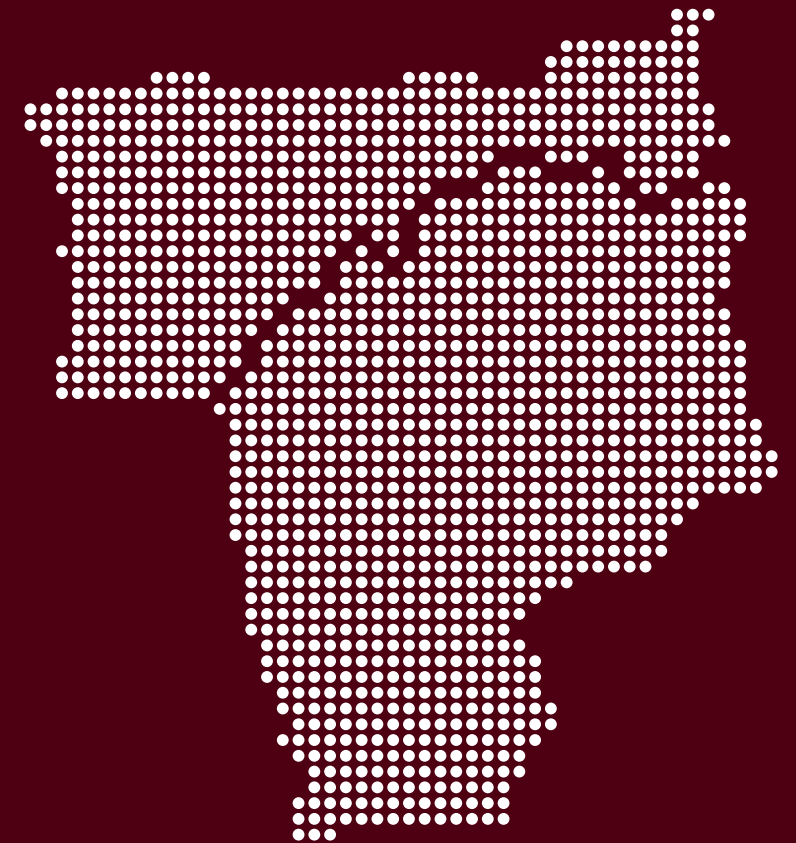


Infrastructure Funding Statement 2023–2024

September 2024

**Sunderland
City Council**



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 under Section 106 of the Town and Country Planning Act 1990 (as amended).

Regulation 121A of the amended Community Infrastructure Levy (CIL) Regulations 2019 requires all Section 106 receiving authorities to produce an Infrastructure Funding Statement on an annual basis and to publish this on the council's website along with the dataset to support this statement. As a non-CIL receiving authority the City Council must only meet the requirements of Paragraphs 3 and 5 of Schedule 2 of the amended Regulations. The optional requirements relating to highway agreements made under Section 278 of the Highways Act 1980, as set out in Paragraph 4 of Schedule 2 of Regulation 121A, are not included in this report.

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.

In recent years the council has undertaken a comprehensive review of its approach to securing developer contributions 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 277ha. of land in the Ryhope and Doxford wards. Planning obligations for sites within the SSGA are considered separately to the standards set out in the Planning Obligations SPD and instead are assessed against the SSGA SPD and Infrastructure Delivery Study (IDS) which were adopted in June 2020. These documents provide specific guidance for planning obligations and infrastructure requirements in this strategic development area. Further information in relation to the 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 instead 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 development 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 and enhancements, highway improvements or the implementation of strategic planting schemes.

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% affordable housing for sale is required. In relation to affordable housing for sale this may include first homes, starter homes, rent to buy, shared ownership, discounted market value housing 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. The council's approach to spending such contributions is set out later in this statement.

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 to site-specific circumstances and the policy requirements set out in the CSDP. Whilst some formulas are set out in the Planning Obligations SPD this is not always 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 developments to take place in the city. The council recognises the wider benefits of development within the city in terms of the associated outputs from new developments 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 the required contributions 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 deliver the full planning obligation requirement. Any viability assessment submitted to the council through the planning process will be independently assessed.

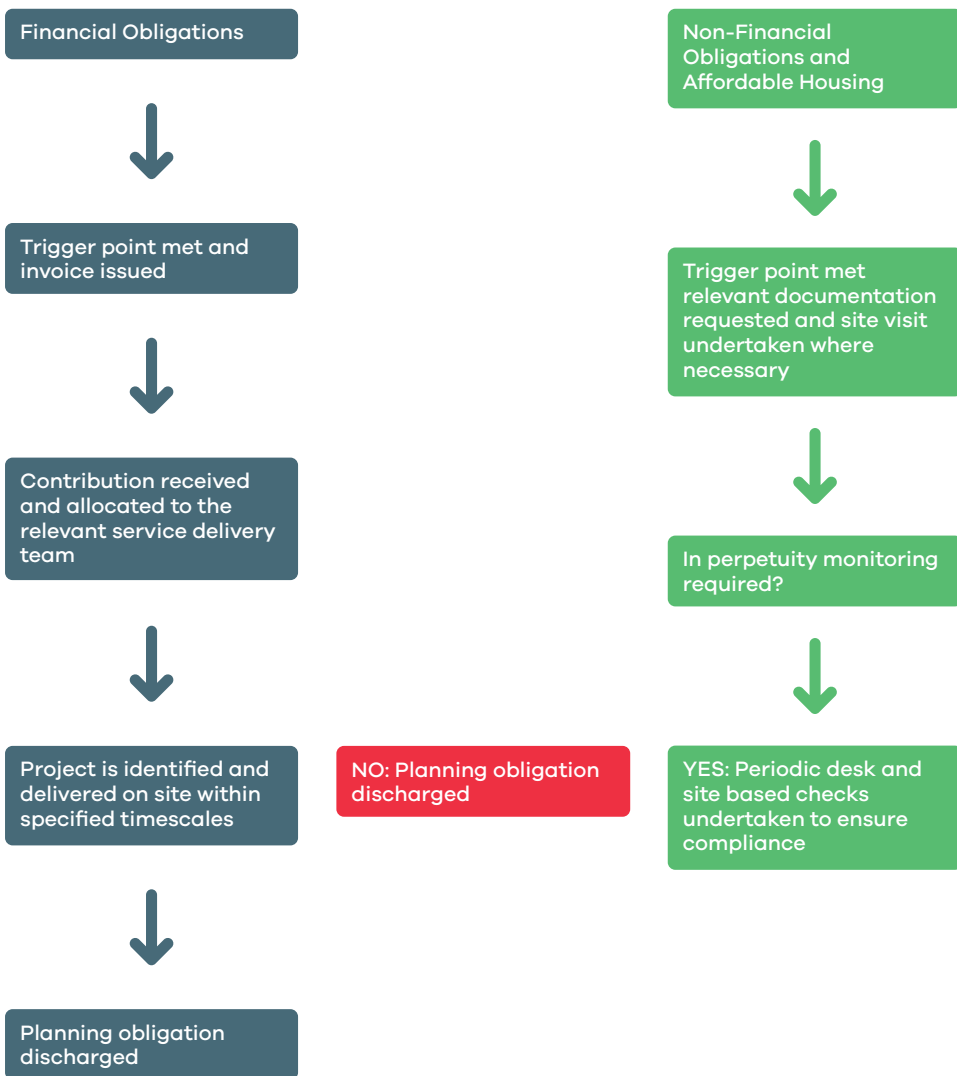
Monitoring and delivery of planning obligations

Once the Section 106 Agreement, Deed of Variation or Unilateral Undertaking has been signed and the planning permission granted the deed is registered as a local 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 Deed 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 point is met. There may be multiple trigger points associated with each contribution contained within an agreement and these are typically set on commencement of development or completion or occupation of a specified number of units. In some instances, financial obligations may be payable on signing the legal agreement, this is typically for minor developments where the contribution amount is of a lower value.

The council's Planning Obligations Officer is responsible for the monitoring, reporting and delivery of obligations and compliance with the terms of the Section 106 Agreement, Deed of Variation or Unilateral Undertaking. This process is set out in Figure 1.

Section 106 Agreement is signed and monitoring of the obligations commences



Under Regulation 122 of the amended CIL Regulations 2019 the council is permitted to charge a planning obligation monitoring fee to cover its costs of monitoring and reporting planning obligations until they have been met or over the lifetime of the development for a perpetuity clause. To undertake this work the council employs a Planning Obligations Officer working 28 hours per week. In order to effectively monitor planning obligations, the council uses Exacom, an ICT solution specifically designed for Local Planning Authorities to monitor planning obligations. The council’s cost for monitoring planning obligations in the reported year was £39,056 comprising of £34,684 for staff time and £4,372 for the ICT solution. In the reported year the council received £48,898 in monitoring fees.

Current Section 106 Agreements and unilateral undertakings

As of 31 March 2024 Sunderland had 197 legal agreements made under S106 of the Town and Country Planning Act which require a level of monitoring and reporting. For the purposes of this statement a live agreement is defined as an agreement which 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 agreements associated with expired planning permissions.

Figure 1: Process of monitoring and delivering planning obligations



Section 106 transaction summary 2023–24

This section of the report sets out a summary of the council's Section 106 activity in the 2023–24 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 2023–24 (£)	Received 2023–24 (£)**	Spent 2023–24 (£)	Carried Forward to 2024–25 (£)
Education	3,079,991	2,722,004	1,881,810	3,920,185
Equipped Children's Play Space	1,003,035	294,715	353,804	943,946
Public Open Space	234,658	40,717	53,972	221,403
Ecological Enhancements*	2,954,554	1,497,925	90,749	4,361,730
Highways	636,149	632,999	479,523	789,626
Sport and Recreation	302,968	297,451	13,995	586,424
Affordable Housing	1,781,048	89,318	107,405	1,762,961
Allotments	156,666	30,536	0	187,202
Public Transport	303,001	66,628	0	369,628
Total	10,452,070	5,672,293	2,981,258	13,143,105

Figure 2: Summary of transactions by infrastructure type 2023–24

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

**Including interest accrued

Allocation of financial contributions 2023–24

All contributions 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 transport provider, in accordance with the provisions of the agreement.

Of the amount carried forward to 2024–25 a total of £525,394 of these contributions are held as commuted sums for future maintenance. Details of each of these commuted sums are set out in the expenditure within the reported year and future expenditure sections of this statement.

Expenditure of financial contributions 2023–24

In the reported year previously reported and planned projects have progressed however, the delivery of some projects has been slower than anticipated as a result of increased construction costs and material and labour availability. The projects set out in this section of the report have progressed within the reported year and have been funded either fully or in part through developer contributions.

Education

As shown in Figure 2 above the greatest spend continues to be for the provision of education facilities which makes up almost two-thirds of the expenditure in year.

Fulwell Junior School

£200,000 received from the Avant Homes development on land at Lowry Road, Seaburn has been spent at Fulwell Junior School in order to provide up to 15 additional places in the 2024/25 Year 3 year group. These additional places have been created through the re-organisation of existing space and the development of new demountable classrooms. The additional places will be available from the start of the 2024/25 academic year.

Houghton Kepier Academy

As a result of significant new residential developments within the Coalfields area of the city a greater demand for secondary school places has arisen. £69,346 received from the Persimmon Homes development on land north of Coaley Lane and £87,939 received from the Keepmoat Homes development on land adjacent to Blackthorn Way, Sedgelych has been used to fund the provision of an additional 60 places through the procurement of two new demountable classrooms at Houghton Kepier Academy. This has allowed the Academy meet increased demand for secondary school places in the area by offering 30 places over and above its pupil admission number in both the 2022–23 and 2023–24 academic years.

Usworth Colliery Primary School

Developer contributions received from the Gentoo Homes development on the site of the former High Usworth Primary School (£203,011) and the Esh Homes development on land north of Mount Lane, Springwell (£105,136) have been used to expand the existing 12 place unit for children with Autism at Usworth Colliery Primary School. This investment has added a further 16 places to the unit enabling the city to respond to increased demand for special educational needs school places in the Washington area. The necessary works were completed within the reported year with the additional places being made available from January 2024.

Mill Hill Primary School

A 16 place unit has been developed at Mill Hill Primary School for children with Autism who require a special educational needs school place. This new unit will allow children in the area, including those relocating to homes within the South Sunderland Growth Area, who may have needs that cannot be met within the mainstream school sector to access a local school place which provides both the education and specialist support that may be required. The unit will be operational from the start of the 2024/25 academic year and has been funded through a developer contribution of £61,151 received from the Persimmon Homes development on land at Silksworth Lane.

Hetton Primary School rebuild

As reported in previous years Hetton Primary School had been operating above capacity and in need of major repairs. As such the school was rebuilt to add an additional 175 primary school places and over 40 nursery places which enabled the school to more adequately respond to demand for school places from families moving into new homes in the area. In the reported year £228,902 of the developer contribution received from the Persimmon Homes development on land at North Road, Hetton was used to support the delivery of this £8.4m scheme.

Affordable housing

Land at Amberley and Harrogate Street

As previously reported a brownfield site at Amberley and Harrogate Street, Hendon which has been vacant since the 1990's has been identified for the development of affordable housing. In the reported year £107,405 received from the Taylor Wimpey development on the site of the former SIG Combibloc has been used to progress the development of associated infrastructure to facilitate the delivery of an affordable housing scheme with Thirteen Group.

The contribution has enabled Thirteen Group to buy the land required, to identify accurate land assembly and infrastructure costs. The project will deliver 96 affordable housing units comprising 75 family homes and 21 bungalows with a focus on energy efficiency and avoidance of fuel poverty.

At the time of reporting a planning application has been submitted which is minded to be approved subject to the completion of a Section 106 Agreement. Thirteen Group has a partnering contractor in place and a soft start on site is planned in September 2024, with delivery commencing in October 2024.

It is anticipated that the scheme will be completed by December 2026. In the event the above scheme is not delivered by Thirteen Group binding arrangements are in place to ensure that Thirteen Group can not use the land for any other use than affordable housing and that the land would revert to the Council to make alternative affordable housing provision.

Play

During 2023–24 there was an overall spend of £353,804 of developer contributions on delivering equipped play schemes across the city.

City wide play improvement programme

Major improvement works are now complete as part of the City Play Improvement Programme which included improvement works to 26 play sites across the city. A number of funding sources were used to deliver the programme with improvements to ten of the play areas being funded through the use of developer contributions.

Works included the much needed replacement of safety surfacing and ageing equipment and the introduction of inclusive play equipment including roundabouts, high back swing seats and springies. A detailed breakdown of the developer contributions used to deliver the City Play Improvement Programme in the reported year can be found in Appendix 1 of this statement.



Old Durham Road Play Area

Houghton Wheeled Sports Park

Following the removal of the existing facility due to its poor condition works are in progress to install a new wheeled sports park on the site. In the reported year £17,360 received from the Taylor Wimpey development on the site of the former SIG Combibloc was used to fund the scheme.

Blackie play area

Working with Gentoo a scheme has been developed to reopen the Blackie play area at Pennywell through the use of the play facilities contribution received from the Gleeson Homes development on the site of the former Ford Estate. To date £234 of the contribution has been used to submit a planning application for the scheme which has been approved by the Local Planning Authority.

Ayton play park

As previously reported works have been on going to upgrade the play facility within Ayton Park. These works have now been completed through the use of developer contributions of £522 from the Bellway Homes development on the site of the former Emerson House and £32,015 from the Vistry Partnerships development on the site of the former Ayton School.

Sunderland Adventure Centre

Comprehensive works have been undertaken to improve and upgrade the existing embankment slides and surrounding area at Sunderland Adventure Centre. In the reported year £91,899 received from the Gentoo Homes development on land at Mill Hill and £37,501 from the Persimmon Homes development on land at Silksworth Lane was used for the delivery of the scheme.



Sunderland Adventure Centre Embankment Slide



Sunderland Adventure Centre Embankment Slide

Newbottle play area

As previously reported a comprehensive scheme to relocate the existing play area to a more suitable location including hard and soft landscaping, paving, the installation of fixed play equipment for all ages and abilities, grass safety surfacing and new football goal ends has been delivered. During 2023–24 a further £6,768 received from the Persimmon Homes development on land north of Coaley Lane was used to support the delivery of the scheme.

Rectory Park

As set out in the council’s 2022-23 Infrastructure Funding Statement improvement works to the existing play area at Rectory Park, including new safety surfacing and the installation of swings, inclusive springies and an inclusive roundabout, have been undertaken. In the reported year £1,217 received from the Gentoo Homes development on land south of Coaley Lane was used to fund the delivery of the project.

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 (HRA) Mitigation

Due to the significant number of residential developments taking place across the city Habitat Regulation Assessments have been undertaken for north and south Sunderland respectively. These assessments concluded that there would be significant impacts from new residential developments, 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 identifies a 7.2km zone of influence meaning any new residential development (and other types of new development as necessary) within 7.2km of the coast must provide a contribution per dwelling, or bedroom number, depending on the type of development.

These contributions are used to mitigate the impacts of increased recreational activity and provide confidence that adverse impacts on these protected sites can be mitigated and as such make 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 and damage of grassland, spread of invasive species, inappropriate management, challenges to management, fires and barbecues, disturbance to wintering birds and disturbance to breeding birds.

In order to assist in mitigating the impacts of new developments 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 where appropriate as non-financial planning obligations.

The council employs two Coast Project Officers 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/>.

The salary and costs of the Coast Project Officers and other associated costs to deliver activities and events as part of the Coast Project were funded for the North Coastal Officer through developer contributions received from the Miller Homes development on land north of Seaburn Camp (£32,170). Financial contributions from the Bellway Homes development on land at Burdon Lane (£10,483) and the Persimmon Homes development on land south of Ryhope (£37,695) were used for the South Coastal Officer.

Barmston Pond Works

As part of a wider project, Healing Nature, delivered by Durham Wildlife Trust, the council provided match funding of £9,500 to fund the installation of fencing and alternative watering infrastructure to enable the grassland to be grazed at Barmston Pond. The contribution was received from Barmston Developments in relation to the commercial development on land at Turbine Way.



Grazing livestock at Barmston



Barmston Pond Fencing

Seaburn Camp SANG

The Suitable Alternative Natural Greenspace (SANG) contribution received from the Miller Homes development on land north of Seaburn Camp was secured for the purposes of funding two dog waste bins to keep the SANG area clean. During the financial year £900 of this commuted sum was spent on the provision, maintenance and emptying of the bins.

Highways

During the reported year a total of £479,523 of developer contributions was spent on highways works, the majority of which relates to infrastructure delivery within the South Sunderland Growth Area (SSGA) and is covered later in this report. Of the highways contributions spent outside of the SSGA two other previously reported projects have progressed.

Redburn Row Traffic Calming

As previously reported additional traffic generated as a result of a concentration 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. In the reported year £13,574 was used from the Persimmon Homes development on land north of Redburn Row to complete preliminary highway designs by the council's infrastructure and transport design team.

Seaburn Traffic Management Scheme

As previously reported a Traffic Management Scheme (TMS) is being implemented at Princes Avenue in Seaburn which is being funded by the Avant Homes development on land at Lowry Road, Seaburn. Proposals for the scheme have been developed and consultation has taken place with local residents and ward councillors. In the reported year £7,672 of the contribution received from the development was used to deliver the scheme.

Sport and recreation

East Rainton Cricket Club

As previously reported a range of works including drainage works and improvements to the cricket outfield funded through the sport and recreation contribution from the Esh Homes development on the site of the former Chilton Moor Cricket Club have been undertaken at East Rainton Cricket Club. During the reported year a further £13,995 was spent on new club practice facilities including the provision of an outdoor practice net and artificial grass surface which will be used by both adults and young people to develop their cricketing skills.



Outdoor practice nets at East Rainton Cricket Club

Public open space

Ford Estate Public Open Space

In September 2021 the council took ownership of an area of public open space to the west of Forest Road and received a commuted sum for the future maintenance of this land, as required through the section 106 agreement associated with the Gleeson Homes development on the site of the former Ford Estate. In 2023–24 £2,794 of the contribution was spent on the maintenance of this open space.

Bunny Hill Knee Rail

In order to reduce levels of anti-social behaviour and inappropriate use of green space at Bunny Hill a metal knee rail with a number of A-frame access points has been installed to protect footpaths and desire lines used by pedestrians.

Since the installation of the knee rail and A-frames the area of green space has notably improved through the recovery of previously damaged footpaths and grass land. As well as improving and creating safer access the installation has improved the visual amenity of the area.

Along with funding from other sources a developer contribution of £13,586 from the Gentoo Group development on land at Keighley Avenue was used to fund the delivery of the project.



Bunny Hill knee rail

Ayton Park

To offset losses of woodland as a result of the Vistry Partnerships residential development on the site of the former Ayton School existing woodland at the adjacent Ayton Park has been enhanced.

In the reported year a developer contribution of £35,591 has been used to thin the existing plantation woodland and enhance the ground flora with supplementary planting to increase its biodiversity value.



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 already in progress the following section of this report provides an overview of key projects to be delivered in future years funded wholly or in part by developer contributions.

Education

In forthcoming financial years several projects will be prioritised that will ensure that children with Special Educational Needs can continue to attend schools within their own local areas. This will result in children residing in new housing developments, as well as those already resident in the city, being able to access appropriate school places to meet their specific needs without having to travel to a central citywide facility.

Works are currently underway or planned for 2026 to expand the existing ASD Primary School in Washington as well as the development of a new Autism unit in the Coalfields area. The delivery of both of these schemes will be funded in part through developer contributions.

Play

In the coming year ongoing projects reported earlier in this statement and new projects are planned to progress.

St Matthew's Field play area

Initial survey works have been undertaken at St Matthews Field play area in preparation for the commencement of improvement works on the site in the forthcoming financial year. Approximately £100,000 has been identified to support the delivery of the scheme.

Houghton Wheeled Sports Park

The installation of a new wheeled sports park will progress at Houghton. Amongst other funding sources it is anticipated that approximately £104,000 received from the Taylor Wimpey development on the site of the former SIG Combibloc will be used for the delivery of the scheme.

Rectory Park play area

Minor works to improve the current play facility through the installation of new equipment will be completed. The works to be carried out will be funded through the use of the developer contribution received from the Gentoo Homes development on land south of Coaley Lane.

City-wide wheelchair swing project

Initial assessment works are being undertaken across each regeneration area of the city to identify the most suitable sites to install a specialist wheelchair swing. On completion of these assessments a wheelchair swing will be installed in each of the city's regeneration areas in the forthcoming year.

Ecology

A number of ecological enhancement schemes are to be delivered within the forthcoming year, as set out below.

Turbine Way

Following the works delivered through the Healing Nature project detailed earlier in this report further ecological improvements will be funded through the use of the contribution received from Barmston Developments.

These works will include weed control, scrub management, grassland cuts and treatment of the invasive weed crassula helmsii on several local wildlife sites within the vicinity of the development.



Scrub encroachment

Ryhope Tree Planting

Plans are being developed to plant native broadleaved trees and native mixed hedgerow in Ryhope. This project will be delivered in part with the help of pupils from a local Junior school and funded through the developer contribution received from Persimmon Homes in relation to the development on land at Bevan Avenue (Rushford Phase 2).



Bee orchid, native grassland species

Fisheries Improvement Programme

£7,500 received from the residential development on land at Nookside will be granted to a fishing club in Washington to match a grant provided to the club from the Environment Agency as part of their Fisheries Improvement Programme.

Together this funding will pay for the installation of a floating island which will provide shelter for fish, improve water filtration and oxygenation by adding more native plant life to the water, combat Invasive Non-Native Species (INNS) and algal blooms and will increase botanical diversity on the site.

Coast Project

As per previous years the Coast Project Officers will continue to deliver the aims and objectives of the wider Coast Project including a series of engagement and education events such as guided wildflower walks along the coastal areas.

Links with Nature

As previously reported a major new project for the Coalfield area of the city is being developed through a partnership of the City Council, Durham Wildlife Trust, Wear Rivers Trust and the Sunderland GP Alliance. Links with Nature (LwN), formerly Link Together, aims to improve the quality of a network of 13 major greenspaces by enhancing habitats and improving conditions to enable wildlife to thrive and ensure places feel welcoming with better access for all.

During the reported year formal approval to commence the project has been received and in March 2024 the project was awarded £915,266 in funding from the Heritage Lottery Fund. This funding along with funding from other sources, including developer contributions, totals £2,162,056 towards the Delivery Phase of the project between April 2024 and July 2026.

The 13 site areas are as follows: Copt Hill, Elemore Park, Elemore Vale, Flint Mill, Hazard Railway and Moorsley Marsh, Herrington Country Park, Herrington Burn (at Shiney Row), Hetton Bogs, Hetton Lyons Country Park, Hetton Park, Keir Hardie greenspace (“The Rhubarb Field”), Red Burn (Rainton Meadows) and Success Railway.

Developer contributions supporting this wide-reaching project have been received from the developments at the former Broomhill Estate (Gentoo), land at North Road (Persimmon Homes), land at Blackthorn Way (Keepmoat), land south of Coaley Lane (Gentoo Homes), land east of Quarry House Lane (Wynyard Homes), the former Dubmire Primary School (Karbon Homes), former Chilton Moor Cricket Club (Homes by Esh) and land north of Coaley Lane (Persimmon Homes).

In the forthcoming year the below works are expected to progress.

Elemore Park

Works costing approximately £45,000 at Elemore Park will include the erection of fencing with access points for livestock and visitors across the western half of the park to create grazing compartments and gates to enable conservation grazing.



Elemore Park

Elemore Vale

Grassland management works at Elemore Vale as part of the project will cost approximately £12,400 in the forthcoming financial year.

Flint Mill

Works totalling approximately £19,600 are to be undertaken and will include the removal of old fencing, selective thinning of non-native species to create a woodland edge and the thinning out of scrub to improve sightlines along with ground flora planting.

Hazard Railway

An assessment of fallen trees and management is to be undertaken along with woodland thinning and the creation of glades, rides and wet woodland area across Hazard Railway at an estimated cost of £33,000.

Herrington Country Park

Woodland management works at Herrington Country Park are to be undertaken in the forthcoming year and will cost approximately £14,400.

Hetton Bogs

An extensive scheme costing approximately £265,000 is to be undertaken at Hetton Bogs which includes woodland management works to prepare woodland areas for a new 100m boardwalk through the management of dead trees and removal of encroaching bramble and bracken. The project will also include improvements and upgrades to footpaths, the installation of new gateways and access gates and connecting fencing.



Hetton Bogs

Hetton Lyons Country Park

A woodland management programme including the thinning of woodland edge and glades will be implemented at Hetton Lyons Country Park, which will be enabled in part through the purchase of a tractor unit with a flail collector and hedge side arm fail. It is anticipated that the scheme will cost approximately £82,000 in the forthcoming year.

Success Railway

A wide range of works are to be undertaken at Success Railway including the reinstatement of an existing pond, woodland thinning and scrub clearance, removal of ruderal vegetation and the clearance of bramble. 577m of footpath will be resurfaced to reinstate the path camber and width to 3.5m with additional drainage onto adjacent grassland to improve accessibility. In addition, three wetland scrapes are to be dug out along the length of Success Railway using existing ruts and depressions to improve footpath drainage. The total cost of these works is estimated to be £61,500.



New multi-user route and wetland flushes preparation works, Success Railway

Affordable housing

In accordance with each individual Section 106 Agreement the council will ensure that affordable housing developer contributions are used to prioritise the delivery of new affordable homes in the city. The council is currently in the process of determining a strategy which will utilise contributions received and secured in lieu of on-site provision of affordable housing.

Available sums, as detailed in Figure 2 of this statement, will be used for capital funding to enable the provision of affordable housing in the city. Funding will contribute towards the delivery of additional affordable housing in excess of what is required to be delivered by a planning permission rather than the current policy, including where the number of homes provided has been reduced due to viability issues associated with the development.

The council will work with developers and Registered Providers (RPs) who identify opportunities to deliver additional affordable housing.

Funding will be utilised to deliver schemes which best meet the council's strategic objectives, with greater consideration given to schemes which; help address an under provision in numbers arising from a reduction from a policy compliant provision due to viability issues, and/or provide greater housing choice by diversifying the tenure mix where there is currently an under provision of a particular tenure type within the locality.

The council is open to exploring different mechanisms which would result in additional affordable homes being delivered through both affordable home ownership and rental models to best meet the needs of its residents. These may include, but are not limited to:

- Purchase of land by the council or RP's to deliver affordable homes;
- Purchase of homes by the council or RP's to be used as affordable homes;
- Grant contributions towards development costs of affordable homes; and
- Grant contributions to compensate developers for loss of value where a home is restricted in perpetuity as an affordable product, for example a discounted market value property.

Highways

In the forthcoming year the two highways projects outside of the SSGA will progress. Detailed costs and design works are to be prepared to enable the delivery of the scheme of works at Redburn Row and Black Boy Road whilst details of the traffic calming measures at Princes Avenue are to be finalised in preparation for implementation.

Public transport

North Road, Hetton

Whilst no expenditure has been made in the reported year discussions have taken place with a local bus operating company to enhance bus services in the location of the Persimmon Homes development on land at North Road, the public transport developer contribution from which will fund the implementation of the project once agreed.

South Sunderland Growth Area

Progress in relation to public transport and associated infrastructure provision within the South Sunderland Growth Area has been made and is reported separately later in this statement.

Commutated sums

As stated earlier in this report the council currently holds £525,394 to be used for the future maintenance of public open space. Of this figure £17,811 is for the maintenance of the SANG at Seaburn Camp and £19,558 for the maintenance of the public open space to the west of Forest Road. In future years both contributions will be used for the maintenance of these sites as required.

The remaining commuted sum of £488,025 is allocated for the future maintenance, improvement and enhancement of greenspace and parkland in the form of an extension to Hetton Lyons Country Park to be provided as mitigation for the on-going extraction of sand and limestone at Eppleton Quarry.

Planning obligations agreed in 2023–24 for future years

During the reported year the City Council entered into 30 new Section 106 Agreements. Figure 3 below summarises the type and quantum of obligations agreed during this period.

Infrastructure type	Number of agreements with infrastructure type (number of obligations)	Amount (£)*
Education	5	2,047,305
Equipped Children's Play Space	2	108,416
Public Open Space	2	34,656
Ecological Enhancements**	27	409,808
Highways	3	474,903
Affordable Housing	1	600,000
Allotments	3	37,535
Sport and Recreation	3	475,625
Public Transport	2	78,684
Total	48	4,266,932

Figure 3: Summary of financial planning obligations entered into 2023–24

*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.

**Figure includes contributions for Habitat Regulation Assessment (HRA) and Biodiversity Net Gain (BNG).

Whilst the highest value of new contributions agreed continues to be for education, the greatest number of obligations entered into are for the purposes of ecological mitigation measures.

This is due to the special protection afforded to Sunderland's unique coastal areas requiring any new development, both residential and commercial, 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 payment of the full contribution must be agreed if planning permission is to be granted.

In addition, such mitigation is required in perpetuity and therefore the council secures longer spend by dates for contributions of this nature.

Of the 30 new agreements entered into in the reported year a number of non-financial obligations have also been secured for delivery by the developer, as detailed below.

- 168 affordable housing units with a mix of tenures
- 3 areas of public open space
- 2 areas of Suitable Alternative Natural Greenspace (SANG)

As with the secured financial obligations the amount of affordable housing units delivered will depend on the number of dwellings approved at the Reserved Matters stage, the phasing of development and any viability re-testing.

Infrastructure Delivery with the South Sunderland Growth Area (SSGA)

The South Sunderland Growth Area (SSGA) comprises of four key sites within south Sunderland, each of which are at various stages of development, as outlined below.

- Former Cherry Knowle Hospital (800 dwellings) - full and outline permission. Phase 1 of the development comprising 304 dwellings is under construction with all units expected to be complete and occupied in 2024.
- Chapelgarth (750 dwellings) - full permission granted for the site to be developed out in five phases, the first of which (160 dwellings) is now complete. All other phases are currently under construction with phase 2 expected to be complete during 2024–25.
- Land south of Ryhope (450 dwellings) - full and outline planning permission. The residential element of the site is currently under construction and a planning application has been submitted for the commercial aspect of the site.
- Land north of Burdon Lane (LNBL) (965 dwellings) - full and outline permission. Full planning permission has now been granted for all 12 residential sub-phases of the site, five of which are under construction.



Chapelgarth Phases 1 and 2, April 2024

The SSGA Supplementary Planning Document (SPD) and accompanying Infrastructure Delivery Study (IDS) set out the infrastructure requirements for this strategic area.

Each of the four sites within the SSGA is expected to contribute proportionately towards the provision of the necessary infrastructure to support the development within the SSGA. In accordance with the SSGA SPD the expected financial contributions and affordable housing provision are detailed in Figure 4.

Infrastructure type	Infrastructure requirement	Estimated cost (per dwelling)
Affordable Housing	10% requirement based on a 75% social rented and 25% intermediate tenure	On-site provision by the developer
Education	Extension to 2 primary schools, development of a new 1.5 form entry primary school and the expansion of one secondary school	£2,855–£3,095
Sport and Recreation	Provision of a 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, green space, public art, Sustainable urban Drainage Systems (SuDS), highway improvements and pedestrian and cycling links will also be required.



Cherry Knowle, January 2024

The council has also secured financial contributions from several smaller sites either adjacent to or in 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 £25.5 million 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 developments in south Sunderland and Seaham in County Durham.

The completion of the final leg of the Ryhope to Doxford Link Road (RDLR) in 2024 was a fundamental part of the infrastructure required to support and deliver housing growth within the SSGA. The scheme costing a total of £8,731,810 involved a significant amount of bulk earthworks with more than 99,000m³ of rock and 48,000m³ of clay being excavated and removed from the site.

The scheme included the construction of a 600m single carriageway along with a Non-Motorised User (NMU) bridge for pedestrians, cyclists and equestrians above the link road to allow for the new highway to pass beneath Burdon Lane. The works have been funded in the interim through HIF funding with a proportion of the spend to be recovered from developer contributions from sites within the SSGA once received.

In 2023–24 developer contributions from the following sites were used as a contribution towards the delivery of the scheme: Chapelgarth Phase 1 (Miller Homes) - £131,800; Chapelgarth Phase 2 (Story Homes) - £96,875; land at Burdon Lane (Bellway Homes) - £94,393; land north of Burdon Lane (Taylor Wimpey) - £61,252; and land north of Burdon Lane (Barratt David Wilson Homes) - £48,087.



Completed RDLR and NMU, January 2024

Work commenced on the modification of the A19/A690 Junction in November 2019 to help accommodate and manage the increased traffic as result of new development within the SSGA. Phase 1 of the works comprising the widening of the A19 southbound slip road and City Way junction widening works were completed in December 2020. The phase 2 works were completed in 2022 and saw the widening of the A690 eastbound approach.

The overall cost of the scheme was £3,894,557 funded from three sources. Of this £1,926,398 was forward funded from the HIF, with opportunities being sought to recover £1 million from section 106 contributions.

In the reported year the development on land north of Burdon Lane contributed towards the delivery of the scheme with £14,493 from Taylor Wimpey (sub-phase A1) and £11,378 from Barratt David Wilson Homes (sub-phase C1) respectively.



City Way Improvement Works, January 2023

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. As with the highway works within the SSGA the provision of the required educational facilities will, in part, be forward funded through HIF.

In the reported year the following developer contributions were used towards the delivery of these schemes: Chapelgarth Phase 1 (Miller Homes) - £557,653; Chapelgarth Phase 2 (Story Homes) - £149,663; land north of Burdon Lane (Taylor Wimpey) - £73,013; and land at Burdon Lane (Bellway Homes) - £145,937.

Discussions have taken place with Nexus and three bus operating companies to develop bus routing options and service requirements within the SSGA and the immediate vicinity. In the forthcoming years, the next step is to go to market with routes and bus stop infrastructure proposals.

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 dataset which is provided under the Open Government Licence.

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

Appendix 1

City Play Improvement Programme

As set out in this report a number of developer contributions have been used to contribute to the delivery of the wider City Play Improvement Programme. Details of each of these schemes are set out below.

Planning development site	Developer	Amount spent	Play site	Works undertaken
Site of the former High Usworth Primary School	Gentoo Homes	£4,395	Fairhaven play area	Installation of a new inclusive springie
Site of the former High Usworth Primary School	Gentoo Homes	£29,736	Blackfell play area	Replacement of safety surfacing and installation of a new inclusive springie
Land at North Road, Hetton	Persimmon Homes	£17,446	Low Moorsley	Replacement of safety surfacing, installation of a new inclusive roundabout, springie and swing seat
Land at North Road, Hetton	Persimmon Homes	£24,583	Hetton Lyons Country Park	Replacement of safety surfacing
Site of the former Grangetown Autos	Karbon Homes	£26,837	Ryhope Recreation Ground	Installation of a new inclusive roundabout
Land at Bevan Avenue (Rushford Phase 2)	Persimmon Homes	£35,676	Spelterworks Road	Replacement of safety surfacing
Site of the former Glebe Village	Gentoo Group	£5,911	Glebe Park	Installation of new multi-unit, spinner, swing unit with inclusive swing seat
Site of the former Adey Gardens Care Home	Holyhead Homes	£11,234	Lambton Rise	Replacement of safety surfacing
Site of the former New Penshaw Garage	W and D Christie Developments	£10,703	Herrington Colliery Welfare Ground	Replacement of safety surfacing

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