



Northumberland  
County Council

# Northumberland Infrastructure Funding Statement

From 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022

[www.northumberland.gov.uk](http://www.northumberland.gov.uk)

# About This Statement

This Infrastructure Funding Statement (IFS) is a report providing a summary of all financial and non-financial developer contributions, within Northumberland, for the financial year 2021/2022.

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

## How to use this statement

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

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

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

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

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

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

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

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

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



# Executive Summary

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

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

The total amount of money to be provided under any planning obligations which were entered during the reported year is **£13,674,643.51**.

The total amount of money received from planning obligations during the reported year was **£4,631,842.89**. These contributions will play a critical role in delivering much needed affordable housing and necessary infrastructure and mitigation measures, including education, healthcare, sport and play and coastal mitigation.

The delivery of **167** affordable homes have been agreed in the reported year along with **193** school places.

There was also **£3,485,334.18** secured by s278 Highway agreements during this year for highway improvement works.

The total amount of money retained at the end of the reported year is **£10,830,516.24**. The Council will work to ensure the money is effectively and lawfully spent.

# Section 1. Introduction

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

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

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



Northumberland County Council currently secures planning obligations. It is therefore the authority's responsibility to ensure that the requirements for obligations are necessary, fair and reasonable. It is also the authority's responsibility to ensure that contributions are spent lawfully and effectively and that these are reported on. The aim of this Infrastructure Funding Statement is to improve transparency of monitoring and reporting, specifically in respect of Section 106 agreements for financial and non-financial contributions, but also Section 278 Agreements.



# A Community Infrastructure Levy In Northumberland

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

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

Should the Levy be introduced, details of the money collected and how it is spent will be reported in future versions of the Infrastructure Funding Statement.

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

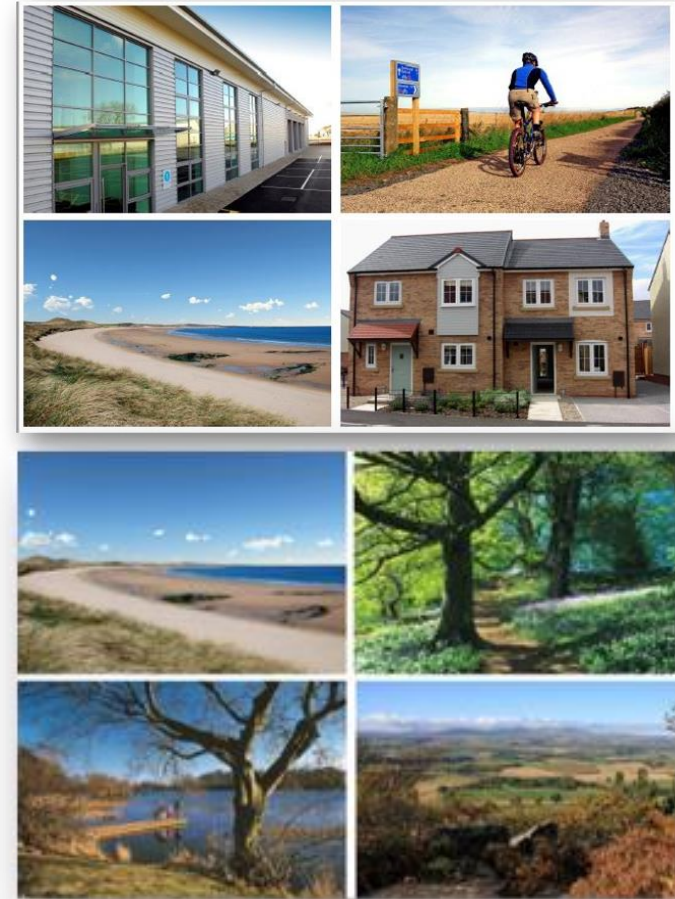


# Planning Obligations in Northumberland

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

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

- Section 106 agreements are used to mitigate the impacts of development and make it acceptable in planning terms;
- Section 106 can only be used where they meet certain legal tests. That is that the obligations must be:
  - A. necessary to make the development acceptable in planning terms;
  - B. directly related to the development; and
  - C. fairly and reasonably related in scale and kind to the development;
- Section 106 obligations can include:
  - Requirements for parts of a development to be used in certain ways, for example for affordable housing;
  - Requirements for certain works to be undertaken or for other requirements and/or restrictions on the form of the development; or
  - Financial contributions to address the impacts of development (the focus of this IFS).



# Section 2

1st April 2021 to 31st March 2022

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

A. The total amount of money to be provided under any planning obligations which were entered during the reported year is **£13,674,643.51**.

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

B. The total amount of money received from planning obligations during the reported year was **£4,631,842.89**

C. The total amount of money received prior to the reported year that has not been spent is £7,699,318.41

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

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

# Section 2 cont....

1st April 2021 to 31st March 2022

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

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

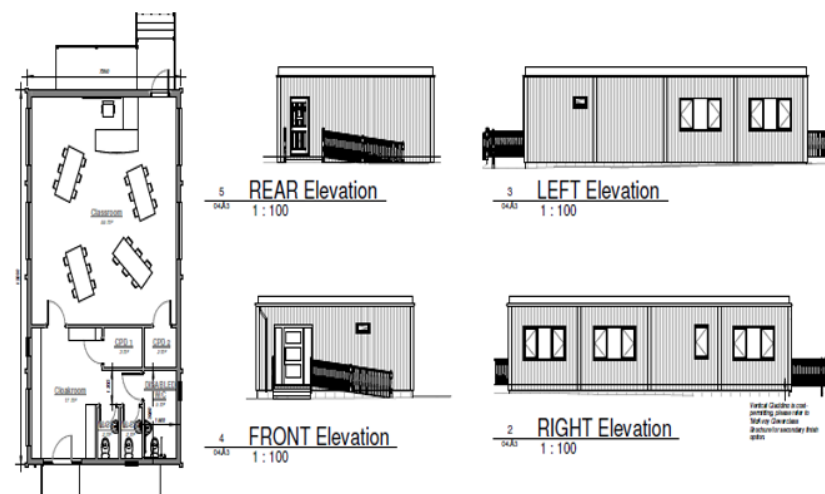
i) The total number of Affordable Housing units to be provided is 167.

ii) The following Education provisions have been agreed under S106 agreements: Total school places 193.

Type	
Primary School	127
Secondary/High School	63
Special Education Needs (SEN)	3



Temporary modular school building





# Section 3

1st April 2021 to 31st March 2022

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

**E.** The total amount of money from planning obligations allocated towards infrastructure during the reported year was £7,001,792.65 Of this amount £6,049,521.80 was not spent during the reported year.

**F.** The total amount of money from planning obligations spent during the reported year was £1,500,645.06 Of this amount £980,048.00 was spent by a third party on behalf of Northumberland County Council.

## Committed Funds

### Affordable Housing

The Council have received 5 applications for funding for Affordable Housing schemes seeking a combined total of £2.2M

**G.** The items in the table have had money allocated towards them during the reported year with unspent allocations:  
Please note expenditure of contributions are often time limited and many projects require several months and in some cases years for the schemes to be implemented. Awards are closely monitored to ensure funds are spent in accordance with the legal agreements.

Infrastructure	Allocated
Education 2021-22	£105,600.00
Ecology 21/22	£224,166.96
Newbrough and Warden Sportsfield Association	£20,835.00
Hexham TC - Sele Skatepark	£81,000.00
Cambois Rowing Club	£9,467.00
Education 22/23	£1,579,828.41
Education 23/24	£1,400,799.00
Affordable Housing 2022/2023	£574,943.00
Affordable Housing 2023/2024	£301,085.03
North Healthcare 2022/2023	£179,399.64
SE Healthcare 2022/2023	£359,886.00
West Healthcare 2022/2023	£17,400.00
SE Highways 2022/2023	£378,974.57
North Highways 2022/2023	£436,400.00
Ecology 2022/2023	£293,172.00
Ecology 2023/2024	£68,881.19

# Section 3 cont...

1st April 2021 to 31st March 2022

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

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

i. The items of infrastructure that planning obligation money has been spent on and the amount spent are shown in the table:

Infrastructure	Spent	Date Spent	Spend Description
Corbridge Tennis Club	£36,642.00	8-Apr-21	*Includes Third Party spending
NCC Maintenance of open space	£4,000.00	31 March 2009 to 01 April 2021	
Bethall Beadnell	£2,300.00	31 March 2015 to 01 April 2021	
Cramlington Town Council	£10,638.00	2-Aug-21	*Includes Third Party spending
Tynedale Cricket Club - ground works	£18,663.00	6-Oct-21	*Includes Third Party spending
Highways TRO Priory Gardens	£3,000.00	6-Aug-21	
Broad Road SEahouses	£3,120.00	31 March 2019 to 01 April 2021	
Bernicia Rosebrough	£899,011.00	8-Oct-21	*Includes Third Party spending
Highways The Bunker	£35,000.00	28-Jul-21	
Stakeford and Bomardsund Cricket	£15,094.00	18-Mar-22	*Includes Third Party spending
WilloughbyBank POS	£28,595.85	13-Oct-21	

ii) The amount of planning obligation money spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was £0.00

iii) The amount of planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was £17,240

I. The total amount of money retained at the end of the reported year is **£10,830,516.24**

# Section 4

1st April 2021 to 31st March 2022

**Details the money agreed and spent from Section 278 Agreements**

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



# Highway Infrastructure

- **Section 278 Matters**

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

- The following matters are agreements entered into during the reported year in respect to Highways Agreements under Section 278 of the Highways Act 1980. Totaling **£3,485,334.18**

- Please see the allocation and bond sums as described below.

Site:	Planning Ref:	Bond Sum
Cramlington - Beacon Lane	15/01898/DISCON 10/S/00473/FUL	£2,558,698
Craneshaugh (Woodland Rise), Corbridge Road, Hexham	15/02221/REM 13/01208/OUT	£70,000
Bedlington - Choppington Road	16/04731/OUT	£182,648
Land North East of Pegswood First School, Pegswood	19/02747/FUL	£105,000
Land North East Of Tesco Alemouth Road Hexham Northumberland	19/00277/FUL	£214,809
Acklington, Land North West of Acklington Drive	18/00560/OUT, 20/03673/REM	£354,179



# Section 5

## Conclusions

The money agreed, received and spent under Planning Obligation agreements can be seen to make a valuable contribution to securing infrastructure and mitigation measures, which can support development, benefit local communities and support the provision of local infrastructure in Northumberland.

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

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

## FUTURE PLANNING OBLIGATIONS

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

## FUTURE COMMUNITY INFRASTRUCTURE LEVY

Pending potential national reforms to the Community Infrastructure Levy, should such a charge be introduced in Northumberland, future iterations of the Infrastructure Funding Statement will include details of the Levy collected and how it has been allocated and spent. It will also project likely future Levy income over the next financial year.

## OUR FEEDBACK

Community and stakeholder understanding and engagement in developer contributions is a key objective. If you have any comments on the usability of this document or if there are matters you would like to see addressed in future versions of the Infrastructure Funding Statement, to enhance transparency, please contact the Council's Planning Department.

# Section 5 cont.

## Spending Priorities

Developer contributions will be used to deliver strategic policies including:

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

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

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

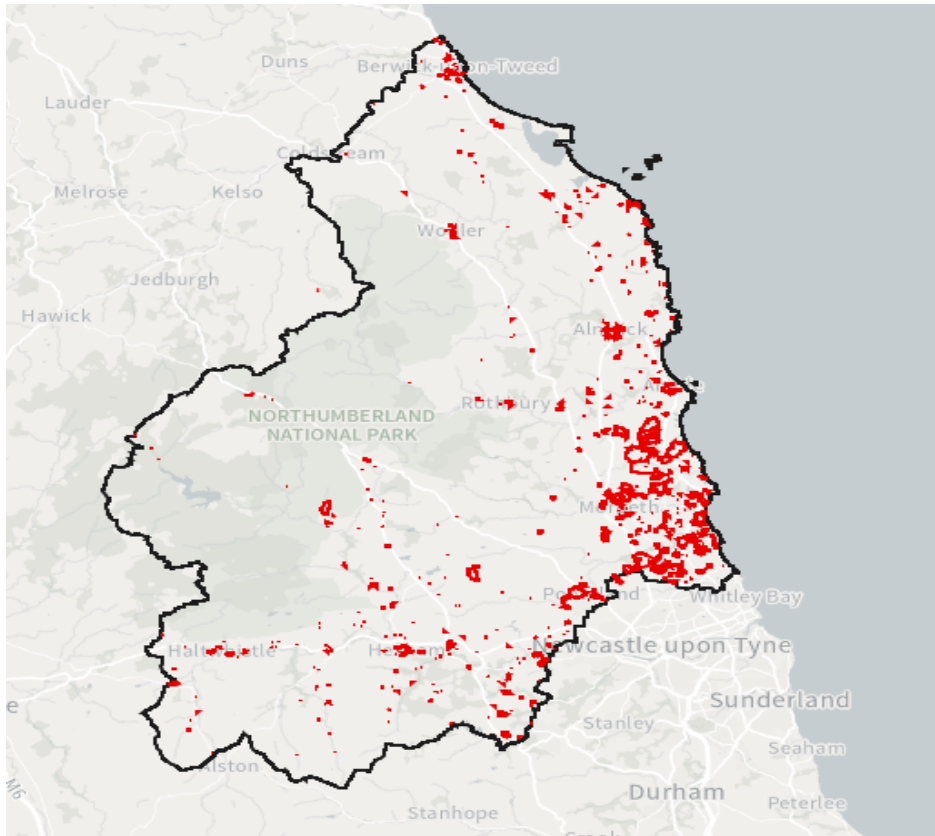
**Healthcare provision** – there are known capacity constraints in some parts of the County in respect of primary health care such as GP practices. Where appropriate and necessary, developer contributions will be sought to address the additional needs generated by new development.

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

### THE NORTHUMBERLAND LOCAL PLAN AND NEIGHBOURHOOD PLANS

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

# Map showing locations of developments with S106 agreements



Looking for a copy of a S106 agreement?

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

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

# Local Area Committees

- Northumberland's planning committees are broken down into 5 different area committees
- Figures on the following five pages show the total of \$106 funds collected for each local area since contributions were recorded by NCC (circa 2012 onwards to present day)

NORTH NORTHUMBERLAND	TYNEDALE (13)	CASTLE MORPETH	CRAMLINGTON, BEDLINGTON and SEATON VALLEY(12)	ASHINGTON AND BLYTH (16)
<ul style="list-style-type: none"> <li>● Alnwick (1)</li> <li>● Alnwick (1)</li> <li>● Amble</li> <li>● Amble West with Warkworth</li> <li>● Bamburgh</li> <li>● Berwick East</li> <li>● Berwick North</li> <li>● Berwick West with Ord</li> <li>● Longhoughton</li> <li>● Norham and Islandshires</li> <li>● Rothbury</li> <li>● Shilbottle</li> <li>● Wooler</li> </ul>	<ul style="list-style-type: none"> <li>● Bellingham</li> <li>● Bywell</li> <li>● Corbridge</li> <li>● Haltwhistle</li> <li>● Haydon and Hadrian</li> <li>● Hexham Central with Acomb</li> <li>● Hexham East</li> <li>● Hexham West</li> <li>● Humshaugh</li> <li>● Prudhoe North</li> <li>● Prudhoe South</li> <li>● South Tynedale</li> <li>● Stocksfield with Broomhaugh</li> </ul>	<ul style="list-style-type: none"> <li>● Choppington</li> <li>● Druridge Bay</li> <li>● Longhorsley</li> <li>● Lynemouth</li> <li>● Morpeth Kirkhill</li> <li>● Morpeth North</li> <li>● Morpeth Stobhill</li> <li>● Pegswood</li> <li>● Ponteland East and Stannington</li> <li>● Ponteland North</li> <li>● Ponteland South with Heddon</li> <li>● Ponteland West</li> <li>● Stakeford</li> </ul>	<ul style="list-style-type: none"> <li>● Bedlington Central</li> <li>● Bedlington East</li> <li>● Bedlington West</li> <li>● Cramlington East</li> <li>● Cramlington Eastfield</li> <li>● Cramlington North</li> <li>● Cramlington South East</li> <li>● Cramlington Village</li> <li>● Cramlington West</li> <li>● Hartley</li> <li>● Holywell</li> <li>● Seghill with Seaton Delaval</li> </ul>	<ul style="list-style-type: none"> <li>● Ashington Central</li> <li>● Bothal</li> <li>● College</li> <li>● Cowpen</li> <li>● Croft</li> <li>● Haydon</li> <li>● Hirst</li> <li>● Isabella</li> <li>● Kitty Brewster</li> <li>● Newbiggin Central and East</li> <li>● Newsham</li> <li>● Plessey</li> <li>● Seaton with Newbiggin West</li> <li>● Sleekburn</li> <li>● South Blyth</li> <li>● Wensleydale</li> </ul>



# Local Area Committee Breakdown

## North Northumberland

Type	Potential	Received	Spent	Balance	Allocated	Unallocated
Alnwick Town Centre & Public Transport	£20,000.00	£20,000.00	£-	£20,000.00	£-	£20,000.00
Affordable Housing	£2,976,970.00	£2,435,482.00	£1,326,294.00	£1,109,188.00	£1,109,188.00	£-
Community Facilities	£298,966.35	£226,966.35	£183,837.85	£43,128.50	£-	£43,128.50
Ecology	£1,716,599.77	£411,151.23	£46,260.38	£364,890.85	£347,185.58	£17,705.27
Education	£5,146,272.00	£990,972.00	£-	£990,972.00	£990,972.00	£-
Sport & Play	£674,120.00	£419,120.00	£134,074.92	£285,045.08	£138,200.00	£146,845.08
Healthcare	£1,669,496.60	£569,096.60	£-	£569,096.60	£507,493.60	£61,603.00
Highway	£488,400.00	£330,400.00	£24,500.00	£305,900.00	£305,900.00	£-
Pre 2009 funds carried forwarded from former Councils	£291,379.00	£256,795.00	£191,980.00	£64,815.00	£37,160.00	£27,655.00
Other	£32,000.00	£25,000.00	£-	£25,000.00	£-	£25,000.00
Recycling	£2,500.00	£2,500.00	£2,500.00	£-	£-	£-
General Sport	£420,612.00	£-	£-	£-	£-	£-
Transport	£123,000.00	£123,000.00	£110,000.00	£13,000.00	£-	£13,000.00
<b>Total</b>	<b>£13,860,315.72</b>	<b>£5,810,483.18</b>	<b>£2,019,447.15</b>	<b>£3,791,036.03</b>	<b>£3,436,099.18</b>	<b>£354,936.85</b>

# Local Area Committee Breakdown Tynedale

Type	Potential	Received	Spent	Balance	Allocated	Unallocated
Historic Kilns Restoration	£60,000.00	£60,000.00	£-	£60,000.00	£60,000.00	£-
Affordable Housing	£1,173,539.00	£787,187.50	£250,000.00	£537,187.50	£531,000.00	£6,187.50
Ecology	£10,000.00	£10,000.00	£-	£10,000.00	£-	£10,000.00
Education	£198,000.00	£-	£-	£-	£-	£-
Play	£1,819,099.29	£1,584,215.32	£1,300,155.41	£284,059.91	£88,094.00	£195,965.91
Sport	£2,015,789.00	£1,887,810.00	£1,615,376.97	£272,433.03	£216,857.90	£55,575.13
Healthcare	£172,536.00	£17,400.00	£-	£17,400.00	£17,400.00	£-
Highway	£38,000.00	£38,000.00	£38,000.00	£-	£35,000.00	-£35,000.00
SUDS	£83,188.00	£83,188.00	£83,188.00	£-	£-	£-
Open Space	£36,000.00	£36,000.00	£15,000.00	£21,000.00	£21,000.00	£-
<b>Total</b>	<b>£5,606,151.29</b>	<b>£4,503,800.82</b>	<b>£3,301,720.38</b>	<b>£1,202,080.44</b>	<b>£969,351.90</b>	<b>£232,728.54</b>

# Local Area Committee Breakdown

## Castle Morpeth

Type	Potential	Received	Spent	Balance	Allocated	Unallocated
Affordable Housing	£5,426,635.64	£3,635,796.03	£1,991,835.57	£1,643,960.46	£1,643,960.46	£-
Community Facilities	£63,500.00	£63,500.00	£37,500.00	£26,000.00	£26,000.00	£-
Ecology	£214,395.96	£36,873.44	£-	£36,873.44	£24,390.00	£12,483.44
Education South	£3,134,374.80	£1,212,493.00	£277,373.85	£935,119.15	£935,119.15	£-
Healthcare	£344,521.24	£152,342.04	£-	£152,342.04	£152,342.04	£-
Highways	£535,813.00	£535,813.00	£173,523.60	£362,289.40	£362,289.40	£-
Minerals and Waste	£338,280.86	£338,280.86	£205,831.11	£132,449.75	£99,723.94	£32,725.81
Recycling	£21,070.00	£21,070.00	£21,070.00	£-	£-	£-
	£10,000.00	£10,000.00	£10,000.00	£-	£-	£-
Transport	£1,308,000.00	£888,000.00	£488,580.60	£399,419.40	£381,419.40	£18,000.00
<b>Total</b>	<b>£11,396,591.50</b>	<b>£6,894,168.37</b>	<b>£3,205,714.73</b>	<b>£3,688,453.64</b>	<b>£3,625,244.39</b>	<b>£63,209.25</b>

# Local Area Committee Breakdown

## Cramlington Bedlington and Seaton Valley

Type	Potential	Received	Spent	Balance	Allocated	Unallocated
Affordable Housing	£1,185,686.00	£1,185,686.00	£1,013,011.00	£172,675.00	£172,675.00	£-
Planning Co-ordinator	£40,000.00	£40,000.00	£20,000.00	£20,000.00	£10,000.00	£10,000.00
Community Facilities	£30,000.00	£20,000.00	£20,000.00	£-	£-	£-
Community Sport	£1,715,996.00	£458.00	£458.00	£-	£-	£-
Ecology	£2,329,697.61	£159,590.21	£63,442.61	£96,147.60	£67,905.00	£28,242.60
Education	£8,985,488.00	£987,500.00	£-	£987,500.00	£987,500.00	£-
Sport	£401,733.20	£318,913.20	£278,271.98	£40,641.22	£10,000.00	£30,641.22
Healthcare	£786,000.00	£197,250.00	£-	£197,250.00	£197,250.00	£-
Highways	£937,400.00	£797,900.00	£184,471.29	£613,428.71	£606,428.71	£7,000.00
Pre 2009 funds carried forwarded from former Councils	£26,580.00	£26,580.00	£20,080.00	£6,500.00	£-	£6,500.00
Play	£660,633.90	£428,097.90	£422,021.40	£6,076.50	£-	£6,076.50
South West Sector (SWS) Sport	£863,500.00	£396,750.00	£42,000.00	£354,750.00	£-	£354,750.00
Transport	£22,000.00	£-	£-	£-	£-	£-
Travel Plan Co-ordinator SWS	£116,600.00	£-	£-	£-	£-	£-
total	£18,101,314.71	£4,558,725.31	£2,063,756.28	£2,494,969.03	£2,051,758.71	£443,210.32



# Local Area Committee Breakdown

## Ashington and Blyth

Type	Potential	Received	Spent	Balance	Allocated	Unallocated
Affordable Housing	£554,539.00	£417,268.00	£100,000.00	£317,268.00	£317,268.00	£0.00
Community Facilities	£397,220.00	£397,220.00	£340,700.00	£56,520.00	£0.00	£56,520.00
Ecology	£1,041,869.00	£353,411.00	£29,400.00	£324,011.00	£322,475.00	£1,536.00
Education	£6,038,015.75	£1,188,928.41	£75,000.00	£1,113,928.41	£1,123,395.41	£-9,467.00
Play	£337,643.90	£336,707.90	£323,315.90	£13,392.00	£0.00	£13,392.00
Sport	£588,412.59	485,308.39	£364,609.13	£120,699.26	£0.00	£120,699.26
Sport General	£656,000.00	0.00	£0.00	£0.00	£0.00	£0.00
Healthcare	£717,600.00	£99,300.00	£0.00	£99,300.00	£99,300.00	£0.00
Highway	£1,101,895.53	£434,684.53	£222,500.00	£212,184.53	£212,184.53	£0.00
Pre 2009 funds carried forwarded from former Councils	£46,973.12	£46,973.12	£36,473.12	£10,500.00	£0.00	£10,500.00
Open Space	£13,502.00	£13,502.00	£13,502.00	£0.00	£0.00	£0.00
Transport	£243,132.30	£3,132.30	£0.00	£3,132.30	£0.00	£3,132.30
total	£11,736,803.19	£3,776,435.65	£1,505,500.15	£2,270,935.50	£2,074,622.94	£196,312.56

# APPENDIX Space for Shorebirds – Coastal Mitigation Service

The Northumberland coast plays host to an amazing array of birdlife. Nearly all of the Northumberland coast is protected because of the nationally and internationally important bird populations that live there, including a wide range of migratory and wintering waders and breeding tern species.

Wading birds such as turnstone and purple sandpiper live on our rocky shores, finding their food and safe places to roost. Human recreation can however interrupt their normal behaviours causing them to fly away, costing them energy reserves that can be hard replace during the cold dark winter months. These birds fly north in late spring to breed on arctic tundra and coasts in order to raise their families.

Space for Shorebirds is the public facing name of Northumberland County Council's Coastal Mitigation service. This is a wildlife ranger service that is funded by developer contributions to address the impact of increased visitor pressure on coastal bird populations arising from housing and tourism development. The focus of Space for Shorebirds is education and engagement to increase awareness of bird populations and asking people to give the birds space in order to reduce disturbance. We do this primarily by having a physical presence at the coast talking to beach users about the birds and by extensive use of social media.



Map showing contribution Areas

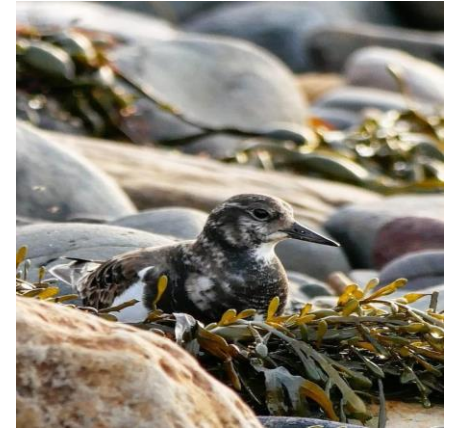
# APPENDIX Space for Shorebirds - Coastal Mitigation Service

During the year to April 2022 the service also developed more relationships with parish magazines, where we provide articles and bird photographs to the magazines and they kindly include our text, helping us to reach other parts of the community that aren't active on social media. Partnership working is a feature of Space for Shorebirds and during the year rangers worked with Coast Care (volunteering charity), the Northumberland Coast AONB Partnership, Berwickshire and Northumberland Marine Nature Partnership, Northumbria Police and landowners whose assistance is vital during the breeding bird season.

The year to April 2022 was the first year following covid when the rangers were able to offer a full Shorebirds for Beginners events calendar, including events such as guided walks. In total 10 events were held and 83 people in total attended.

The feedback from the events has been inspiring, and several people new to shorebirds have gone from these sessions to volunteering with Coast Care, then in turn have become involved in supporting our breeding season work by undertaking surveys and carrying out nest watch duties.

A small sample of feedback from Shorebirds for Beginners events: "What a fantastic morning. Thanks to Richard and Katherine for the lovely weather, great birds and really interesting explanations" "Absolutely lovely morning, really interesting & Richard & Katherine were both so kind and welcoming. Such an important thing to learn about our birds and how our actions walking along the coast can impact them.



Top: Turnstone at Seaton Point  
Bottom: Ringed plover chick at Embleton



## APPENDIX Space for Shorebirds



Rangers  
& volunteers  
undertaking pirri  
pirri burr control



Purple Sandpiper at Stage  
Rock, near Bamburgh



Shorebirds for  
Beginners Event at  
Newbiggin



Colin the dog ranger with  
Katherine the ranger



# APPENDIX A Case Study: Affordable Housing

## Longstone Manor, Acklington Road, Amble

Home Group Limited are a national Registered Provider who provide quality affordable housing units to local communities. The site already had planning permission for a scheme which was providing 15% affordable homes, however, it was identified that Amble needed more newer affordable housing units for rent which were not provided on the other developments. Home Group Limited applied for £1,367,500 to provide **an additional 45 affordable units onsite** which would help meet the current demand for the area. This was made possible and viable by assisting Home Group with funding from the housing developer fund. A key factor in providing the grant was 2 larger 4-bedroom family homes which are difficult to obtain on the mainstream housing developments.

Longstone Manor is situated on the edge of Amble and is currently being developed by Persona Homes (Home Group private developer site). The development will be built out over the next 5 years so the units will provide a good supply of affordable units for the future.

The breakdown in house and tenure types is as follows:-

### Rented units

- 2 x 2-bedroom units
- 15 x 3-bedroom units
- 2 x 4-bedroom units

### Shared ownership

- 12 x 2-bedroom units
- 14 x 3-bedroom units



# APPENDIX

## A Case Study: Education

Where a new housing development is forecast to create a demand for school places in excess of those available in the catchment area of the development, the local authority will seek an education contribution from developers that reflects the likely costs of the additional places required.

The LPA carry out a consultation with the Education department on all major planning residential applications of 10 or more houses. A contribution will always be sought where a school's actual pupil population is at 95% or more of its maximum capacity.

Since the introduction of the Council's Education infrastructure Contribution Policy in September 2017, almost 200 consultation responses have been issued. To date 95 legal agreements have been agreed and signed which include a contribution for Education provision with an expected overall total in the region of £17m\*.

\*Note, that the expected amount of contributions is subject to change and can be reduced significantly if a scheme is amended, expires, or re-negotiations based on viability or changes in the reserved matters stage.



New school approved for Seaton Delaval

To date **£3,995,127** has been paid through developer's contributions for Education provision in Northumberland.

# APPENDIX

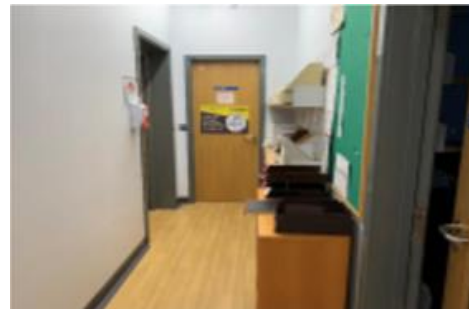
## A Case Study Healthcare

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

S106 funding has recently been used to carry out some internal modelling works at Guidepost Medical Health Centre, North Parade, GuidePost, Choppington, NE62 5RA

This work to the Surgery was to expand patient capacity and services at the Health Centre.

Building Work was carried out to change the existing admin and office space to create additional consulting room.





# APPENDIX

## A Case Study: Sport and Play



**MUGA - Tedder Place Longhoughton Northumberland**

£40,000 S106 funds were match funded with contributions from the RAF Benevolent fund and Parish Council to provide a scheme costing £95,000



# APPENDIX A Case Study: Sport

Barnesbury Cycling Club were about to give up on their dream of a Regional Standard BMX Track in Bedlington and ditch their amazing fund-raising efforts as they struggled to get the final part of their required funding. The Council advised them £10,000 was available for them to apply for through the Developers Fund for Sport and Play.

The Club successfully applied and used this money to secure other match funding for a scheme worth £121,000. So great value for \$106 money

The club has appointed specialist track builders Clark & Kent Contractors Ltd – who built the track for the London 2012 Olympic Games – to build the 250-metre track, which will feature a challenging range of obstacles, including step-ups, doubles, triples, rollers and banked corners.

Barnesbury Cycling Club, said: “We have a good number of members taking part in BMX races at regional and national level, and realised that with the North East’s only other active competition-standard track currently able to stage Regional standard race events, located down in Hartlepool, we needed to be able to offer better facilities closer to home to help riders compete. As well as making a big difference for competitive BMX riders, it will also provide a fantastic opportunity for people of all ages across our local communities to try out a new sport”.

Who knows another Olympic Champion may come from Northumberland!





# Glossary

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

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

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

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

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

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

# Glossary

**Local Plan** - A Local Plan, also referred to as a development plan or development plan document, is at the heart of the planning system, with a requirement set in law that planning decisions must be taken in line with the plan unless material considerations indicate otherwise. Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for conserving and enhancing the natural and historic environment, mitigating and adapting to climate change, and achieving well designed places.

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

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

**Received** – Contributions received, either monetary or non-monetary, by Northumberland County Council

**Allocated** – Contributions that have been received and allocated to a specific use or project.

**Spent/ Delivered** – Monetary or non-monetary contributions that have been spent / delivered.

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

# Glossary

**This Financial Year or This reported year** - unless stated otherwise, this refers to the period 1 April 2021 to 31 March 2022

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

# Further Reading



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

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

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

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

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

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

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

[Section 106 Feedback](#)

Alternatively, If you have any enquiries regarding any of the information in this document, please contact [s106instruction@northumberland.gov.uk](mailto:s106instruction@northumberland.gov.uk)