



Northumberland  
County Council

# **Northumberland Infrastructure Funding Statement**

From 1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2023

[Northumberland County Council website](#)

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# About this Statement

This Infrastructure Funding Statement (IFS) is a report providing a summary of all financial and non-financial developer contributions, within Northumberland, for the financial year 2022/2023.

This is the fourth Infrastructure Funding Statement produced by Northumberland County Council. Recent changes to legislation (The Community Infrastructure Levy Regulations – Regulation 121A and Schedule 2) mean the Council is required to publish such a statement annually.

## How to use this statement

The Infrastructure Funding Statement is intended to provide users with a guide to developer contributions in Northumberland. In summary, the statement comprises the following:

**Executive Summary:** This sums up the IFS, including the key headlines.

**Section 1** provides an introduction and background.

**Section 2** details the total amount of money agreed under all planning obligations in the reported year and summarises details of non-monetary contributions agreed in reported year, including details of affordable housing units.

**Section 3** details the money from planning obligations spent and committed in the financial year, and the money not yet spent.

**Section 4** details the money agreed from Section 278 Agreements (Highways)

**Section 5** offers some summing up and consideration of future priorities.

**Appendix:** case studies, some background to developer contributions to the Coastal Mitigation Service and an example affordable housing scheme

**Glossary** – There is a jargon busting glossary at the end of this document.

## Executive Summary

This is the fourth Infrastructure Funding Statement (IFS) produced by Northumberland County Council.

As Northumberland County Council is not currently a Community Infrastructure Levy (CIL) Charging Authority, this IFS does not report on CIL. It instead focusses on Section 106 agreements, and additionally reports on Section 278 (Highway Agreements).

The total amount of money to be provided under any planning obligations which were entered during the reported year is £756,895.10.

The total amount of money received from planning obligations during the reported year was £5,050,707.37. These contributions will play a critical role in delivering much needed affordable housing and necessary infrastructure and mitigation measures, including education, healthcare, sport and play and coastal mitigation.

The delivery of 38 affordable homes have been agreed in the reported year.

There was also £748,201 secured by s278 Highway agreements during this year for highway improvement works.

The total amount of money retained at the end of the reported year is £14,696,613.83. The Council will work to ensure the money is effectively and lawfully spent.

## Section 1 Introduction

**Planning Obligations** are planning tools that can be used to secure financial and non-financial contributions, and to put in place certain requirements or restrictions, to ensure new development can be made acceptable in planning terms

The terms 'Planning Obligations' and 'Section 106 agreements' usually refer to the same thing. They are legal agreements which can be attached to a planning permission to support development and mitigate the impacts of development.

The term 'developer contributions' may also be used. This can refer to the same thing, but can also encompass other 'contributions', namely the Community Infrastructure Levy and contributions for highway works linked to new development.



Northumberland County Council currently secures planning obligations. It is therefore the authority's responsibility to ensure that the requirements for obligations are necessary, fair and reasonable. It is also the authority's responsibility to ensure that contributions are spent lawfully and effectively and that these are reported on.

The aim of this Infrastructure Funding Statement is to improve transparency of monitoring and reporting, specifically in respect of Section 106 agreements for financial and non- financial contributions, but also Section 278 Agreements.

# A Community Infrastructure Levy in Northumberland

The Community Infrastructure Levy (CIL), is a fixed rate levy, charged per square metre of new development. It can be used to fund a wide range of infrastructure required to support development across the local authority area. To date, **Northumberland County Council is not a charging authority i.e., there is currently no Community Infrastructure Levy charge in Northumberland.**

The government has signalled potential reforms to the Levy and to the wider system of developer contributions. The Council is closely monitoring the proposals, and potential implications for Northumberland.

Should a Levy be introduced, details of the money collected and how it is spent will be reported in future versions of the Infrastructure Funding Statement, or similar report, depending on any future regulatory changes.

Detailed guidance on CIL is provided in national Planning Practice Guidance.



# Planning Obligations in Northumberland

The planning obligations reported on in this Infrastructure Funding Statement, were collected under the provisions of the Northumberland Consolidated Planning Policy Framework & associated Supplementary Planning Documents.



Detailed guidance on Section 106 agreements is provided in national Planning Practice Guidance. The following summarises the basics:

Section 106 agreements are used to mitigate the impacts of development and make it acceptable in planning terms;

Section 106 can only be used where they meet certain legal tests. That is that the obligations must be:

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

Requirements for parts of a development to be used in certain ways, for example for affordable housing; Requirements for certain works to be undertaken or for other requirements and/or restrictions on the form of the development; or

Financial contributions to address the impacts of development (the focus of this IFS).

## **Section 2 Financial Data Funding Received**

**1st April 2022 to 31st March 2023**

**Details the total amount of money under all planning obligations in the reported year and summarises details of non-monetary contributions in reported year, including details of affordable housing units.**

**A.** The total amount of money to be provided under any planning obligations which were entered during the reported year is £756,895.10

This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.

**B.** The total amount of money received from planning obligations during the reported year was £5,050,707.37

**C.** The total amount of money received prior to the reported year that has not been spent is £10,830,516.24

### **Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 3**

Please note, the amounts shown in this report are maximum amounts and the final contribution paid can vary and is dependent on viability, phasing of the scheme and submission of any reserved matters which could alter the final payment. The reader should also be aware that proposed developments may never commence or can change over time. Trigger points for payments may never be realised for a variety of reasons.



## Section 2 continued

1st April 2022 to 31st March 2023

Details the total amount of money under all planning obligations in the reported year and summarises details of non-monetary contributions in reported year, including details of affordable housing units.



**D.** During the reported year the following non-monetary contributions have been agreed under planning obligations

- i) The total number of Affordable Housing units to be provided is 38
- ii) This year no Education provisions have been agreed under S106 agreements

## Section 3 Financial Data Funding Spent

**1st April 2022 to 31st March 2023**

Details the money from planning obligations spent and committed in the financial year and the money not yet spent.

**E.** The total amount of money from planning obligations allocated towards infrastructure during the reported year was £2,127,694.48 of this amount £1,383,896.45 was not spent during the reported year.

### Unspent Infrastructure allocated funds

Highways: Allocated £100,00.00, unspent £100,000.00

Homegroup: Allocated £916,568.00, unspent £907,620.00

Healthcare: Allocated 57,300.00, unspent £57,300.00

Refund: Allocated £394.00, unspent £394.00

Highway: Allocated £85,000.00, unspent £8,520.40

Highway works New Hartley: Allocated £162,400.00, unspent £153,888.68

Historic Kilns: Allocated £60,000.00, unspent £22,232.40

Various Sport and Play: Allocated £133,940.97, unspent £133,940.97

**F.** The total amount of money from planning obligations spent during the reported year was £1,223,063.78 Of this amount £578,473.04 was spent by a third party on behalf of Northumberland County Council.

## Committed Funds

### Affordable Housing

The Council have received 2 applications for funding for affordable housing schemes seeking a combined total of £2.8m

**G.** The items in the following table have had money allocated towards them during the reported year with unspent allocations:

*Please note expenditure of contributions are often time limited and many projects require several months and in some cases years for the schemes to be implemented.*

*Awards are closely monitored to ensure funds are spent in accordance with the legal agreements.*

**H.** In relation to money which was spent by Northumberland County Council during the reported year:

i) Items of infrastructure that planning obligation money has been spent on and the amount spent £ 1,223,063.78

- Highway Improvement works at various schemes including Hadston, Ponteland, New Hartley, Cramlington spent £414,652.73
- Coastal Mitigation for Space for Shorebirds work spent £142,201.76
- Hexham and Tyndale Community Trust spent Community Open Space of £18,056.80
- Category of Community Benefit £70,000.00 was given to Widdrington and Stobswood PC
- NCC (Northumberland County Council) outdoor services spent £19,820.00 at various sites in North Northumberland on open space maintenance
- National Health Service and North East and North Cumbria Integrated Care Board spent £46,881.89 on improvements to GP practices
- Home Group claimed £329,880.00 for their Affordable housing scheme at Amble
- Humshaugh Playing Field Trust, Newbrough & Warden, Longhoughton claimed a total of £133,803.00 for Sport and Play area improvements
- A total of £47,767.60 fell within the miscellaneous category of expenditure including fees and Historic Structure repairs

ii) There was no money spent on repaying money borrowed, including any interest, with details of the items of infrastructure

iii) The amount of planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was £10,000

I. The total amount of money retained at the end of the reported year is £14,696,613.83. Of this amount £773,679.27 has been retained for long term maintenance.

## Section 4

**1st April 2022 to 31st March 2023**

Details the money agreed and spent from Section 278 Agreements

Some development schemes require a contribution towards highway improvement works (in addition to any Section 38 or Section 278 agreements). Examples of highway obligations can include contributions towards the cost of installing Road Traffic orders, speed restrictions, new roundabouts, or improved pedestrian crossing.

### **Section 278 Matters**

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 4

The following matters are agreements entered into during the reported year in respect to Highways Agreements under Section 278 of the Highways Act 1980. Totaling **£748,201.00**

The location and bond sums are described below.

- Land North East of Pegswood First School for £105,000.00
- Premier Inn, Willowburn Trading Estate, Alnwick for £62,215.00
- South Newsham Road, Blyth for £503,991.09
- Land at Commissioners Quay, Quay Road, Blyth for £30,000.00
- Field West of Lea Hall Splitty Lane, Catton for £10,000
- Gilbert Ward SEN Academy princess Louise Road, Blyth for £29,995.00

## **Section 5**

### **Conclusions**

The money agreed, received and spent under Planning Obligation agreements can be seen to make a valuable contribution to supporting and mitigating development and benefitting local communities.

The Council will work, with stakeholders, to ensure that contributions which have not yet been allocated or spent, are appropriately and effectively delivered.

The Council will also work to continually improve the systems in which planning obligations operate, such as the mechanisms by which planning obligations are agreed, how they are allocated and how they are monitored. In respect of the latter, it should be noted that the Council has recently introduced fees for monitoring to ensure effectiveness of processes and procedures. Monitoring fees will similarly be reported in future Infrastructure Funding Statements.

### **Future Planning Obligations**

Future income from planning obligations is difficult to predict. At this point in time the Council considers it cannot provide an estimate. This is in part on account of a changing Development Plan context. The Council will however look to introduce forecasting in future Infrastructure Delivery Plans.

### **Future Community Infrastructure Levy**

Pending potential national reforms to the Community Infrastructure Levy, should such a charge be introduced in Northumberland, future iterations of the infrastructure Funding Statement (or similar document, pending any regulatory changes) will include details of the Levy collected and how it has been allocated and spent.

## Section 5 continued

### Spending Priorities

Developer contributions will be used to deliver strategic policies including:

**Affordable Housing** - Supporting the delivery of affordable homes is a priority for the Council. Evidence shows that many households in Northumberland cannot afford market housing. New development will be required to provide a proportion of affordable housing, usually on-site as part of new development.

**Coastal Mitigation Service** – Increased recreation-related disturbance on the coast is a particular concern because most of the Northumberland coast is designated as SSSI on account of its nationally important bird populations; and much of it is also designated as SPA and 'Ramsar Site' (because of the international importance of some of these populations). In order to ensure that effective mitigation can be provided to address this problem, the Council has introduced the Northumberland Coastal Mitigation Service. This is a developer-funded warden service to protect the coastal environment (see Appendix).

**Education provision** – new housing generates additional pupils. Where there are capacity constraints at nearby schools it may be necessary to secure developer contributions towards expanding capacity and creating additional pupil places.

**Healthcare provision** – there are known capacity constraints in some parts of the County in respect of primary health care such as GP practices. Where appropriate and necessary, developer contributions will be sought to address the additional needs generated by new development.

**Open space and sport and play** - the provision of open space, sport and play varies across the County. Where appropriate, developer contributions will be sought. This may be for new provision or to target improvements to existing provision, for example to improve quality or accessibility.

# The Northumberland Local Plan and Neighbourhood Plans

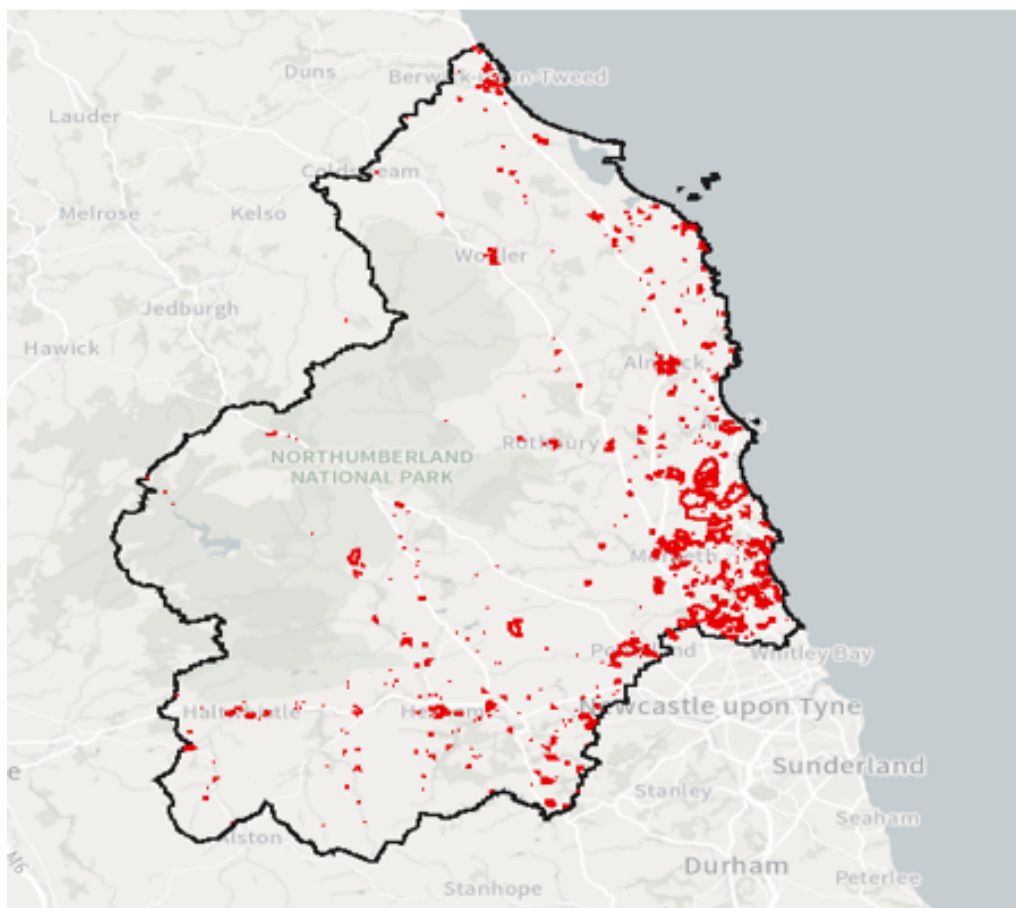
The Northumberland Local Plan was adopted on the 31st of March 2022. The Local Plan is the new statutory development plan for Northumberland, alongside all 'made' Neighbourhood Plans. The Local Plan and Neighbourhood Plans set out new policies under which future planning obligations will be secured.

## Map showing locations of developments with S106 agreements

Looking for a copy of a S106 agreement?

Please use the link below to search our Northumberland map to help locate it.

[View our Interactive Section 106 Agreement Map](#)





## Local Area Committees

Northumberland's planning committees are broken down into 5 different area committees

Figures on the following five pages show the total of S106 funds collected for each local area since contributions were recorded by NCC (circa 2012 onwards to 31<sup>st</sup> March 2023)

**North Northumberland:** Alnwick, Amble, Amble West with Warkworth, Bamburgh, Berwick East, Berwick North, Berwick West with Ord, Longhoughton, Norham and Islandshires, Rothbury, Shilbottle, Wooler

**Castle Morpeth:** Choppington, Druridge Bay, Longhorsley , Lynemouth, Morpeth Kirkhill, Morpeth North, Morpeth Stobhill, Pegswood , Ponteland East and Stannington, Ponteland North, Ponteland South with Heddon, Ponteland West, Stakeford

**Ashington and Blyth:** Ashington Central, Bothal, College, Cowpen, Croft, Haydon, Hirst, Isabella, Kitty Brewster, Newbiggin Central and East, Newsham, Plessey, Seaton with Newbiggin West, Sleekburn, South Blyth, Wensleydale

**Tynedale** Bellingham, Bywell, Corbridge, Haltwhistle, Haydon and Hadrian, Hexham Central with Acomb, Hexham East, Hexham West, Humshaugh, Prudhoe North, Prudhoe South Prudhoe, South Tynedale, Stocksfield with Broomhaugh

**Cramlington, Bedlington and Seaton Valley:** Bedlington Central, Bedlington East, Bedlington West, Cramlington East, Cramlington Eastfield, Cramlington North, Cramlington South East, Cramlington Village, Cramlington West, Hartley, Holywell, Seghill with Seaton Delaval

# **Local Area Committee Breakdown of Developer Funds**

## **North Northumberland**

### **Education**

For this committee area we have received £932,064.98 and this remains unspent. Out of this, £887,748.00 has been allocated to school projects which leaves an available balance of £44,316.98.

### **Affordable Housing**

We have received £2,334,732.00 of which £1,257,456.57 has been spent, and £1,043,525.43 is allocated, leaving an available balance of £33,750.00

### **Sport and Play**

We have received £183,620.00 and spent £130,714.92. A further £6,560 is allocated, leaving an available balance of £46,345.08

### **Highways**

We have received £406,400.00 and spent £147,000. A further £246,400 is allocated, leaving an available balance of £13,000.00

### **Community Facilities**

We have received £262,366.35 and spent £233,237.85, which leaves an available balance of £29,128.50

### **Outdoor Sport**

We have received £260,500.00 and spent £20,000.00. As at the 31<sup>st</sup> March 2023 there were no allocated schemes, leaving an available balance of £240,500.00

### **Miscellaneous**

We have received £21,090.00 and spent £950, leaving an available balance of £20,140.00

## **Ecology**

We have received £395,590.86 and spent £46,260.38. A further £311,852.36 is allocated, leaving an available balance of £37,478.12

## **Pre 2009**

Carried forward is an amount we have received of £126,795 and spent £105,140 leaving an available balance of £21,665

## **Healthcare**

We have received £497,490.79 and this remains unspent. £402,157.60 is allocated, leaving an available balance of £95,333.19

# Local Area Committee Breakdown of Developer Funds

## Tynedale

### Education

For this committee area we have received no funding in this year.

### Affordable Housing

We have received £1,082,174.68 of which £250,000 has been spent. The sum of £531,000 is allocated, leaving an available balance of £301,174.68.

### Play

We have received £1,613,083.94 and spent £1,347,368.21. The sum of £72,827.20 is allocated, leaving an available balance of £192,888.53

### Highways

We have received £38,000 and all has been spent

### Sport

We have received £1,888,011.95 and spent £1,611,830.97. The sum of £216,857.90 is allocated, leaving an available balance of £59,323.08

### Miscellaneous

We have received £66,915 and spent £6,915, leaving an available balance of £60,000.

### SUDS

We have received £83,188 and this was spent all on the particular scheme it was required for.

### Open Space

We have received £36,000 and spent £21,000. The remaining amount of £15,000 is allocated.

## **Ecology**

We have received £10,000 and it is all allocated to the Coastal Mitigation service.

## **Healthcare**

We have received £17,400 and it as all allocated to providing primary healthcare through GP practices.

# **Local Area Committee Breakdown of Developer Funds**

## **Castle Morpeth**

### **Education**

For this committee area we have received £1,400,012.04 and spent £277,373.85. The sum of £1,038,343.15 has been allocated to school projects, which leaves an available balance of £84,295.04

### **Affordable Housing**

We have received £3,808,164.84 of which £2,060,673 has been spent. The sum of £1,537,707.03 is allocated, leaving an available balance of £209,784.81

### **Play**

We have received £20,780 and spent £18,004, leaving an available balance of £2776

### **Transport and Highways**

We have received £1,508,813 and spent £980,030.51. The sum of £517,782.49 is allocated, leaving an available balance of £11,000

### **Sport**

We have received £8040 and spent £7316, with an available balance of £724 remaining.

### **Miscellaneous**

We have received £84,885.44 and spent £1080. The sum of £83,805.44 is allocated, leaving a nil balance.

### **Recycling**

We have received £20,700 and all it has been spent.

### **Community Facility**

We have received £158,100 and spent £138,100, leaving an available balance of £20,000.

## **Ecology**

We have received £88,451.27 and spent £0. The sum of £73,590.81 is allocated, leaving an available balance of £14,860.46

## **Healthcare**

We have received £284,728.98 and none is yet spent. The sum of £257,678.04 is allocated, leaving an available balance of £27,050.94

# **Local Area Committee Breakdown of Developer Funds**

## **Cramlington Bedlington and Seaton Valley**

### **Education**

For this committee area we have received £987,500 and this remains unspent. Out of this £987,500 has been allocated to school projects which leaves an available balance of £0.

### **Affordable Housing**

We have received £1,085,686 of which £1,013,011 has been spent, and £72,675 is allocated, leaving a nil balance.

### **Play**

We have received £460,665.20 and spent £455,213.20, leaving an available balance of £5,452.

### **Transport and Highways**

We have received £879,426 and spent £304,151.95. A further £469,759.37 is allocated, leaving an available balance of £105,514.68.

### **Sport**

We have received £667,465.20 and spent £272,797.98. A further £10,000 is allocated, leaving an available balance of £384,667.22.

### **Travel**

We have received £62,000 and spent £20,000, leaving an available balance of £42,000.

### **Local centre**

We have received £2,502 and spent £0, leaving an available balance of £2,502.00.

### **Miscellaneous**

We have received £19,320 and spent £12,820, leaving an available balance of £6,500.



## **Ecology**

We have received £191,510.95 and spent £49,842.61. A further £94,932.60 is allocated, leaving an available balance of £46,735.74.

## **Healthcare**

We have received £249,187 and this remains unspent. £197,250 is allocated, leaving an available balance of £51,937.

# **Local Area Committee Breakdown of Developer Funds**

## **Ashington and Blyth**

### **Education**

For this committee area we have received £1,188,928.41 of which £75,000 has been spent and the remaining £1,113,928.41 has been allocated to school projects.

### **Affordable Housing**

We have received £517,268 of which £100,000 has been spent and £417,268 is allocated, leaving a nil available balance.

### **Play**

We have received £395,568.60 of which £329,052.10 has been spent, leaving an available balance of £66,516.50

### **Transport and Highways**

We have received £659,020.73 and spent £222,500. A further £212,184.53 is allocated, leaving an available balance of £224,336.20.

### **Sport**

We have received £610,768.89 and spent £367,069.13, leaving an available balance of £243,699.76.

### **Sport and Community Facility**

We have received £432,722 and spent £354,202, leaving an available balance of £78,520.

### **Windfarm Community**

We have received £380,335.80 and spent £238,386.84. A further £67,168.21 is allocated, leaving an available balance of £74,780.75.

## **Miscellaneous**

We have received £58,868.12 and spent £48,368.12, leaving an available balance of £10,500.

## **Ecology**

We have received £404,226 and spent £43,000. A further £323,075 is allocated, leaving an available balance of £38,151.

## **Healthcare**

We have received £513,300 which remains unspent. £99,300 is allocated, leaving an available balance of £414,000.

# Appendix

## Space for Shorebirds

The Northumberland coast supports internationally important bird populations, including a wide range of migratory and wintering waders and breeding tern species. Wading birds such as turnstone and purple sandpiper live on our shores during autumn and winter - finding their food and safe places to rest.

Human recreation such as walking and dog walking can interrupt their normal behaviours causing them to fly away, costing them energy reserves that can be hard to replace during the cold winter months. Many of these birds perform huge migrations flying north in late spring to breed on arctic tundra and coasts in order to raise their chicks.

Space for Shorebirds is the name of Northumberland County Council's Coastal Mitigation service, the focus of which is education and engagement to increase awareness of shorebirds and asking people to give the birds space to reduce disturbance.



This is a wildlife ranger service that is funded by the main part of the work is talking to beach users showing people the birds and encouraging people to look out for wildlife and give the birds space, to increase understanding of how to share the coastal environment with the birds that depend on it without causing them harm.

Rangers also undertake a programme of monitoring work to increase understanding of the nature and extent of recreational disturbance upon bird populations – the 3<sup>rd</sup> year of monitoring data and the first year not affected by covid lockdowns.

Breeding season of the summer of 2022 was significantly more successful than 2021, with 12 pairs of ringed plover nesting in protection areas established by rangers – 13 ringed plover chicks and 1 oystercatcher chicks fledged, in comparison to 4 ringed plovers fledged the previous year. This work had strong public support with local

residents in particular becoming invested in the fortunes of their beach nesting ringed plovers.

Several well attended talks were delivered by rangers, for example in Beadnell village with the National Trust, at Longhoughton Parish Council Warmhub and the Northumberland and Tyneside Bird Club.



10 free to attend guided walks were also held in various locations, almost all were over-subscribed showing the appetite to learn about the birds of Northumberland's coast. Again, this year people who attended walks went on to become Coast Care volunteers and subsequently helped in chick watching and bird surveying for Space for Shorebirds.

468 person hours (previous year 258) were spent removing the invasive weed pirri pirri burr from important dune grasslands at Druridge, Cocklawburn, Bamburgh and Beadnell. This work is undertaken in partnership with volunteers from Coast Care.

During this year, an evaluation process was developed involving an evaluation framework and a public awareness online questionnaire. 357 responses were received, 94% of whom were concerned about declining bird populations and 73% agreed that human recreation activity disturbs coastal birds.

Significantly, an additional ranger joined the team in October 2022 bringing the team up to 3 full time members of staff, this was possible because more housing development came forward through the planning system than was previously forecast.

## Case Study – Healthcare

GP's can increase their capacity by investing in a variety of capital improvements. Some of these will involve constructing new GP buildings, physical space with extensions or alterations, but other possible uses of S106 funds could involve technology or equipment to reduce consultation times, thus allowing more patients to be seen.



To



A patients' records storage room converted to a patient consulting room.

## Case Study - Sport and Play funds

An application was submitted by Hexham Town Council to apply for funding to 'revamp the ramps' in a popular well-used facility in Sele Park in Hexham.

The existing park was no longer safe and fit for use. It did not attract new visitors and was not good for learners or users with special needs.

The park needed to be inclusive, so designs and quotes were obtained, and other funding was raised. Total cost was to be £150,000 plus VAT. The Town Council pledged £20,000, £40,000 from Suez community fund and Hexham Youth Initiative raised £4,000 from sponsored events including a mud run and a 24-hour skate event. Section 106 funds contributed the remaining £81,000.



To



# Glossary

**IFS** – shorthand for Infrastructure Funding Statement (this document).

**Planning Obligation** - Planning obligations are legal obligations entered into to mitigate the impacts of a development proposal. Planning obligations are also commonly referred to as 'section 106', 's106', as well as 'developer contributions. (A Planning Obligation can also be via a 'unilateral undertaking,' entered into by a person with an interest in the land without the local planning authority.) Obligations can only be sought where they are directly related to the development, fairly and reasonably related in scale and kind to the development, and necessary to make the development acceptable in planning terms.

**Section 106 Agreement** – Section 106 Agreements are legally binding agreements made under the Town and Country Planning Act 1990 between a Local Planning Authority and applicants for planning permission/developers.

**Section 278 agreement** - Section 278 Agreements are legally binding agreements made under the Highways Act 1990 between Local Highway Authorities and Developers. Section 278 agreements are required to secure alterations or improvements to the highway.

**Section 38 agreement** – Section 38 agreements are legally binding agreements made under the Highways Act 1990 between Local Highway Authorities and Developers. Section 38 agreements are required when the highway is offered for adoption as a public highway.

**CIL or Community Infrastructure Levy** – The Community Infrastructure Levy, is a charge which can be levied by local authorities on new development in their area to help deliver the infrastructure needed to support development. The levy only applies in areas where a local authority has consulted on, and approved, a 'charging schedule.' To date, Northumberland County Council is not a charging authority i.e. there is currently no Community Infrastructure Levy charge in Northumberland. Should the Levy be introduced, details of the money collected and how it is spent will be reported in future versions of the Infrastructure Funding Statement. The Community Infrastructure Levy can also be described as a type of 'developer contribution.

**Local Plan** - A Local Plan, also referred to as a development plan or development plan document, is at the heart of the planning system, with a requirement set in law that planning decisions must be taken in line with the plan unless material considerations indicate otherwise. Plans set out a vision and a framework for the future development of

the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for conserving and enhancing the natural and historic environment, mitigating, and adapting to climate change, and achieving well designed places.

**Infrastructure Delivery Plan** - (Sometimes referred to as **IDP**) An Infrastructure Delivery Plan identifies the likely infrastructure requirements of an area, associated with development. In Northumberland, the current Infrastructure Delivery Plan covers the plan period, up to 2036. The Plan is the output of engagement with infrastructure providers to identify current infrastructure capacity, and to determine likely future infrastructure requirements based on the Local Plan. Focussing on strategic infrastructure requirements, the IDP seeks to identify completed, committed, and planned investment across physical, social and green infrastructure types. Where possible the IDP identifies where funding for infrastructure will come from. It also identifies where there are funding gaps.

**Agreed** – Contributions that have been agreed within a signed legal document. These contributions have not yet been collected. The collection of contributions is usually triggered at certain points of development, or upon commencement of development. If the planning applications are not implemented, the contributions will never be received.

**Transferred** - Monetary or non-monetary contributions are frequently transferred from the Council to a third party which then delivers the contribution.

**This Financial Year or This reported year** - unless stated otherwise, this refers to the period 1 April 2022 to 31 March 2023

**Affordable Housing** - affordable housing is defined in the National Planning Policy Framework as housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). It must also comply with a specific definition of affordable homes (being either: affordable homes for rent, starter homes, discounted market sales housing, or other affordable routes to home ownership)



## Further Reading



Please find the links to useful resources and contact details regarding data and information throughout this report;

To view the latest table showing all S106 financial contributions held and received by the Council. See [Section 106 Contributions Table](#).

To apply for Affordable Housing monies, please refer to the Affordable Housing protocol guidance and application form on the [Affordable Housing web page](#).

To apply for Sport and Play monies please refer to the [Funding for Sport and Play web page](#).

Looking for a copy of a S106 agreement? Please use this link to search our Northumberland map to help locate it.

[Interactive Self-Serve Section 106 Agreement Map](#)

We appreciate all feedback from customers on the provision of this information. If you have any questions or wish to provide feedback, please email us on the email address below. We will aim to respond to your comments/questions within 20 working days.

If you have any enquiries regarding any of the information in this document, please contact [s106@northumberland.gov.uk](mailto:s106@northumberland.gov.uk)