

Infrastructure Funding Statement 2021–2022

November 2022



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Introduction

This statement provides a summary of the financial contributions the council has secured through Section 106 Agreements to mitigate the impacts of new developments and to deliver the essential infrastructure required to support new development within the city. In addition, this statement provides a summary of affordable housing provision and other mitigation measures which are provided by the developer and secured as planning obligations through a Section 106 Agreement.

The amended Community Infrastructure Levy (CIL) Regulations 2019 require all Section 106 receiving authorities to produce an Infrastructure Funding Statement (IFS) on an annual basis and to publish this on the council's website along with the data set to support this statement.

Approach to seeking developer contributions

Sunderland City Council, acting in its capacity as the Local Planning Authority (LPA) secures planning obligations via Section 106 of the Town and Country Planning Act 1990 (as amended). In accordance with the National Planning Policy Framework (NPPF) and the CIL Regulations planning obligations can only be sought when they meet the following three tests:

1. Necessary to make the development acceptable in planning terms;
2. Directly related to the development; and
3. Fairly and reasonably related in scale and kind to the development.

Sunderland's Core Strategy and Development Plan (CSDP) was adopted in January 2020 and sets out an overarching strategy, strategic policies and designations for the future change and growth of Sunderland. The council is currently preparing its Allocations and Designations Plan (A&D Plan) which will sit alongside the CSDP and the IAMP AAP, all of which will form the Sunderland Local Plan. The A&D Plan will set out local policies including site specific policy designations and allocations for the development, protection and conservation

of land in the city in order to deliver the overall strategy as set out within the CSDP.

In recent years the council has undertaken a comprehensive review of its approach to securing planning obligations from new developments. This approach has been developed alongside the CSDP and the policies contained therein. In order to support the delivery of infrastructure throughout the plan period the council adopted its Planning Obligations Supplementary Planning Document (SPD) in June 2020 which sets out the approach to securing contributions, both financial and non-financial, from new developments across Sunderland.

The South Sunderland Growth Area (SSGA) is a major new growth area for housing development in the city, comprising of 277ha. of land in the Ryhope and Doxford wards. Planning obligations for sites within SSGA are considered separately to the standards set out in the Planning Obligations SPD and instead will be assessed against the SSGA SPD and Infrastructure Delivery Study (IDS) which was adopted by the council with the Planning Obligations SPD in June 2020. These documents provide specific guidance for planning obligations and infrastructure requirements in this strategic development area. Further information in relation to SSGA is included later in this report.

Types of planning obligations

The council seeks three main types of planning obligations:

1. Financial obligations
2. Non-Financial obligations
3. On-site affordable housing provision

Financial obligations

In some instances, it is not feasible or appropriate to provide the required infrastructure on site and as such, a financial contribution is paid to the council to deliver the necessary works on behalf of the developer. Typical financial contributions include those towards education, highways, ecological improvements and children's equipped play space.

Non-financial obligations

Non-financial obligations can be wide ranging depending on the specifics of the site and the development and usually require the developer to undertake the works on the site and to retain and maintain these in perpetuity. Such obligations include the provision and maintenance of public open space and areas of Suitable Alternative Natural Greenspace (SANG), ecological works, highway improvements or the implementation of strategic planting schemes to mitigate the impact of road traffic noise on the residents of the new development.

On-site affordable housing provision

The CSDP requires all new housing developments of ten dwellings or 0.5ha or more to provide at least 15% affordable housing on-site. In accordance with the council's most up to date Strategic Housing Market Assessment (SHMA) a tenure split of 75% affordable rent and 25% intermediate tenure is required. In relation to intermediate tenure this may include starter homes, discounted market sales units, first homes or other affordable routes to home ownership, as defined in the NPPF.

In some circumstances the council may accept the delivery of affordable housing off-site on an alternative housing site in the vicinity of the new development. In exceptional circumstances, and only where it can be demonstrated to the council's satisfaction that neither on-site nor off-site provision would be appropriate, the payment of a financial contribution in lieu may be acceptable.

Negotiation of planning obligations and the impact of viability

In accordance with the CIL Regulations and the NPPF planning obligations are

negotiated on a case-by-case basis giving due regard the site-specific circumstances and the policy requirements set out in the CSDP. Whilst some formulas are set out in the Planning Obligations SPD a formula is not appropriate for calculating the cost of mitigation for some measures and types of infrastructure. Examples of this include highway works and ecological mitigation.

The council seeks to secure fair and reasonable developer contributions without adversely affecting the ability for new development to take place in the city. The council recognises the wider benefits of development to the city in terms of the associated outputs from the development such as regeneration or helping to meet housing need.

As such, the council will consider requests from applicants to reduce the level of planning obligations on the basis that it is not financially viable to provide or pay the required obligations either fully or in part. Such requests must demonstrate what the applicant is willing to fund in terms of planning obligations and the reasons the development cannot support the full planning obligation requirement. Any viability assessment submitted to the council through the planning process will be independently assessed.

Monitoring and delivery of planning obligations

Once the Section 106 has been signed and the planning permission granted the deed is registered as a land charge which is bound to the land, obligating any future owners until the terms of the agreement are met or if the planning permission is quashed, revoked, withdrawn or modified by any statutory procedure or expires prior to the commencement of development.

Following completion of the Agreement the receipt of contributions from the development and the delivery of infrastructure will only be realised if the planning permission is implemented and the relevant trigger points are met. There may be multiple trigger points associated with each contribution contained within an agreement and are typically set on commencement of development, or completion or occupation of a specified number of dwellings.

Once the Agreement is signed the council's Planning Obligations Officer is responsible for monitoring the delivery of obligations and compliance with the terms of the Section 106 Agreement. This process is set out in Figure 1 below.

Section 106 Agreement is signed and monitoring of the obligations commences

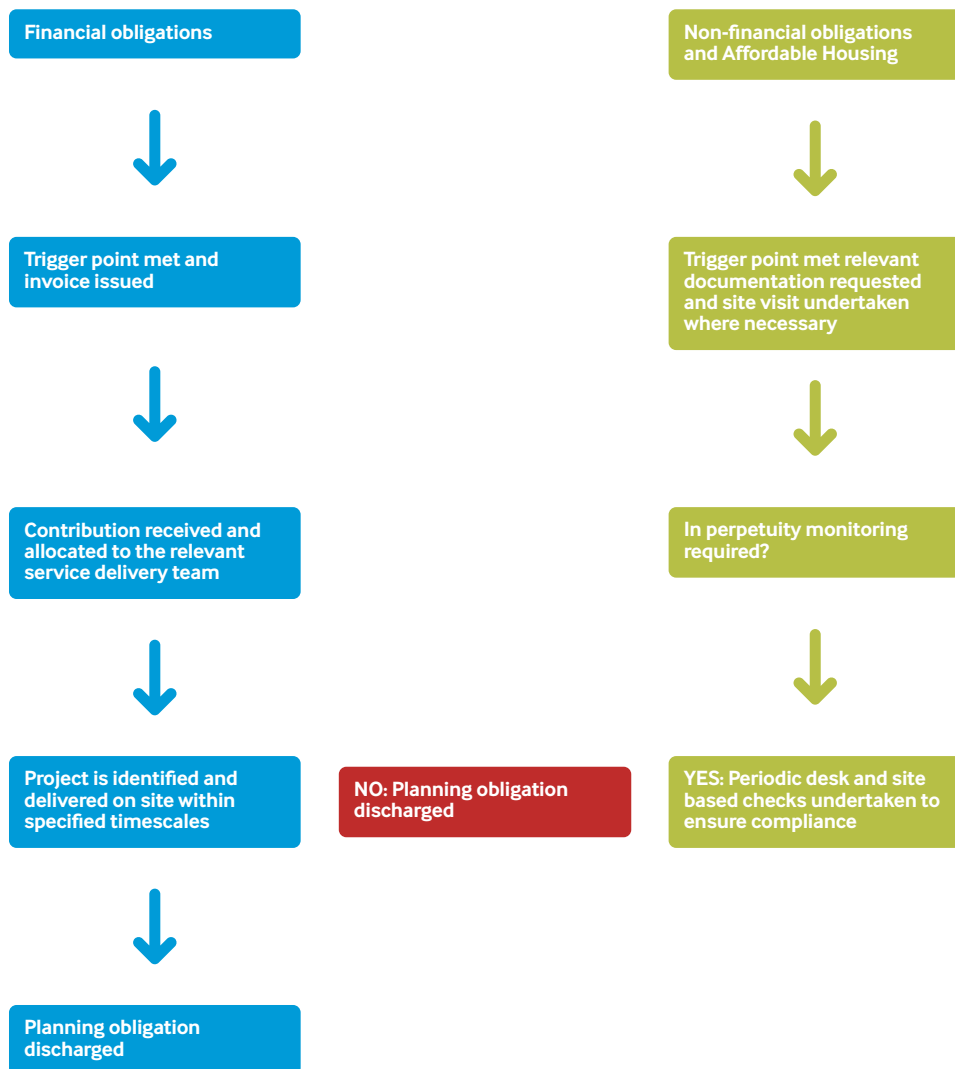


Figure 1: Process of monitoring and delivering planning obligations

Under the amended CIL Regulations 2019 the council is permitted to charge a monitoring fee to cover its cost of monitoring and reporting planning obligations. To undertake this work the council employs a Planning Obligations Officer working 28 hours per week. In order to efficiently monitor planning obligations, the council uses Exacom, an ICT solution specifically designed for Local Planning Authorities to monitor Section 106 Agreements. The council's annual cost for monitoring planning obligations is £37,716.80 comprising of £33,592 for staff time and £4,124.80 for the ICT solution which is an increase of £1,212 on the previous year. In the reported year the council received £136,990 in monitoring fees. The monitoring fees received are to cover the council's cost of monitoring and reporting planning obligations until they have been met or in the event of those Agreements with a perpetuity clause over the lifetime of the development. It should be noted that £89,250 of the monitoring fees received in the reported year were from the major development on land north of Burdon Lane (LNBL), further information on which can be found later in this report.

Current Section 106 Agreements

As of 31 March 2022 Sunderland had 127 live Section 106 Agreements which required a level of monitoring and reporting. For the purpose of this report a live Agreement is defined as an Agreement that requires a level of monitoring or reporting, this may be prior to commencement, during construction, post completion for council covenant delivery or in perpetuity. For clarity, this does not include S106 Agreements associated with expired planning permission.



Burdon Lane developments, September 2022

Section 106 transaction summary 2021–22

This section of the report sets out a summary of the council's Section 106 activity in the 2021–22 financial year (the reported year).

Figure 2 shows a summary of transactions per infrastructure type funded through planning obligations from developments within Sunderland in the reported year including contributions relating to the South Sunderland Growth Area (SSGA).

Contribution Type	Carried Forward to 2021–22 (£)	Received 2021–22 (£)**	Spent 2021–22 (£)	Carried Forward to 2022–23 (£)
Education	1,630,495	1,650,606	1,192,306	2,088,795
Equipped Children's Play Space	945,293	442,822	175,363	1,212,752
Public Open Space	202,361	52,164	42,918	211,607
Ecological Enhancements*	1,372,002	806,167	93,773	2,084,396
Highways	573,747	402,342	340,431	635,658
Sport and Recreation	324,728	194,276	132,547	386,457
Affordable Housing	1,294,879	622,799	671,191	1,246,487
Allotments	147,947	5,269	0	153,216
Public Transport	241,924	19,121	10,058	250,987
Total	6,733,376	4,195,566	2,658,587	8,270,355

Figure 2. Summary of transactions by infrastructure type 2021–22

*Including Habitat Regulation Assessment (HRA) and Biodiversity Net Gain (BNG) Contributions

**Including interest accrued

Allocation of financial contributions 2021–22

All contributions received are allocated on receipt to the appropriate service delivery team within the council. In some instances, contributions will be transferred to organisations outside of the council, for example Nexus as the local public transport provider, in accordance with the relevant Section 106 Agreement and as per the process set out in Figure 1.

Expenditure of financial contributions 2021–22

In the reported year several projects have been delayed due to the COVID-19 pandemic and others have suffered from increased construction costs and material and labour availability. Notwithstanding this, a number of projects have continued during this time which have been funded either fully or in part through developer contributions, a selection of which are outlined in more detail below.

Education

As shown in Figure 2 the greatest spend was for the delivery of education facilities. This expenditure was split between 7 projects, as detailed below.

Willow Wood Community Primary School

The replacement of the former Willow Fields School has been completed and opened for the start of the 2021–22 academic year. The new school costing approximately £4m includes nursery provision, a multi-use games area and a sports pitch. In addition, the new school has increased the number of places available to 315 to meet growing demand for places, partly as a result of new residential development in the area. In the reported year a financial contribution of £257,437 received from the Avant Homes residential development on land at Castletown Way was used to support the delivery of the scheme.



JFK Primary School

During the reported year a contribution of £28,306 from the Gentoo development on the site of the former Glebe Village was used to part-fund Treetop Autism Resourced Provision at JFK Primary School resulting in an additional 16–24 Autism places being provided at the school.

Sunningdale Primary School New Build

Sunningdale School is the city's sole primary provision for children with severe learning difficulties, profound and multiple learning difficulties and physical difficulties. The school is housed in a 1940's building previously used for mainstream schooling and is no longer fit for purpose.

The new site will accommodate a new primary school building with an increased capacity totalling 120 places plus a 16 place nursery provision to meet growing demand. The purpose-built school has been specifically designed and equipped with the necessary spaces and equipment required by the children who attend the school as well as outdoor areas to maximise learning and play opportunities.



The demand at Sunningdale has been impacted by the increased supply of new housing across the city regardless of where in the city the development occurs, as such the new school will increase the number of specialist primary school places serving both the local area and wider city.

Works costing approximately £13.5 million are nearing completion on the site and have been supported in part through developer contributions. In the reported year developer contributions of £34,620 received from the Gleeson Homes development on the site of the former Ford Estate and £106,446 received from the Bellway Homes development on land at Burdon Lane were used as a contribution towards the delivery of the scheme.

Hetton Primary School New Build

The existing Hetton Primary School is currently operating above capacity and is in need of major repairs. The new school buildings will include additional class bases, support spaces and facilities for two, three and four year olds as well as additional outdoor teaching areas. The works will increase capacity by 70 places to 210 to accommodate increased demand from new housing developments in the area.



Work has begun on the new build which is estimated to cost £4.9m with Section 106 contributions funding approximately £732,286 of this. Developer contributions secured from the following sites have been allocated to support the funding of this project: land at North Road (Persimmon Homes); land at Markle Grove (Avant Homes); land at the former Broomhill Estate (Gentoo); land at Murton Lane (Persimmon Homes and Taylor Wimpey) and the site of the former Easington Lane Primary School (PlaceFirst).

In the reported year £50,307 from the Gentoo Broomhill Estate development, £181,463 from the Persimmon Homes development at North Road and £50,336 from the PlaceFirst development on the site of the former Easington Lane Primary School was spent as a contribution towards the cost of delivering the scheme.

Newbottle Primary Academy Extension

Works are continuing to deliver an extension to Newbottle Primary Academy to accommodate increased demand as a result of new residential development in the area. This extension will create an additional 210 primary school places, a 16-place specialist autism unit, relocation of the existing school playing fields, expanded dining facilities, seven additional classrooms and a new access and car park. The scheme is being delivered in two phases with phase one commencing on site in February 2021 to deliver supporting infrastructure including an external car park and access. Phase two of the scheme will see the construction of the school extension.

The scheme will cost approximately £4.564m with an estimated £3.338m being funded by developer contributions. In the reported year section 106 contributions were used to fund the scheme from the following sites: £4,568 from land north of Redburn Row (Persimmon Homes); £277,007 from land north of Coaley Lane (Persimmon Homes); £66,817 from land south of Coaley Lane (Gentoo) and £50,213 from the site of the former Dubmire Primary School (Karbon Homes).

Castle View Enterprise Academy

In order to accommodate the demand for additional secondary school places which has arisen partly as a result of new residential development refurbishment works have been carried out at Castle View Enterprise Academy. These internal refurbishment works costing approximately £240,000 have increased the number of places available at the school from 900 to 1,050. During 2021–22 the funding of the scheme has been supported by developer contributions from the Gentoo sites on land at Cricklewood Road (£12,323) and land at Eastbourne Square (£48,481).

St Paul's CE VC Primary School

As a result of new housing development within south Sunderland additional pressure has been placed on the provision of school places within the area. In order to part meet this demand an extension to increase capacity at St Pauls is currently being built which will increase provision by 105 places. The area of the extension will be approximately 361m² and will include four additional class bases along with the necessary ancillary facilities. In the reported year £23,872 received from the Karbon Homes development at the site of the former Grangetown Autos was used as a contribution towards the delivery of the project.

Play

During 2021–22 the delivery of play schemes was restricted due to the COVID-19 pandemic. Notwithstanding this, there was an overall spend of £175,363 of developer contributions secured for the provision of children’s equipped play during the reported year.

Ellesmore Flatts

Major improvement works have been completed at Ellesmore Flatts including hard and soft landscaping, paving, installation of new fixed play equipment, grass safety surfacing, multi-use games area (MUGA) works and skate park works. During the reported year a developer contribution of £42,918 received from the Gladedale development on land to the rear of Neil Street was spent on the delivery of the scheme.

Following on from the previously reported initial planning work and delivery programming four play area improvement schemes have been delivered in the reported year.

Quarry House Lane and Elemore View Play Areas

Of the Section 106 contribution received from the Avant Homes development on land at Markle Grove £39,862 was spent at Quarry House Lane Play Area and a further £14,875 was spent at Elemore View Play Area. New equipment for a range of ages and abilities has been installed at both sites with upgrades including swings and see-saws as well as inclusive roundabouts and inclusive springies which allow children to get on and off independently.

Kier Hardie Play Area

Improvement works have been undertaken at Kier Hardie Play Area including upgrades to the existing play area and the introduction of new safety surfacing, swings and inclusive springies and roundabout. Developer contributions of £48,836 from the development on land north of Redburn Row (Persimmon Homes) and £6,028 from the development on the site of the former Dubmire Primary School (Karbon Homes) have been used to deliver the scheme.

Hylton Road Play Area

In the reported year improvement works have been completed at Hylton Road including the upgrade of the play area and equipment. The works were funded by a developer contribution of £42,152 received from the Gentoo development on land adjacent to St Lukes Road and Front Road.

Newbottle Play Area

In the reported year £19,528 received from the Gentoo development at Beechwood Terrace and £1,848 from the Persimmon Homes development on land north of Coaley Lane was used to improve play facilities at Newbottle Play Area. These works will form part of a wider development at Newbottle Play Area in the coming year.

In addition to the above, £2,200 from the Thirteen Group development on land at Nookside has been spent to support the initial planning work for improvements to King George V Wheeled Sports.

Ecological enhancements

Ecological enhancements can span a wide range of works which can be unique in nature depending on the location of the development and any measures in place in the vicinity of the development affording the area specialist protection.

Habitat Regulation Assessment Mitigation

Due to the significant residential developments taking place across the city Habitat Regulations Assessments (HRA) have been undertaken for north and south Sunderland respectively. These concluded that there would be significant impacts from new residential development, primarily through increased recreational use on designated European Sites which are protected by international and national legislation.

In December 2020 the council published its HRA Mitigation Strategy which identified a 7.2km zone of influence meaning new residential development (and other types of development as necessary) within 7.2km of the coast must provide a contribution of £557.14 per dwelling by way of a financial planning obligation secured via a Section 106 Agreement or Unilateral Undertaking. These contributions are to be used to mitigate the impact of increased recreational activity and provide confidence that adverse impacts on these protected sites can be mitigated and as such make these new developments acceptable in planning terms. Amongst others the main impacts on these protected sites as a result of new development are: dog fouling, trampling/damage, spread of invasive species, inappropriate management, challenges to management, fires and barbeques, disturbance to wintering birds and disturbance to breeding birds.

In order to assist in mitigating the impacts of new development on these designated sites a package of Strategic Access Management Measures (SAMM) that includes dedicated staff, awareness raising, education and interpretation, enhancement of existing greenspaces and monitoring has been established. In addition, the creation of areas of Suitable Alternative Natural Greenspace (SANG) are secured when appropriate as non-financial planning obligations.

The council appointed a South Area Coast Project Officer in 2016 to deliver the 'Coast Project' which seeks to protect the landscape and its wildlife by engaging with residents and visitors and encouraging safe and responsible enjoyment of

Sunderland's coastline. Further information on the project can be found at <https://coastproject.org/>.

During the reported year a number of community engagement events took place in south Sunderland including an eider duck day at Hendon and Ryhope cliff tops and a partnership beach clean led by the Coast Project, Seascapes and Back on the Map at Hendon beach and promenade. In addition, a big watch weekend, the Great British Beach Clean and an after dark walk led by the South Area Coast Project Officer also took place.

A number of other events were also planned including winter bird walks, migratory bird watch, butterfly watch, rock pooling and a geology walk but were cancelled due to COVID-19 restrictions.

The South Area Coast Project Officer was funded in 2021–22 through financial contributions received from a number of development site as set out below.

Persimmon Homes development on land at Bevan Avenue (Rushford Phase 2) (£10,706), Gentoo developments on land at Conishead Centre (£2,924) and land at Mill Hill (Doxford Phase 6) (£3,248), Bellway Homes development on land at Burdon Lane (£8,288) and the Karbon Homes development on the site of the former Grangetown Autos (£20,714).



As with south Sunderland the activities and events carried out by the North Area Coast Project Officer who is responsible for the north Sunderland area including the Roker and Seaburn coastal areas were somewhat limited during the reported year due to COVID-19 restrictions. Notwithstanding this a wild flower walk took place in July 2021 which was led jointly by the Project Officer and a botanist from Durham Wildlife Trust (DWT).



In the reported year the post of the North Area Coast Project Officer was part-funded through Gentoo developments on land west of Prestbury Road (£2,390), land north of Eastbourne Square (£3,382), land at Cricklewood Road (£2,629) and land south of Kidderminster Road (£5,637). The post was also funded by developments by Bernicia Homes on the site of the former Southwick Primary School (£4,614), Karbon Homes on the site of the former North Hylton College (£14,703), MCC Homes on the site of 1-12 Elmwood Square (£1,253) and Miller Homes on land north of Seaburn Camp (£13,284).

Affordable Housing

During the reported year developer contributions received for the provision of off-site affordable housing in lieu of on-site provision have been used for the delivery of a number of key projects in the city, as detailed below.

Empty Properties Initiative

£180,706 received from the Persimmon Homes development on land at Gillas Lane was used to part-fund a purchase and repair programme by providing gap funding to make a number of properties viable to meet the targets set out in the council's Housing Delivery and Investment Plan (HDIP). All of the properties involved in the programme are to be let as affordable rental units.

Cork Street Bungalows

Phase 1 of the delivery of a scheme of 17 new build affordable bungalows, 16 of which are specially adapted to provide homes for people with physical disabilities and one for general needs has now been completed with all of the properties to be offered as affordable rent. The scheme is being part-funded through developer contributions received from the development on the site of the former Newcastle Road Swimming Baths (£151,022) and the Taylor Wimpey development on the site of the former SIG Combibloc at Blackthorn Way (£339,463). In addition to the new affordable units the development also includes a new dedicated day centre to support people with a range of physical and learning disabilities for residents within the city and the wider development.



Highways

During the reported year a total of £340,431 of developer contributions was spent on highways works. A large proportion of this expenditure relates to infrastructure delivery within the South Sunderland Growth Area (SSGA) and is covered in more detail later in this report. Of the highway contributions spent outside of SSGA three projects have been progressed.

The Avant Homes development on land at Lowry Road, Seaburn secured two different highways contributions, the first being for a Traffic Management Scheme (TMS) and the second for a Community Parking Management Scheme (CPMS). Progress on both schemes has been made, as detailed below.

Princes Avenue Traffic Management Scheme

£4,904 of the contribution has been spent on initial investigations which have shown a need to progress and implement a TMS on Princes Avenue. Works to date have included surveys and investigations and initial engagement on the style of scheme.

Seafields Community Parking Management Scheme

£4,801 of the contribution has been used to carry out a full engagement process with residents and local ward members consisting of initial surveys and a full written public engagement document sent to all residents within the area. Officers were available to answer multiple queries and comments from the residents during the engagement process and all responses were then fully analysed and assessed. Following this activity residents overall voted against a CPMS. The City Council will only progress a CPMS in areas where a majority of residents are in favour of such a scheme and therefore the council will not be progressing with the CPMS. In accordance with the Section 106 Agreement arrangements are currently being made to repay the unspent contribution to the developer.

Redburn Row Traffic Calming

Additional traffic generated as a result of new development in the vicinity of Redburn Row and Black Boy Road has led to the need for traffic calming

measures in the area. £15,300 of the contribution received from the Persimmon Homes development on land north of Redburn Row has been spent during 2021/22 to support the delivery of these measures.

Sport and Recreation

Through the use of developer contributions received from the development on land at Murton Lane (Taylor Wimpey joint with Persimmon Homes) a number of projects have been initiated or delivered in the reported year, as detailed below.

Elemore Country Park

As part of a wider scheme to transform the former Elemore Golf Course into an eco-park, café, garden and visitor centre £5,000 of the financial contribution has been used for the initial design and planning work for the installation of new outdoor gym equipment. All of the equipment shall be age inclusive providing activities for both adults and children.

People's Pedal Power

Working with Springboard and People's Pedal Power £15,000 of the contribution has been invested into assisting people with disabilities to access Hetton Lyons Country Park. The purchase of two specialist e-bikes to allow people with disabilities to access the wider park with a carer or family member has increased opportunities for recreational activities.

The Flatts Youth Centre

£11,959 of the contribution from the Murton Lane development has been invested in the refurbishment of the sports hall and ancillary facilities at The Flatts Youth Centre at Easington Lane. As a result of this work the sports hall is now fit for purpose and provides opportunities for sport and recreational activities for children and young people.

In addition to the projects delivered through the use of the contribution received from the Murton Lane site, two additional projects are currently being delivered through Section 106 contributions as set out later in this report.

East Rainton Cricket Club

A range of works have been identified to improve the ground and cricket club facilities at East Rainton Cricket Club. In the reported year £7,980 of the Recreation Facilities Contribution received from the Esh Homes development on the site of the former Chilton Moor Cricket Club has been used towards the delivery of improvements in the cricket outfield and playing surface. Further works will continue at the site using the remainder of the contribution in the forthcoming financial year.

Washington Amateur Football Club

A Sports Pitch Contribution of £100,000 has been received from the Karbon Homes development on land at Albany Park to off-set the loss of the sports facilities at development site. £90,000 of the contribution has been spent towards the part-funding of a wider scheme at Washington AFC Northern Area Playing Fields. Of the £90,000 allocated to the project £41,460 will be used on the installation of floodlighting, £21,250 will be used to provide two covered stands, £21,840 will be used towards pitch side barrier fencing with the remaining being used as a contribution towards the installation of a turnstile. The total estimated cost of the proposed scheme is approximately £276,000 which, in addition to the above works will also include improvements to the existing football pitch.

Future projects to be delivered through planning obligations

The council is committed to delivering high quality facilities, infrastructure and environment in the city. In addition to those projects set out above that are in progress the following section of this report provides an overview of key projects to be delivered in forthcoming years funded either wholly or in part by developer contributions.

Education

As detailed above works are to continue during future years on the delivery of the major schemes at Hetton Primary School, Sunningdale Primary School and the phase 2 works of the Newbottle Primary Academy extension which will continue to be supported from a number of developer contributions received from new developments across the city. In addition, further investment in education will be delivered through the SSGA which is covered in more detail later in this report.

Play

Significant improvements to children's equipped play space and wheeled sports facilities are planned for future years which will be funded either wholly, or in part, by Section 106 financial contributions.

Following surveys to determine the condition and play value of play areas across the city opportunities for enhancement of the provision have been identified. In the forthcoming financial year improvement works are planned to be carried out at play facilities at Hetton Lyons Country Park, Low Moorsley, Thompson Park and Glebe Park.

In addition to the above improvement works a number of major schemes costing a total of approximately £660,000 are due for initiation and completion in the coming year. These include King George V and Houghton Wheeled Sports

Parks and play areas at Newbottle, Silksworth Adventure Centre, Rectory Park, Old Durham Road and Ayton Park.

Ecology

In the South a number of public engagement events are planned. These include the Great British Beach Clean at Hendon Beach and Promenade and a butterfly and wildflower walks at Hendon Grasslands. The wildflower walk will be led jointly between the Coast Project and the Durham Wildlife Trust Botany Group. A number of events are planned to take place at Ryhope Village Beach including a geology walk, a beach clean and a rock pooling event. In addition, a dolphin watch at Hendon Cliff Tops is planned for July.

At Ryhope Village Dene the South Area Coast Project Officer with a specialist ecologist have organised an after dark walk to record nocturnal species using night vision equipment.

In North Sunderland a number of events have been planned including a beach clean for World Oceans Day in June at Seaburn and Roker Beaches. Along with the Coast Project this event will be supported by North East Animals Asia, Seascapes, Climate Action North, North Sea Rejects and North East Beach Cleans.

Public Transport

Public transport Section 106 financial contributions totalling £252,690 are to be allocated to schemes which will be developed in conjunction with Nexus. Discussions are currently on going with Nexus to deliver works which will include the provision of public transport infrastructure such as bus shelters and the pump-priming of bus routes, as specified within the Section 106 Agreement.

Affordable Housing

Work is to continue at Cork Street to complete Phase 2 of the development. Upon completion of this final phase it is anticipated that all 17 bungalows and the specialist day centre will be ready for use by the end of the forthcoming financial year.

Highways

Following the feasibility work set out earlier in this report work will continue to progress and implement the Traffic Management Scheme at Princes Avenue in Seaburn. Additional preliminary work will also continue to implement highways improvement and traffic calming measures at Black Boy Road and Redburn Row.

Sport and Recreation

At East Rainton Cricket Club and Washington AFC works will continue to deliver improvements to the grounds and facilities. The installation of the outdoor gym equipment at Elemore Country Park will also be progressed and it is anticipated that the facility will become available for use in the next reported year.

Washington Football Hub

£10,000 of the financial contribution received from the Karbon Homes development on land at Albany Park is to be used as a contribution towards the provision of an overflow car park at Washington Football Hub to improve accessibility to the facility.

Following a consultation exercise two further schemes have been identified for delivery by using the Section 106 sport and recreation contribution received from the Taylor Wimpey and Persimmon Homes development on land at Murton Lane.

Hetton BMX Track

Works totalling approximately £80,000 are to be undertaken at the BMX track at Hetton Lyons Country Park to refurbish and upgrade the facility to bring it back into use and compliment other existing cycling facilities on the site.

Hetton Lyons Country Park Pontoon

Working in partnership with British Triathlon a pontoon is to be installed to provide access to the lake at Hetton Lyons Country Park to introduce opportunities for open water swimming including triathlon events. The project will offer opportunities for both adults and young people as well as contributing to the delivery of the council's 'Swim, Bike, Run' initiative.

Planning obligations agreed in 2021–22 for future years

During the reported year the City Council entered into 16 new Section 106 Agreements. Figure 3 below summarises the type and quantum of financial planning obligations agreed during this period.

Infrastructure Type	Number of agreements with infrastructure type (number of obligations)	Amount (£)*
Education	17	3,758,873
Public Open Space	2	3,685
Ecological Enhancements	29	773,867
Highways	27	3,182,629
Sport and Recreation	14	887,640
Allotments	14	109,235
Public Transport	15	410,494
Play	1	31,680
Total	119	9,158,103

Figure 3: Summary of financial planning obligations entered in to 2021–22

*The amount received will depend on the number of dwellings approved at the Reserved Matters stage, the phasing of development and any viability re-testing, where applicable.

It should be noted that the Section 106 Agreement in relation to the largest of the SSGA sites (Land North of Burdon Lane) was signed in the reported year and as such the number and value of financial obligations agreed is far greater than those reported in previous years.

Whilst the highest value of new contributions secured continues to be for education, the greatest number of obligations entered into relate to ecological mitigation measures with all but one of the new agreements including at least one obligation relating to environmental enhancements. This is due to the special protection afforded to Sunderland’s unique coastal areas requiring any new development, both residential and non-residential, within 7.2km of the coast to make a financial contribution towards measures to protect the area regardless of the size of the development. HRA contributions are non-negotiable and the full requirement must be secured in full if planning permission is to be granted. In addition, such mitigation is required in perpetuity and therefore the council has secured longer spend by dates for contributions of this nature.

Of the 16 new agreements entered into in the reported year a number of non-financial contributions have also been secured for delivery by the developer, as detailed below.

- 148 affordable housing units with a mix of tenures
- 9 areas of Suitable Alternative Natural Greenspace (SANG)
- 10 areas of public open space
- 1 land transfer for educational purposes
- 1 land transfer for sport and recreation purposes

Infrastructure delivery within the South Sunderland Growth Area (SSGA)

The South Sunderland Growth Area (SSGA) comprises of four key sites, each of which are in various stages of the planning process as outline below:

- Former Cherry Knowle Hospital (800 dwellings) - full and outline planning permission. Phase 1 of the development is under construction.
- Chapelgarth (750 dwellings) - full and outline planning permission. Phases 1, 2 and 3 of the development are under construction.
- Land south of Ryhope (450 dwellings) – full and outline planning permission. Residential development under construction.
- Land north of Burdon Lane (LNBL) (965 dwellings) – full and outline planning permission. Multiple phases of the development are under construction.



The SSGA Supplementary Planning Document (SPD) and accompanying Infrastructure Delivery Study (IDS) set out the infrastructure requirements for this strategic growth area. Each of the four sites within SSGA is expected to contribute proportionately towards the provision of the necessary infrastructure to support the development within SSGA. In accordance with the SSGA SPD the expected financial contributions and affordable housing provision are detailed in Figure 4 below.

Infrastructure Type	Infrastructure Requirement	Estimated Cost (per dwelling)
Affordable Housing	10% requirement based upon a 75% social rented and 25% intermediate tenure	On-site provision by developer
Education	Extension to 2 primary schools, development of new 1.5 form entry primary school and the expansion of one secondary school	£2,855–£3,095
Sport and Recreation	Provision of 3G pitch, multi-purpose pitch and wheeled sports area	£855–£927
Ecology (HRA)	Provision of SANG on-site or SAMM contribution when not practical	£1,804–£1,845
Ecology (HRA)	Enhancement, protection and maintenance of designated sites (including coastal ranger)	£311–£532
Public Transport	Pump-priming of a bus link	£316–£343
Allotments	15 plots per 1,000 dwellings on-site or financial contribution for off-site provision	£85.50–£93
Highways	'Missing link' of the Ryhope to Doxford Link Road (RDLR)	£1,847–£2,002

Figure 4: Infrastructure requirements for SSGA

In addition to the requirements set out in Figure 4 provision of children's equipped play space, greenspace, public art, sustainable urban drainage systems (SUDS),

highway improvements and cycling and pedestrian links will also be required.

The council has also secured financial contributions from several smaller sites either adjacent to or within the vicinity of this strategic area to help facilitate the delivery of the necessary infrastructure. These include land at Burdon Lane (Rushford Phase 1); land at Mill Hill (Doxford); land at Silksworth Lane; and land at Burdon Lane (Bellway Homes).

Together with Durham County Council the City Council has been successful in securing an overall funding award of £25.5m from a joint Housing Infrastructure Forward Plan Funding (HIF) bid to the former Ministry of Housing, Communities and Local Government (MHCLG). The funding will be used to assist in the delivery of essential infrastructure to support new development in South Sunderland and Seaham.

The completion of the final leg of the Ryhope to Doxford Link Road (RDLR) is a fundamental part of the infrastructure required to support and deliver housing growth within SSGA. Works costing a total of £9m are continuing on site to deliver the RDLR with the road being due for completion by December 2022. In the reported year £110,333 received from the Miller Homes development on land at Chapelgarth (Phase 1) and £103,978 from the Bellway Homes development at Burdon Lane was spent on works towards the delivery of this scheme.



In order to accommodate the increased demand for education provision generated as a result of the new development within the SSGA significant investment through a number of Section 106 Agreements has been secured. The required provision will be delivered through the construction of a new 1.5 form entry primary school, extensions to two primary schools and the expansion of one secondary school. In the reported year the two primary school extensions have been completed at St Paul's CE VC Primary School and Benedict Biscop CE Academy.

The Section 106 Agreement in relation to the major development site on land north of Burdon Lane (LNBL) was signed in the reported year and as well as securing financial contributions towards the delivery of education provision a non-financial obligation was entered into for the transfer of the land on which the new school will be located.



As part of the on-going ecological mitigation measures in SSGA the South Area Coast Project Officer held a litter pick event as part of the Great British Clean Up in March 2021. The event took place at Cherry Tree Park which forms part of the Cherry Knowle development within SSGA.

Future reporting

All information contained in this statement will be updated on an annual basis and published on the council's website along with the supporting data set.

Any queries should be directed to the Planning Obligations Officer by emailing planningobligations@sunderland.gov.uk.



Ryhope to Doxford Link Road, September 2022

