

# Northumberland Infrastructure Funding Statement



**From 01 April 2019 to 31  
March 2020**

[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 2019/2020.

This is the first Infrastructure Funding Statement to be 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. This will typically be published in December of each year.

The Council views this as a positive tool, to further enhance the steps the authority has already taken to improve the transparency, accountability and monitoring of developer contributions. Reporting in this way will help local communities and developers see how contributions have been spent.

It should be acknowledged that data on developer contributions is imperfect, represents estimates at a given point in time, and can be subject to change. However, the data published in this report is the most robust available at the time.

## 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 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

**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 first Infrastructure Funding Statement (IFS) to be produced by Northumberland County Council. The IFS will typically be published in December of each year.

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 Northumberland Local Plan is the emerging statutory development plan for the County. The new Local Plan will set out the policies for future planning obligations. The Council views the Community Infrastructure Levy as a positive tool, which the Council may introduce after the adoption of the Local Plan.

The total amount of money to be provided under any planning obligations which were entered during the reported year is £6,507,778, while the total amount of money received from planning obligations during the reported year was £2,715,608. 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 284 affordable homes have been agreed in the reported year along with 158 school places.

The total amount of money from planning obligations allocated towards infrastructure and mitigation during the reported year was £2,636,513. Details of the allocations are provided in this IFS.

The total amount of money retained at the end of the reported year is £7,853,585. The Council will work to ensure the money is effectively and lawfully spent.

The Northumberland Infrastructure Delivery Plan (IDP) has been developed in support of the emerging Local Plan. The Infrastructure Funding Statement will complement the IDP, and in the future and provide details of infrastructure to be delivered wholly or part through developer contributions, including potentially the Community Infrastructure Levy.

## Section 1 Introduction

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.

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.

Bates Cottage Cricket Club, received an award £17,000 towards a two-lane enclosed non-turf practice facility.



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.



Cramlington Town Play Area paid for by developer's contributions towards Sport & Play facilities.



## Planning Obligations in Northumberland



- In Northumberland, the requirements for planning obligations are set out in the Consolidated Planning Policy Framework and two Supplementary Planning Documents: Tynedale New Housing Planning Obligations for Sport and Play Facilities SPD; and Wansbeck Provision for Sport and Play SPD

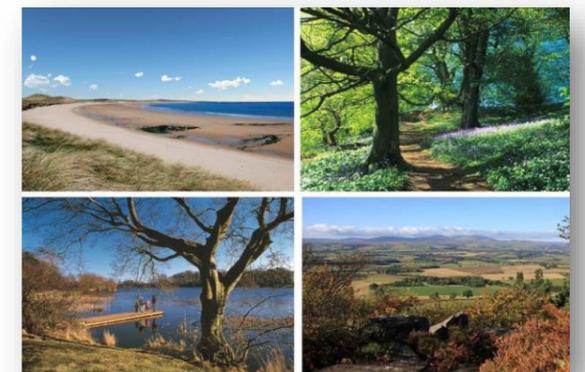
Moving forward there will be some changes to planning obligations in the County. The draft Northumberland Local Plan is, at the time of publication of this document, being examined by the Planning Inspectorate. Once adopted, the new Local Plan will supersede many of the existing policies of the current consolidated Planning Policy Framework and Supplementary Planning Documents. The Local Plan will include new policies for planning obligations, which have been informed by evidence of infrastructure and affordable housing need, and an assessment of viability.

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:
  - necessary to make the development acceptable in planning terms;
  - directly related to the development; and
  - fairly and reasonably related in scale and kind to the development;
- 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).



## 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. However, the Council views the Levy as a positive tool, which may be implemented following the adoption of a new Local Plan for the County.

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.

The following summarises the basics:

- CIL is a fixed, non-negotiable, charge on most development of 100 square metres or more, or a new dwelling of any size.
- CIL charges must be set out in a Charging Schedule by law - this is subject to consultation and independent examination before it can be adopted.

- CIL rates are based on viability evidence. The charge may vary across the County and for different types of development
- CIL is principally to deal with cumulative impacts of development on infrastructure (rather than site specific matters usually addressed by a section 106 agreement)
- CIL can operate alongside/ in parallel with Section 106 agreements
- A proportion of CIL receipts can go to local neighbourhoods within which the CIL was received. In Northumberland this would be the Town and Parish Councils.
- Payment of CIL becomes due from commencement of the development.

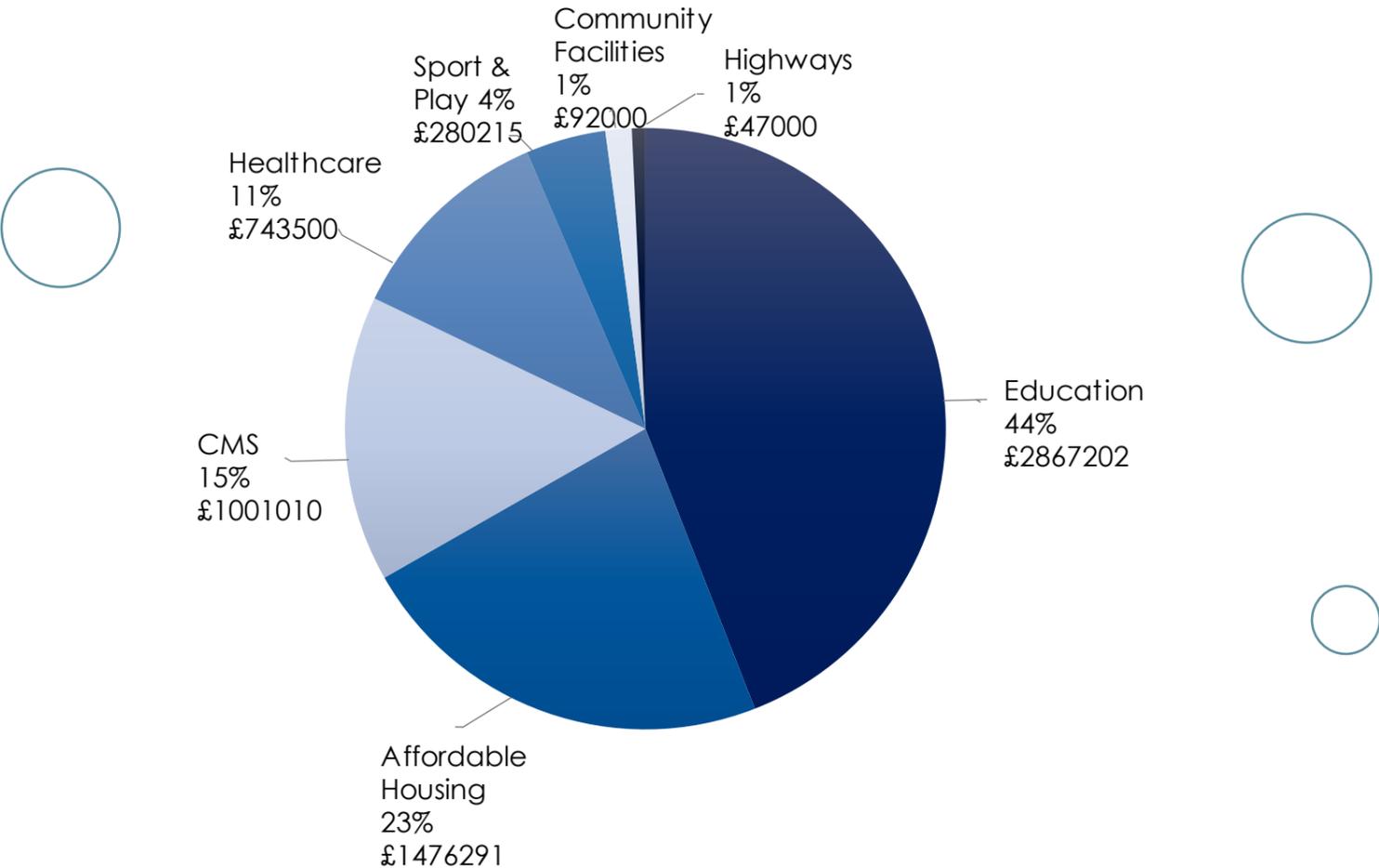


# Section 2

1st April 2019 to 31st March 2020

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.

Money secured from developers for the reported year is shown in the below pie chart.



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

**A.** The total amount of money to be provided under any planning obligations which were entered during the reported year is £ 6,507,778

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 £ 2,715,608

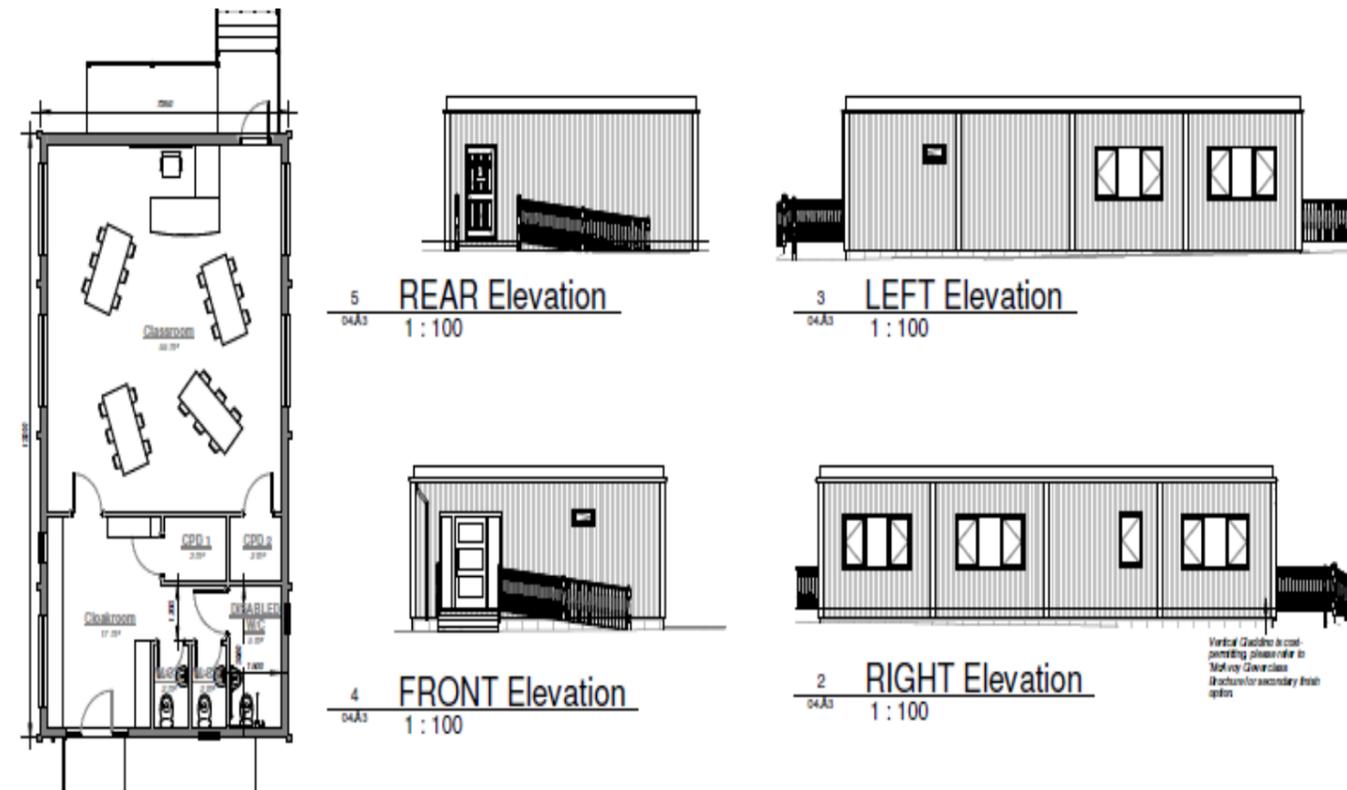
**C.** The total amount of money received prior to the reported year that has not been spent is £1,509,622

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.

**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 284.
- ii) The following education provisions have been agreed under S106 agreements:

Primary School	106
Secondary School	36
High School	8
Special Education Needs	8



Temporary modular school building



An example of an affordable rental home which has been refurbished by developer's contributions.

# Section 3

1st April 2019 to 31st March 2020

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



Blyth Town Football Club Resurfaced 3G Pitch paid for by developer's contributions towards Sports & Play facilities

**E.** The total amount of money from planning obligations allocated towards infrastructure during the reported year was £2,636,513. Of this amount £2,310,362 was not spent during the reported year.

**F.** The total amount of money from planning obligations spent during the reported year was £668,305. Of this amount £425,638 was spent by a third party on behalf of Northumberland County Council.

**G.** (see next page)

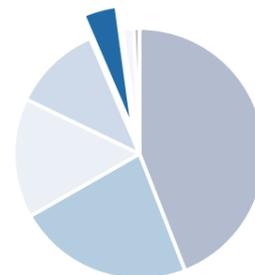
**H.** In relation to money which was spent by Northumberland County Council during the reported year:

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

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 £0.00.

Infrastructure	Spent	Date Spent
Church Ave Play Park	£3,840.00	26-Apr-19
Cramlington Football Club	£16,420.00	02-Jun-19
Astley Park Community Partnership	£5,000.00	04-Sep-19
St Marys Scheme	£73,320.00	18 November 2015 to 29 October 2019
Traffic Regulation Order	£3,500.00	31-Mar-20
Street Lighting	£38,600.00	14-Aug-19
Comb Hill Play Park	£1,675.98	06-Feb-20
Knarsdale and Kirkhaugh Parish Council	£10,000.00	31 August 2017 to 03 April 2019
Longframlington Parish Council	£7,400.00	04-Jun-19
Tyne Green fitness trail	£15,126.00	03-Sep-19
Prudhoe Youth Club Football	£88,742.00	07-Nov-19
SUDS adoption	£83,188.00	04-Jul-19
Blyth Lifeguard and Swimming Club	£1,450.00	30-Oct-19
Blyth Cricket Club	£49,914.00	27 July 2019 to 15 January 2020
Cramlington Town Council	£50,000.00	20-Nov-19
Riverside Rothbury	£11,162.57	09-Jan-20
Allendale Parish Council	£200.00	26-Mar-20
Allendale Sports Club	£10.00	06-Feb-20
Allendale Sports Club	£932.00	06-Feb-20
Coastal mitigation scheme	£15,869.21	31-Mar-20
Recycling	£11,250.00	06-Sep-19
Riding Mill Sports Club	£37,824.00	01 May 2019 to 21 November 2019
Allendale Golf Club	£250.00	28-Feb-20
Arcot Planning Co-ordinator	£10,000.00	31-Oct-19
Norwich Way Play Area	£42,000.00	05-Feb-20



Money allocated to S&P from pie chart figures

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

INFRASTRUCTURE	ALLOCATED	DATE ALLOCATED	UNSPENT
St Marys Scheme	£90,000.00	29-Oct-19	£16,680.00
Blyth Academy 3G pitch	£60,000.00	1-Apr-19	£60,000.00
Barnesbury Cycling Club	£10,000.00	6-Dec-19	£10,000.00
Corbridge Tennis Club	£36,642.00	6-Dec-19	£36,642.00
Acomb Parish Council	£24,160.00	3-Mar-20	£24,160.00
Bates Cottages Cricket Club	£17,000.00	3-Mar-20	£17,000.00
Ogle Drive Play Area	£26,250.00	2-Mar-20	£26,250.00
Beaufront First School	£2,440.00	3-Mar-20	£2,440.00
Acomb Parish Council	£21,000.00	1-Mar-20	£21,000.00
Northern Gymnastics	£3,750.00	3-Mar-20	£3,750.00
Northern Gymnastics	£6,250.00	3-Mar-20	£6,250.00
Highways 2019/20	£41,322.96	31-Mar-20	£41,322.96
Affordable Housing 2019/20	£1,506,965.84	31-Mar-20	£1,506,965.84
Ecology 2019/20	£76,603.80	31-Mar-20	£76,603.80
Healthcare 2019/20	£36,450.00	31-Mar-20	£36,450.00
Education 2019/20	£422,766.00	31-Mar-20	£422,766.00
Newborough	£2,082.00	11-Jul-19	£2,082.00

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.

I. The total amount of money retained at the end of the reported year is £7,853,585.06. Of this amount retained an amount of £40,000.00 has been retained for long term maintenance. Please see the below table for a breakdown of the retained maintenance amount.

Description	Amount
Total Collected for long term maintenance	£202,774
Total allocated towards maintenance	£162,774
Total spent on maintenance	£50,039

# Section 4

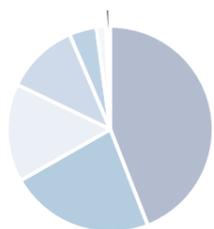
1st April 2019 to 31st March 2020

## 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.



Money allocated to Highways from pie chart figures



# 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.

Please see the allocation and bond sums as described below.

Site	Planning Permission Reference	Bond Sum (£)
Benlaw Grove, Felton	16/00138/FUL	100,000
Callaly Road, Whittingham	12/02936/FUL & 14/01121/VARYCO	24,460
Elm Bank, Spittal	10/B/266 & 12/01874/DISCON	55,000
Pets At Home, Tweedmouth	15/02411/FUL & 16/00266/DISCON	75,151
Garden House Lane, Acomb	15/03825/FUL	20,000
Sandy Bay, Newbiggin	14/03272/FUL & 15/03405/DISCON	187,618
Barry House, Cramlington	17/04320/DISCON & 17/03923/VARYCO	45,000
Hebron Avenue, Pegswood	17/02177/FUL, 18/02424/VARYCO & 19/00547/VARYCO	80,000
Willowburn Avenue, Alnwick	17/04374/FUL	310,000
Amble Retail – Phase 1	18/03156/FUL	200,000
Lesbury Footway	17/03535/OUT & 18/03658/REM	48,500
Denwick Lane, Alnwick	17/04143/FUL	65,501
Ponteland Fire Station	18/04202/CCD	20,000
Stone Close, Seahouses	18/00887/FUL	113,000
Coach House Drive, Hexham	17/04661/FUL	55,000

# 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 view of the new Local Plan changing the approach to planning obligations. The Council will however look to introduce forecasting in future Infrastructure Delivery Plans.

It is also the Council's intention that developer contributions via section 278 agreements for highways works, will be reported.

### FUTURE COMMUNITY INFRASTRUCTURE LEVY

Should a Community Infrastructure Levy 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 CIL income over the next financial year.

### YOUR 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 particular 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.

## Spending Priorities

Developer contributions will be used to deliver strategic policies in the existing development plan framework, and upon its adoption, those of the Local Plan.

The emerging Local Plan is supported by an Infrastructure Delivery Plan (IDP). The Infrastructure Delivery Plan has been developed in partnership with infrastructure providers. It will be routinely updated with details of projects or types of infrastructure that will be delivered, when, and where. The Infrastructure Funding Statement will complement the IDP, and in the future and provide details of infrastructure to be delivered wholly or part through developer contributions, including potentially the Community Infrastructure Levy. It is anticipated that in the main part, future planning obligations in the forthcoming financial year will be targeted towards the following:

**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 because 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 migration 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 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.

# APPENDIX

## Case study: Coastal Mitigation Service

Space for Shorebirds – the Northumberland Coastal Mitigation Service 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. This means that the LPA must consider the impact of increased visitor pressure when determining planning applications for housing and tourism developments within the coastal zone of influence. It is very hard for developers themselves to provide adequate mitigation for visitor pressures such as dog-walking, because the only effective measures involve visitor management within the protected areas themselves.



Money allocated to CMS from pie chart figures

In 2016-17 this was identified as an issue that had the potential to disrupt the delivery of housing in the county, and therefore a strategic mitigation scheme was established by the Council, the Northumberland Coastal Mitigation Service, now operating under the name of Space for Shorebirds.

“Space for Shorebirds – the Northumberland Coastal Mitigation Service”

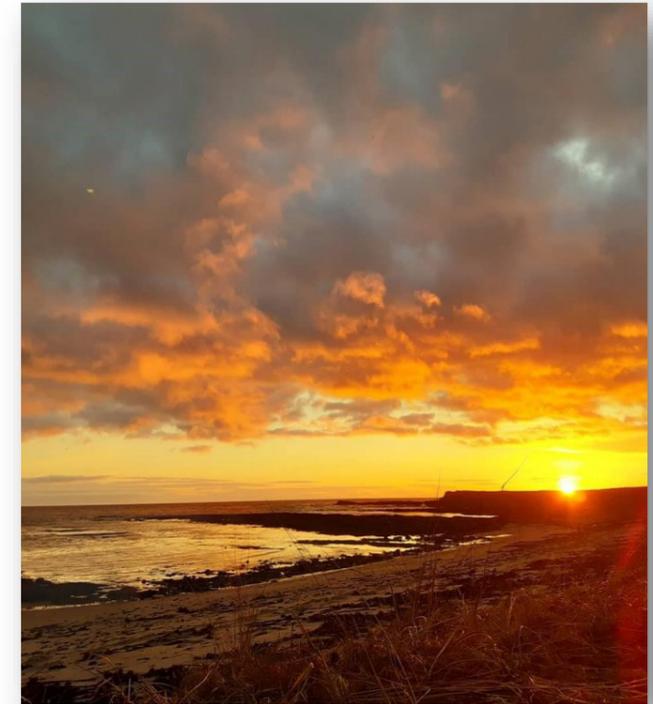


An Example of a Shorebird – A Turnstone



Map Showing CMS Contribution Areas

Coastal Shot of Beadnell



Developer contributions are used to fund two Wildlife Ranger posts and a project budget. The Rangers operate all along the Northumberland coast but focussed on key hotspots for recreational disturbance, reducing visitor impacts through a programme of advocacy, education and where necessary enforcement. They also undertake a programme of monitoring work to increase understanding of the status of the important bird populations and of the impact of disturbance on them, and will be controlling pirri-pirri bur, a non-native invasive plant species that is adversely affecting the internationally important plant communities found on the North Northumberland Dunes. As set out in section 2 of this report £1,001,010 has been secured for the Coastal Mitigation Service in the reporting year.

# APPENDIX

## A Case Study: Affordable Housing Wooler Bank Project



Money allocated to Affordable Housing from pie chart figures



The Former Wooler Bank Building  
<https://www.communitiescan.org.uk/694-2/>

A former bank in Wooler has been converted into two new affordable homes thanks to a community-led approach, with a video created to showcase the finished result.

2018

In November 2018 the last High Street bank in Wooler closed. The building is a fine 19th century Grade II listed building dating back to 1863 and one of the most impressive on Wooler High Street.

2019

Glendale Gateway Trust bought the building. After consultation & fundraising, Plans draw up to convert upper floors  
An award of £20,000 S106 funds contributed towards this community led project

2020

Building work was completed in June 2020 with conversion costs totalling £220,000.00 Two new two bedroom affordable rental flats were created close to shops and services. Tenants moved into the new homes in July 2020.

# 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** - shorthand for Community Infrastructure Levy (see below)

**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. However, the Council views the Levy as a positive tool, which may be implemented following the adoption of a new Local Plan for the County. Should the Levy be introduced, details of the money collected and how it is spent will be reported in future versions of the Infrastructure Funding Statement. The Community Infrastructure Levy can also be described as a type of 'developer contribution'.

**Local Plan** - In Northumberland, the Council is working towards the adoption of a new '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. Until such time as the new Local Plan is adopted (currently undergoing examination by the Planning Inspectorate) the development plan for Northumberland is made up of the saved policies and proposals of several Plans and Strategies produced by the former district Councils.

# Glossary continued...

**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. The collective funding gap could underpin the potential introduction of a Community Infrastructure Levy (CIL) in Northumberland.

**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.

**This Financial Year or This reported year** - unless stated otherwise, this refers to the period 1 April 2019 to 31 March 2020

**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;

Former Wooler Bank Refurbishment to Affordable Housing  
<https://www.communitescan.org.uk/694-2/>

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)