Part – through S106 where required directly as a result of large scale development sites	No
		Community facilities in relation to development in West Hockley	Essex County Council	Unknown	Part – through S106 where required directly as a result of large scale development sites	No
		Expansion of secondary school (Greensward Academy)	Essex County Council	£5.5m	Potentially through S106 agreement	<u>15/00599/FUL (70 homes Pond Chase Nursery, Folly Lane)</u> £206,315 contribution received from Section 106 agreement for 15/00599/FUL <u>15/00075/FUL (36 homes 90 Main Road, Hawkwell)</u> £40,020 contribution received from Section 106 agreement for 15/00075/FUL
		Early years and childcare facilities	Essex County Council	£1.25m	Potentially through S106 agreement	<u>10/00436/FUL (21 homes 109 Rectory Road, Hawkwell)</u> £22,756 contribution received from Section 106 agreement for 10/00436/FUL <u>15/00379/OUT (60 homes, Bullwood Hall, Hockley)</u> £47,185 contribution received from Section 106 agreement for 15/00379/OUT
		Public open space in relation to development in Hockley centre	Developer	Unknown	Yes	To be provided on-site as part of 15/00379/OUT and 15/00599/FUL An application for 20 homes on 27-29 Eldon Way has been approved (15/00144/OUT) but no Section 106 agreement has been signed at October 2017. There has been no planning application for the wider area as of October 2017.
		Provision of sustainable drainage systems (SuDS)	Developer	Unknown	Yes	<u>15/00379/OUT (60 homes, Bullwood Hall, Hockley)</u> To be provided on-site as part of 15/00379/OUT

Policy References / Evidence	Policy Requirements and Applications / Permissions (as of October 2017)	Infrastructure Project	Lead Delivery Organisation	Indicative Cost	Does this project require a S106 / S278 contribution?	Has funding been secured?
						<u>15/00599/FUL (70 homes Pond Chase Nursery, Folly Lane)</u> To be provided on-site as part of 15/00599/FUL
		Improvement to flood risk management within the Critical Drainage Area – ROC4 Hockley (in relation to development of Eldon Way Opportunity Site)	Essex County Council	£1.8million	Yes	No
Hawkwell						
<p><u>Core Strategy:</u> Policy T2, T6, ENV4, CLT5, CLT7, CLT9 Appendix H1 Appendix CLT1 Topic Paper 2 <u>Allocations Plan:</u> Policy SER4 – South Hawkwell</p>	<p><u>Policy requirement:</u> Development of 175 homes by 2015 with associated infrastructure including: local highway capacity and infrastructure improvements, public transport infrastructure improvements and service enhancements, link and enhancements to local pedestrian/cycling and bridleway network, sustainable drainage systems, play space, link to cycle network and local highway improvements. <u>Applications / Permissions:</u> Full planning permission for the demolition of an existing dwelling and the development of 176 homes has been granted and the development has been completed (12/00381/FUL). Full planning application for part of Thorpe Road industrial estate approved to deliver 36 homes (15/00075/FUL). Work has started on site.</p>	Local highway capacity and infrastructure improvements to serve residential development in South Hawkwell	Essex County Council / Developer	£1m	Full – through S106 agreement	<u>12/00381/FUL (176 homes Rectory Road, Hawkwell)</u> Part funding through £100,000 contribution from Section 106 for planning application 12/00381/FUL. Junction improvements completed at Rectory Road / Main Road / Hall Road junction
		Enhancements to the B1013 to improve traffic flows and reduce congestion from Rochford through Hockley to Rayleigh (Route Based Strategy to be developed)	Essex County Council	£2.5m	Part – through S106 / S278 agreement (exclusion where in direct relation to development) CIL for wider area improvements due to impact of development	<u>12/00381/FUL (176 homes Rectory Road, Hawkwell)</u> Part funding through £100,000 contribution from Section 106 for planning application 12/00381/FUL. Junction improvements completed at Rectory Road / Main Road / Hall Road junction
		Public transport improvements and service enhancement	Essex County Council Arriva	Unknown	Part – through S106 / S278 agreement	<u>12/00381/FUL (176 homes Rectory Road, Hawkwell)</u> A contribution of £100,000 has been secured from the Section 106 agreement for 12/00381/FUL
		Link and enhancements to local pedestrian/ cycling and bridleway network	Essex County Council	£3m (total cost across all residential sites)	No CIL for wider area improvements due to impact of development	No – possible funding from future SELEP fund bid
		Implementation of National Cycle Network 135, and links to the network	Essex County Council	Unknown	Part – through S106 / S278 agreement (exclusion where in direct relation to development) CIL for wider area improvements due to impact of development	No – possible funding from future SELEP fund bid and CIL
		New play space and enhancement to existing play space	Rochford District Council Play England	Unknown	Yes	<u>12/00381/FUL (176 homes Rectory Road, Hawkwell)</u> Provision of two equipped play areas, one informal play space secured through S106 agreement. Sports facilities contribution of £80,189.
		Provision of sustainable drainage systems	Developer	Unknown	Yes	<u>15/00075/FUL (36 homes 90 Main Road, Hawkwell)</u> To be provided on-site as part of 15/00075/FUL <u>12/00381/FUL (176 homes Rectory Road, Hawkwell)</u> Provided on-site as part of 12/00381/FUL
		Ashingdon				

Policy References / Evidence	Policy Requirements and Applications / Permissions (as of October 2017)	Infrastructure Project	Lead Delivery Organisation	Indicative Cost	Does this project require a S106 / S278 contribution?	Has funding been secured?
<p><u>Core Strategy:</u> Policy T2, ENV4, ED3, CLT3, CLT5, CLT6, CLT7, CLT8, CLT9 Appendix H1 Appendix CLT1 Topic Paper 2 Surface Water Management Plan</p> <p><u>Allocations Plan:</u> Policy SER5 – East Ashingdon Policy SER8 – South East Ashingdon</p>	<p><u>Policy requirement (Policy SER5):</u> Development of 100 homes by 2015 and associated infrastructure including: local highway capacity and infrastructure improvements, public transport infrastructure improvements and service enhancements, link and enhancements to local pedestrian/cycling and bridleway network, access to King Edmund School, land made available for the expansion of King Edmund School, sustainable drainage systems, public open space, play space and youth facilities and community facilities.</p> <p><u>Applications / Permissions (Policy SER5):</u> Outline planning permission has been for the development of up to 100 homes and associated infrastructure (11/00315/OUT). The development has been completed following approval of reserved matters for 100 homes (12/00398/REM).</p> <p><u>Policy requirement (Policy SER8):</u> Development of 500 homes post 2021 and associated infrastructure including: local highway capacity and infrastructure improvements, including contribution to traffic management of Ashingdon Road, public transport infrastructure improvements and service enhancements, link and enhancements to local pedestrian/cycling and bridleway network, sustainable drainage systems, public open space, play space and youth facilities and community facilities.</p> <p><u>Applications / Permissions (Policy SER8):</u> No planning application received to date.</p>	Local highway capacity and infrastructure improvements to serve residential development in East Ashingdon	Essex County Council / Developer	£1m	Part – potentially through S106 / S278 agreement (exclusions where in direct relation to development) Part CIL for wider area improvements due to impact of development	<u>11/00315/OUT (100 homes land east of Spencer Gardens, Rochford)</u> £25,000 roundabout secured from Section 106 agreements for Rectory Road / Ashingdon Road roundabout improvements from 11/00315/OUT
		Local highway capacity and infrastructure improvements to serve residential development in South East Ashingdon	Essex County Council / Developer	£2m	Potentially through S106 / S278 agreement (exclusion where in direct relation to development) CIL for wider area improvements due to impact of development	No – there has been no planning application for this site as of October 2017.
		Public transport improvements and service enhancement	Essex County Council Arriva	Unknown	Part – through S106 / S278 agreement	<u>11/00315/OUT (100 homes land east of Spencer Gardens, Rochford)</u> £21,000 secured from Section 106 for 11/00315/OUT
		Rectory Road / Ashingdon Road roundabout improvements	Essex County Council	£300k	Part – through S106 agreement	<u>11/00315/OUT (100 homes land east of Spencer Gardens, Rochford)</u> £25,000 secured from Section 106 for 11/00315/OUT
		Ashingdon Road improvements to improve traffic flows and reduce congestion	Essex County Council	£250k-£2m	Potentially through S106 / S278 agreement Exclusion where in direct relation to development) CIL for wider area improvements due to impact of development	No
		Highway improvements at Purdeys Way junction	Essex County Council	£5m	Part – through S106 agreement	<u>10/00234/OUT (600 homes land north of Hall Road, Rochford)</u> £150,000 contribution from Section 106 agreement for 10/00234/OUT <u>11/00315/OUT (100 homes land east of Spencer Gardens, Rochford)</u> £25,000 contribution from Section 106 agreement for 11/00315/OUT SELEP bid in future rounds (last bid was unsuccessful)
		Link and enhancements to local pedestrian/ cycling and bridleway network	Essex County Council	£3m (total cost across all residential sites)	No CIL for wider area improvements due to impact of development	No Possible funding from future SELEP fund bid
		Improvement of access to King Edmund School in relation to development at East Ashingdon, and land made available for the schools expansion	Essex County Council	£7.5m	Part – through S106 agreement	Land allocated for expansion within Allocations Plan 2014. <u>11/00315/OUT (100 homes land east of Spencer Gardens, Rochford)</u> Improved access provided on and off the site as part of residential development application for 11/00315/OUT

Policy References / Evidence	Policy Requirements and Applications / Permissions (as of October 2017)	Infrastructure Project	Lead Delivery Organisation	Indicative Cost	Does this project require a S106 / S278 contribution?	Has funding been secured?
		Youth facilities	Essex County Council	Unknown	Part – through S106 where required directly as a result of large scale development sites	No
		Community facilities	Essex County Council	Unknown	Part – through S106 where required directly as a result of large scale development sites	No
		New play space and enhancement to existing play space	Rochford District Council Play England	Unknown	Part – through S106 agreement	No
		Public open space	Developer	Unknown	Yes	<u>11/00315/OUT (100 homes land east of Spencer Gardens, Rochford)</u> Provided on-site as part of 11/00315/OUT
		Provision of sustainable drainage systems (SuDS)	Developer	Unknown	Yes	<u>11/00315/OUT (100 homes land east of Spencer Gardens, Rochford)</u> Provided on-site as part of 11/00315/OUT
		Improvement to flood risk management within the Critical Drainage Area – ROC7 Ashingdon-Rochford	Essex County Council	£400,000	A S106 contribution will make up a proportion of non-ECC funding needed to drive the project from the feasibility to the delivery stage	There is potential for EA funding as this project will be included in the EA Capital investment plan for delivery in 2017/18.
Hullbridge						
<p><u>Core Strategy:</u> Policy T6, ENV4, CLT2, CLT5, CLT6, CLT8, CLT9 Appendix H1 Appendix CLT1 Topic Paper 2 Surface Water Management Plan <u>Allocations Plan:</u> Policy SER6 – South West Hullbridge</p>	<p><u>Policy requirement:</u> Development of 500 homes (250 between 2015 and 2021; 250 post 2021) and associated infrastructure including: local highway capacity and infrastructure improvements, including improvements to Watery Lane and Watery Lane/Hullbridge Road junction, public transport infrastructure improvements and service enhancements, link and enhancements to local pedestrian / cycling and bridleway network, sustainable drainage systems, public open space, play space, youth facilities and community facilities, leisure facilities and link to cycle network. <u>Applications / Permissions:</u> An outline planning application (14/00813/OUT) for the development of 500 homes and associated open space, landscaping and drainage and</p>	Local highway capacity and infrastructure improvements to serve residential development in South West Hullbridge / Watery Lane / Rawreth Lane improvements	Essex County Council / Developer	£4m	Potentially through S106 / S278 agreement (Exclusion where in direct relation to development Part CIL for wider area improvements due to impact of development	<u>14/00813/OUT (500 homes land between Windermere Avenue and Lower Road, Hullbridge)</u> Highways Work Agreement secured as part of Section 106 agreement for application 14/00813/OUT (including provision of new roundabout at the junction of Rawreth Lane and Hullbridge Road – see 15/00362/OUT land north of London Road, Rayleigh)
		Public transport improvements and service enhancement	Essex County Council Arriva	Unknown	Part – through S106 / S278 agreement	No
		Link and enhancements to local pedestrian / cycling and bridleway network	Essex County Council	£3m (total cost across all residential sites)	No CIL for wider area improvements due to impact of development	No – possible funding from future SELEP fund bid
		Implementation of National Cycle Network 135, and links to the network	Essex County Council	Unknown	Part – through S106 / S278 agreement (Exclusion where in direct relation to development) CIL for wider area improvements due to impact of development	<u>14/00813/OUT (500 homes land between Windermere Avenue and Lower Road, Hullbridge)</u> £100,000 contribution secured as part of Section 106 agreement for application 14/00813/OUT Possible funding from future SELEP fund bid

Policy References / Evidence	Policy Requirements and Applications / Permissions (as of October 2017)	Infrastructure Project	Lead Delivery Organisation	Indicative Cost	Does this project require a S106 / S278 contribution?	Has funding been secured?
	infrastructure works is pending consideration for the majority of SER6.	Youth facilities	Essex County Council	Unknown	Part – through S106 where required directly as a result of large scale development sites	<u>14/00813/OUT (500 homes land between Windermere Avenue and Lower Road, Hullbridge)</u> £150,000 contribution towards construction of multi-use games area or skate park in Hullbridge secured as part of Section 106 agreement for application 14/00813/OUT
		Community facilities	Essex County Council	Unknown	Part – through S106 where required directly as a result of large scale development sites	<u>14/00813/OUT (500 homes land between Windermere Avenue and Lower Road, Hullbridge)</u> £70,000 contribution for improvement of sports facilities in Hullbridge secured as part of Section 106 agreement for application 14/00813/OUT
		Leisure facilities	Rochford District Council / Developer	Unknown	No	<u>14/00813/OUT (500 homes land between Windermere Avenue and Lower Road, Hullbridge)</u> £70,000 contribution for improvement of sports facilities in Hullbridge secured as part of Section 106 agreement for application 14/00813/OUT
		Expansion of existing early years and childcare provision	Essex County Council	£500K	Potentially through S106 agreement	<u>14/00813/OUT (500 homes land between Windermere Avenue and Lower Road, Hullbridge)</u> Education contribution secured as part of Section 106 agreement for 14/00813/OUT, however exact contribution indeterminable until Reserved Matters submitted and agreed
		Public open space	Developer	Unknown	Yes	<u>14/00813/OUT (500 homes land between Windermere Avenue and Lower Road, Hullbridge)</u> To be provided on-site as part of 14/00813/OUT
		New play space and enhancement to existing play space	Rochford District Council Play England	Unknown	Part – through S106 agreement	<u>14/00813/OUT (500 homes land between Windermere Avenue and Lower Road, Hullbridge)</u> To be provided on-site as part of 14/00813/OUT
		Provision of sustainable drainage systems (SuDS)	Developer	Unknown	Yes	<u>14/00813/OUT (500 homes land between Windermere Avenue and Lower Road, Hullbridge)</u> To be provided on-site as part of 14/00813/OUT
		Improvement to flood risk management within the Critical Drainage Area – ROC2 Watery Lane	Essex County Council	£2million	Yes	No
Canewdon						
Core Strategy: Policy ENV4, CLT5, CLT7, CLT9, T1, ED3 Appendix H1	Policy requirement: Development of a minimum of 49 homes between 2015 and 2021 and associated infrastructure including: local highway capacity and infrastructure improvements, public transport infrastructure improvements	Local highway capacity and infrastructure improvements to serve residential development in South Canewdon	Essex County Council / Developer	£300k	Potentially through S106 / S278 agreement (Exclusion where in direct relation to development) Part CIL for wider area improvements due to impact of development	<u>16/00733/FUL (35 dwellings at Three Acres, Anchor Lane Canewdon)</u> Section 106 for above development includes highway improvements including a 2m footway along the northern side of Anchor Lane

Policy References / Evidence	Policy Requirements and Applications / Permissions (as of October 2017)	Infrastructure Project	Lead Delivery Organisation	Indicative Cost	Does this project require a S106 / S278 contribution?	Has funding been secured?	
Appendix CLT1 Topic Paper 2 Surface Water Management Plan <u>Allocations Plan:</u> Policy SER7 – South Canewdon	and service enhancements, link and enhancements to local pedestrian/cycling and bridleway network, sustainable drainage systems and play space. <u>Applications / Permissions:</u> An application to demolish an existing dwelling and construct 35 homes and associated infrastructure to the western part of the site has been approved with Section 106 agreed (16/00733/FUL). An application to demolish an existing dwelling and construct 14 homes and associated infrastructure to the eastern part of the site which is approved with Section 106 outstanding (17/00258/FUL).	Public transport improvements and service enhancement	Essex County Council Arriva	Unknown	Part – through S106 / S278 agreement	<u>16/00733/FUL (35 dwellings at Three Acres, Anchor Lane Canewdon)</u> Section 106 for above development includes public transport infrastructure improvements to two bus stops, including flagpole, timetable and raised kerb	
		Improvements to highways serving Baltic Wharf, Wallasea	Essex County Council	Unknown	No	No	
		Link and enhancements to local pedestrian/ cycling and bridleway network	Essex County Council	£3m (total cost across all residential sites)	No	CIL for wider area improvements due to impact of development	No – possible funding from future SELEP fund bid
		Early years and childcare facilities	Essex County Council	£1.25m	Potentially through S106 agreement	No	
		New play space and enhancement to existing play space	Rochford District Council Play England	Unknown	Part – through S106 agreement	No	
		Provision of sustainable drainage systems	Developer	Unknown	Yes	To be provided on-site as part of a planning application	
		Improvement to flood risk management within the Critical Drainage Area – ROC8 Great Stambridge	Essex County Council	£450,000	Yes	No	
Great Wakering							
<u>Core Strategy:</u> Policy ENV4, CLT2, CLT5, CLT6, CLT7, CLT8 CLT9 Appendix H1 Appendix CLT1 Topic Paper 2 Surface Water Management Plan <u>Allocations Plan:</u> Policy SER9 – West Great Wakering Policy BFR1 – Star Lane Industrial	<u>Policy requirement (Policy SER9):</u> Development of 250 homes across two sites post 2021, and associated infrastructure including: local highway capacity and infrastructure improvements, public transport infrastructure improvements and service enhancement, link and enhancements to local pedestrian/cycling and bridleway network, sustainable drainage systems, public open space, play space and youth facilities and community facilities. <u>Applications / Permissions (Policy SER9):</u> An outline planning application for 120 homes on land west of Little Wakering Road and south of Barrow Hall Road has been approved and Section 106 agreed (16/00731/OUT).	Local highway capacity and infrastructure improvements to serve residential development in West Great Wakering	Essex County Council / Developer	£300k	Potentially through S106 / S278 agreement (Exclusion where in direct relation to development) CIL for wider area improvements due to impact of development	<u>16/00668/OUT (180 dwellings at Land South of High Street, Great Wakering)</u> Section 106 agreement for above development included highway improvements to the junction at Royal Artillery Way and Southchurch Boulevard; and the junction at Bournes Green Chase and Maplin Way north; and the junction of Alexandra Avenue and High Street.	
		Local highway capacity and infrastructure improvements to serve residential development at Star Lane Industrial Estate	Essex County Council / Developer	£250k-1m	Part – through S106 / S278 agreement (Exclusion where in direct relation to development) CIL for wider area improvements due to impact of development	Part £10,000 secured for off-site junction improvements	
		Public transport improvements and service enhancement	Essex County Council Arriva	Unknown	Part – through S106 / S278 agreement	<u>16/00668/OUT (180 dwellings at Land South of High Street, Great Wakering)</u> Section 106 agreement for above development includes improvements to existing bus stops adjacent to the site on both sides of High Street and the provision of 'Real Time' information boards.	

Policy References / Evidence	Policy Requirements and Applications / Permissions (as of October 2017)	Infrastructure Project	Lead Delivery Organisation	Indicative Cost	Does this project require a S106 / S278 contribution?	Has funding been secured?
Estate, Great Wakering	<p>An outline planning application for 180 homes on land between Star Lane and Alexandra Road south of High Street has been approved and Section 106 agreed (16/00668/OUT).</p> <p><u>Policy requirement (Policy BFR1):</u> Development of Star Lane Industrial Estate for 131 homes and associated infrastructure: local highway capacity and infrastructure improvements, public transport infrastructure improvements and service enhancements, link and enhancements to local pedestrian / cycling and bridleway network, sustainable drainage systems, public open space, play space and youth facilities and community facilities.</p> <p><u>Applications / Permissions (Policy BFR1):</u> Full application for the southern part of the site – former Star Lane Brickworks approved (12/00252/FUL). Consent for the vacant part of the site for 116 homes and associated infrastructure and facilities.</p> <p>Work has started on site.</p>					<p><u>16/00731/OUT (120 dwellings at Land West of Little Wakering Road, Great Wakering)</u></p> <p>Section 106 agreement for above development included a contribution of £15,000 for the provision of bus stops on Southend Road and Little Wakering Road.</p>
		Link and enhancements to local pedestrian/ cycling and bridleway network	Essex County Council	£3m (total cost across all residential sites)	No CIL for wider area improvements due to impact of development	No Possible funding from future SELEP fund bid
		Youth facilities	Essex County Council	Unknown	Part – through S106 where required directly as a result of large scale development sites	No
		Community facilities	Essex County Council	Unknown	Part – through S106 where required directly as a result of large scale development sites	<u>12/00252/FUL (116 homes Star Lane Brickworks)</u> £25,000 contribution from Section 106 agreement relating to 12/00252/FUL for off-site community facilities
		New play space and enhancement to existing play space	Rochford District Council Play England	Unknown	Part – through S106 agreement	<u>12/00252/FUL (116 homes Star Lane Brickworks)</u> To be provided on-site as part of 12/00252/FUL
		Expansion of existing primary schools (increase primary school provision)	Essex County Council	£750k	No	<p><u>16/00668/OUT (180 dwellings at Land South of High Street, Great Wakering)</u></p> <p>Section 106 agreement for above development included a contribution of £659,772 towards Primary Education.</p> <p><u>16/00731/OUT (120 dwellings at Land West of Little Wakering Road, Great Wakering)</u></p> <p>Section 106 agreement for above development included a contribution of up to £949,443.00 for improvements to all education capacity.</p>
		Expansion of existing early years and childcare provision	Essex County Council	£500K	Potentially through S106 agreement	<p><u>16/00668/OUT (180 dwellings at Land South of High Street, Great Wakering)</u></p> <p>Section 106 agreement for above development included a contribution of £225,666 towards Early Years provision.</p> <p><u>16/00731/OUT (120 dwellings South of High Street, Great Wakering)</u></p> <p>A total contribution of £949,443.00 has been secured through the Section 106 agreement for 16/00731/OUT for Primary and Secondary education and early years and childcare provision.</p>
		Public open space	Developer	Unknown	Yes	<u>12/00252/FUL (116 homes Star Lane Brickworks)</u> To be provided on-site as part of 12/00252/FUL

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Policy References / Evidence	Policy Requirements and Applications / Permissions (as of October 2017)	Infrastructure Project	Lead Delivery Organisation	Indicative Cost	Does this project require a S106 / S278 contribution?	Has funding been secured?
		Provision of sustainable drainage systems	Developer	Unknown	Yes	12/00252/FUL (116 homes Star Lane Brickworks) To be provided on-site as part of 12/00252/FUL
		Improvement to flood risk management within the Critical Drainage Area – ROC9 Little-Great Wakering	Essex County Council	£350,000	Yes	No
Stambridge Mills, Rochford						
<p><u>Core Strategy:</u> Policy ENV4, CLT5, CLT7, CLT9 Appendix H1 Appendix CLT1 Topic Paper 2 <u>Allocations Plan:</u> Policy BFR3 – Stambridge Mills, Rochford</p>	<p><u>Policy requirement:</u> Development of 98 homes and associated infrastructure including: flood defence, public transport infrastructure improvements and service enhancements, link and enhancements to local pedestrian/cycling and bridleway network, sustainable drainage systems, local highway capacity and infrastructure improvements, public open space and play space. <u>Applications / Permissions:</u> Full application received in 2001 for the demolition of all existing buildings; erection of 45 houses and 51 flats and associated infrastructure including construction of improved flood defences comprising landscaped bunds, sea wall & sheet pile wharf edge; diversion of bridleway (11/00494/FUL). Application withdrawn.</p>	Local highway capacity and infrastructure improvements to serve residential development at Stambridge Mills	Essex County Council / Developer	£100k-1m	Potentially through S106 / S278 agreement (Exclusion where in direct relation to development) CIL for wider area improvements due to impact of development	No
		Public transport improvements and service enhancement	Essex County Council Arriva	Unknown	Part – through S106 / S278 agreement	No
		Link and enhancements to local pedestrian / cycling and bridleway network	Essex County Council	£3m (total cost across all residential sites)	No CIL for wider area improvements due to impact of development	No Possible funding from future SELEP fund bid
		New play space and enhancement to existing play space	Rochford District Council Play England	Unknown	No	No
		Public open space	Developer	Unknown	Yes	To be provided on-site as part of a planning application
		Flood defence	Developer Environment Agency	£1m	Yes - to be funded through S106 agreement	No
		Provision of sustainable drainage systems	Developer	Unknown	Yes	To be provided on-site as part of a planning application
London Southend Airport and Environs						
<p><u>London Southend Airport and Environs Joint Area Action Plan (JAAP):</u> Policy E3, E4, E5, E6, T1, T2, T4, T5, T7, ENV2, ENV4</p>	<p><u>Policy requirement:</u> Development of new high quality business park and associated infrastructure including: highway improvements, new public open space, public transport improvements, enhanced walking and cycling routes, and education facilities. <u>Applications / Permissions:</u> Outline permission granted for new</p>	Delivery of new employment land in the form of a high quality business park (“Saxon Business Park”)	Developer	Unknown	Part – through S106 / S278 agreement	<p>Outline permission granted under application 15/00781/OUT to create a Business Park to comprise Use Classes B1 (Business), B2 (General Industrial) and ancillary uses to include A1 (Retail), A3 (Restaurants/Cafes), A4 (Drinking Establishments), C1 (Hotel), D1 (Non-Residential Institutions), D2 (Assembly And Leisure) and B8 (Storage And Distribution). provide hard and soft landscaping and demolition of existing rugby club and associated works Part funded by £3.2million funding awarded from Round 2 bid from South East Local Enterprise Partnership (SELEP) to aid the delivery of infrastructure</p>

Policy References / Evidence	Policy Requirements and Applications / Permissions (as of October 2017)	Infrastructure Project	Lead Delivery Organisation	Indicative Cost	Does this project require a S106 / S278 contribution?	Has funding been secured?
<p><u>Core Strategy:</u> Policy T1, T2, T3, T6, ED1, ED2, ED4</p> <p><u>Allocations Plan:</u> Policy NEL3</p>	<p>business park and associated infrastructure, with all matters reserved except access (15/00781/OUT). Separate application for relocation of Westcliff Rugby Club approved (15/00776/OUT).</p>	Highway improvements consisting of a new access road from Cherry Orchard Way to Saxon Business Park	Developer Essex County Council	Unknown		To be provided as part of planning application 15/00781/OUT Part funded by £3.2million funding awarded from Round 2 bid from South East Local Enterprise Partnership (SELEP) to aid the delivery of infrastructure
		Delivery of sustainable and eco-enterprise 'innovation' units as part of the business park		Unknown		£20million in funding awarded from Round 3 bid from South East Local Enterprise Partnership (SELEP) to aid the delivery of an innovation centre
		Public transport improvements and service enhancement to the JAAP area	Developer Essex County Council	Unknown	Yes	Provision of two new bus stops, and contributions totalling £400,000 secured as part of Section 106 agreement for application 15/00781/OUT
		Provision of new and improvements to existing walking and segregated cycling infrastructure and facilities in the JAAP area, and the integration of these facilities into the wider network	Essex County Council Rochford District Council	Unknown	Yes	£100,000 contribution for Butterley Bridge underpass and cycleway improvements between Cherry Orchard Way and Hall Road, secured as part of Section 106 agreement for application 15/00781/OUT Part funded by South East Local Enterprise Partnership (SELEP) to aid the delivery of infrastructure
		New Public Open Space to the north of the Business Park		Unknown	Yes	Relocation of Westcliff Rugby Club secured under 15/00776/OUT. Strategic green space to be delivered as part of 15/00781/OUT
		New access to the Cherry Orchard Jubilee Country Park		Unknown	Yes	Bellmouth on roundabout to be delivered as part of 15/00781/OUT, with contribution agreed as part of Section 106 agreement for delivery of access road into Country Park
		New Early Years and Childcare provision in JAAP area	Developer Essex County Council	Unknown	Yes	Developer to construct and lease up to 2 Early Years and Childcare units as part of Section 106 agreement for 15/00781/OUT
District-wide						
<p><u>Core Strategy:</u> Policy CLT3</p>	Mitigate the cost of transporting pupils from new residential developments in settlements without a secondary school to an appropriate secondary school	Retention / improvements to service of transporting pupils to secondary school	Essex County Council	Unknown	Possible S106 agreement	Unknown
<p><u>Core Strategy:</u> Policy CLT4</p>	Work in conjunction with the relevant healthcare organisation to identify sites for additional healthcare facilities; ensure that any negative	Improvements to healthcare facilities	Rochford and Castle Point Clinical Commissioning	£14m	Part – through S106 agreement	<u>15/00599/FUL (70 homes Pond Chase Nursery, Folly Lane)</u> £23,040 contribution secured in Section 106 agreement

Policy References / Evidence	Policy Requirements and Applications / Permissions (as of October 2017)	Infrastructure Project	Lead Delivery Organisation	Indicative Cost	Does this project require a S106 / S278 contribution?	Has funding been secured?
Appendix CLT1	effects of new residential development are mitigated against; and positively consider proposals for the renovation or replacement of healthcare facilities		Group			<p>from 15/00599/FUL</p> <p><u>15/00379/OUT (60 homes, Bullwood Hall, Hockley)</u></p> <p>£329 per dwelling (index linked) contribution secured in Section 106 agreement from 15/00379/OUT</p> <p><u>15/00362/OUT (500 homes north of London Road, Rayleigh)</u></p> <p>£164,581.82 contribution secured in Section 106 agreement from 15/00362/OUT</p> <p><u>14/00813/OUT (500 homes land between Windermere Avenue and Lower Road, Hullbridge)</u></p> <p>£164,500 contribution to provide primary healthcare facilities serving the site secured in Section 106 agreement from 14/00813/OUT</p> <p><u>12/00363/FUL (101 homes 190 London Road, Rayleigh)</u></p> <p>£67,367 contribution secured in Section 106 agreement from 12/00363/FUL</p> <p><u>12/00252/FUL (116 homes Star Lane Brickworks, Great Wakering)</u></p> <p>£28,400 contribution secured in Section 106 agreement from 12/00252/FUL</p> <p><u>10/00234/OUT (600 homes land north of Hall Road, Rochford)</u></p> <p>£383,689 contribution secured in Section 106 agreement from 10/00234/OUT</p> <p><u>16/00668/OUT (120 homes West of Little Wakering Road, Great Wakering)</u></p> <p>£70,978 contribution secured in Section 106 agreement from 16/00668/OUT</p> <p><u>16/00731/OUT (180 homes South of High Street, Great Wakering)</u></p> <p>£47,311 contribution secured in Section 106 agreement from 16/00731/OUT</p> <p><u>16/00733/FUL (35 homes Three Acres, Canewdon)</u></p> <p>£13,248 contribution secured in Section 106 agreement from 16/00733/FUL</p>
Rochford District Growth Strategy	Support improvements to broadband provision, particularly in rural areas	Broadband upgrade	Superfast Essex	Unknown	No	Superfast Essex (funded by Essex County Council, BT, Superfast Britain, and Dept. for Culture, Media & Sport) is investing over £24m to extend the superfast broadband network in Essex to areas not already served by commercial providers; £6.46 million of national government investment
Core Strategy: Policy CLT5 Committee	Public conveniences	Provision of public conveniences	Rochford District Council	Unknown	No	No

Policy References / Evidence	Policy Requirements and Applications / Permissions (as of October 2017)	Infrastructure Project	Lead Delivery Organisation	Indicative Cost	Does this project require a S106 / S278 contribution?	Has funding been secured?
Report: The Executive 11/2011; 06/2014						
Core Strategy: Appendix CLT1	Recycling facilities	Provision of recycling facilities / improvements to existing recycling facilities	Rochford District Council	£42k per annum (based on £168 per household)	Yes, through on-site S106 agreement	<p><u>15/00379/OUT (60 homes, Bullwood Hall, Hockley)</u> £168 per home secured in Section 106 agreement from 15/00379/OUT</p> <p><u>15/00362/OUT (500 homes north of London Road, Rayleigh)</u> £168 per home secured in Section 106 agreement from 15/00362/OUT</p> <p><u>15/00075/FUL (36 homes 90 Main Road, Hawkwell)</u> £168 per home secured in Section 106 agreement from 15/00075/FUL</p> <p><u>12/00252/FUL (116 homes Star Lane Brickworks, Great Wakering)</u> £168 per home secured in Section 106 agreement from 12/00252/FUL</p>
Core Strategy: Policy T7	Delivery of Green Grid greenways: Greenway 13: South Benfleet; Greenway 16: Leigh-Rayleigh; Greenway 18: Central Southend (to Rochford); Greenway 19: Southchurch; Greenway 20: Shoeburyness; and Greenway 21: City to Sea / Shoreline	Delivery of Green Grid greenways	Rochford District Council / Essex County Council Thames Gateway Local Nature Partnership / Green Grid Network	Unknown	Part – potentially through S106 agreement	No – greenway connections to be reviewed.