

Northumberland Infrastructure Funding Statement



**From 01 April 2020 to 31
March 2021**

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 2020/2021.

This is the second 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 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 second 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 against which future planning obligations will be secured.

The total amount of money to be provided under any planning obligations which were entered during the reported year is £5,628,195.06, while the total amount of money received from planning obligations during the reported year was £1,568,156.24. 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 328 affordable homes have been agreed in the reported year along with 175 school places. There was also £1,117,970 secured by s278 Highway agreements during this year for highway improvement works.

The total amount of money from planning obligations allocated towards infrastructure and mitigation during the reported year was £2,834,401.29. Details of the allocations are provided in this IFS.

The total amount of money retained at the end of the reported year is £7,699,318.41. 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, provide details of infrastructure anticipated to be delivered wholly or part through developer contributions.

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.



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.



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, at the latter stages of examination 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 relating to 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.** The government has signalled potential reforms to the Levy and to wider system of developer contributions.

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 2020 to 31st March 2021

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 **£5,628,195.06**

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 **£1,568,156.24**

C. The total amount of money received prior to the reported year that has not been spent is **£1,329,280.47**

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....

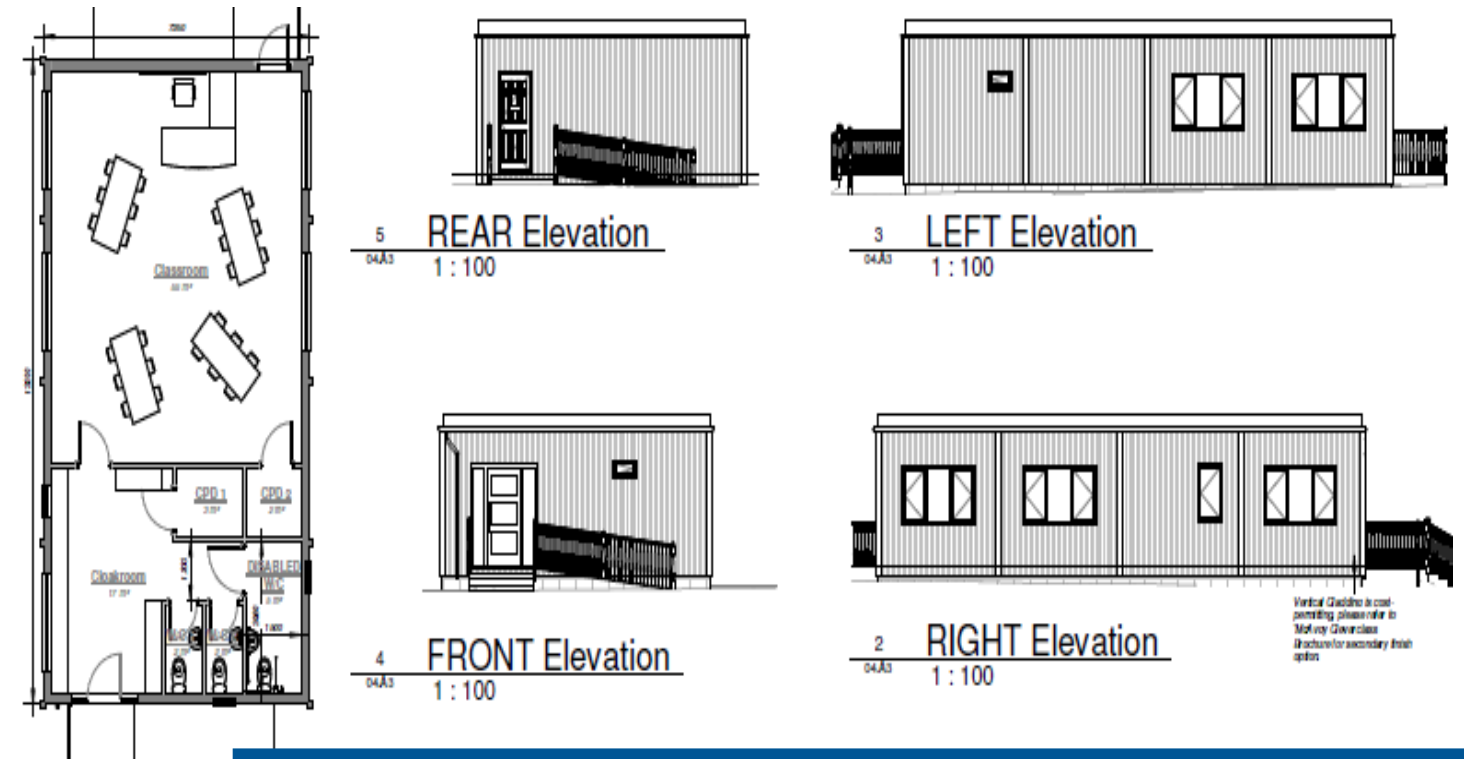
1st April 2020 to 31st March 2021

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 284.
- ii) The following Education provisions have been agreed under S106 agreements: 175

Primary School	81
Secondary School	61
High School	28
Special Education Needs	5



Temporary modular school building



Section 3 1st April 2020 to 31st March 2021

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

E. The total amount of money from planning obligations allocated towards infrastructure during the reported year was £2,834,401.29. Of this amount £2,175,056.21 was not spent during the reported year.

F. The total amount of money from planning obligations spent during the reported year was £1,840,516.59. Of this amount £1,106,280.90 was spent by a third party on behalf of Northumberland County Council.

Committed Funds

Affordable Housing

The Council have received 4 applications for funding for Affordable Housing schemes seeking a combined total of £1,742,926, these are currently pending final decision in early 2022.

Education

The next significant scheme on which \$106 monies will be spent will be for additional accommodation at to King Edward VI school (KEVI) for September 2025. This is to deal with the current bulge of students that have joined Chantry and Newminster Middle Schools in Year 5 in September 2021. Additional student places arising from the additional housing in the South West Sector Cramlington, specifically at Beaconhill Primary; however, the additional pupils do not appear to be impacting on schools at the moment which could be as a result of older estates in Cramlington now being mature and not generating as many children. There is a bulge of Year 5 students in Cramlington at the moment which would require additional accommodation at Cramlington Learning Village in September 2023; how this bulge will be dealt with is to be discussed with the Cramlington Learning Village Academy Trust early in 2022.

INFRASTRUCTURE	SPENT	DATE SPENT
St Mary's Scheme	£73,320	14/01/2021
Arch – Nelson Village	£977,737	15/12/2020
Blyth Academy 3G	£60,000	15/12/2020
NCC Open spaces	£11,720	1/04/2020
Bates Cricket Club	£17,000	19/08/2020
Ogle Drive play area	£26,250	10/12/2020
Beaufront First School	£2,440	16/09/2020
Acomb Parish Council	£15,000	3/08/2020
Northern Gymnastics	£10,000	15/09/2020
Arcot Planning Coordinator	£10,000	19/02/2021
Ecology 2020/21	£75,191.17	31/03/2021
Education 2020/21	£271,989.63	31/03/2021
Kirkwhelpington PC	£694	30/04/2020
Blyth Town FC	£22,845	16/07/2020
Humshaugh Cricket Club	£6,610.90	17/11/2020
Wylam Lawn Tennis	£3,000	8/03/2021
Wall Parish Council	£1,312	11/01/2021
Tynedale Cricket Club	£3,392	5/03/2021
Highways -Moor Farm	£164,471.29	31/03/2021
Barclays Bank Wooler	£20,000	31/03/2021
Highways - Ponteland	£64,423.60	31/03/2021
Broad St Seahouses	£3,120	01/04/2020

Section 3 Cont...

1st April 2020 to 31st March 2021

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

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

Please note expenditure of contributions are often time limited and many projects require several months and in some cases years for the schemes to be implemented. Awards are closely monitored to ensure funds are spent in accordance with the legal agreements.

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

i. 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 £840.

I. The total amount of money retained at the end of the reported year is £7,248,972.38.

INFRASTRUCTURE	ALLOCATED	DATE ALLOCATED	UNSPENT
St Mary's Scheme	£90,000	14 January 2021	£16,680.00
Ashington Town Team	£49,861.96	31 March 2021	£49,861.96
Newbiggin Town Team	£49,861.98	31 March 2021	£49,861.98
Arcot Planning Coordinator	£10,000	19 February 2021	£10,000
Cramlington Town Council	£10,638	10 December 2020	£10,638
Bedlington FC Meadowdale Academy	£10,000	3 December 2020	£10,000
Tynedale Cricket Club	£18,663	9 September 2020	£18,663
Humshaugh Playing Field Trust	£27,014	3 June 2020	£27,014
Tynedale Tennis Club	£6,372	2 March 2021	£6,372
Highways 2020-21	£296,076.40	31 March 2021	£296,076.40
Ecology 2020-21	£187,887.20	31 March 2021	£187,887.20
Education 2020-21	£498,900	31 March 2021	£498,900
Highways Moor Farm	£210,000	31 March 2021	£45,528.71
Highways Cowpen Road	£31,322.96	31 March 2021	£31,322.96
Highways -SWS Arcot	£383,000	1 April 2020	£383,000
Healthcare 2020-21	£94,200	31 March 2021	£94,200
Affordable Housing 2020-21	£439,050	31 March 2021	£439,050

Section 4

1st April 2020 to 31st March 2021

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.



Pedestrian Crossing 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 **£1,117,970**

Please see the allocation and bond sums as described below.

Site	Planning Permission Number	Bond Sum (£)
Acklington, North West of Acklington Drive	18/00560/OUT, 20/03673/REM	£354,179
K C Firmin Garage, Ashington	20/02303/FUL	£12,361
Goodwills, Shilvington	18/03613/OUT, 20/03098/REM	£112,970
Duchess High School Annexe 2 Alnwick	20/1238/FUL	£10,000
River Glen Restoration Project	20/02910/FUL	£32,523
Land North East of Pegswood First School	19/02747/FUL	£105,000
Bedlington Choppington Road	16/04731/OUT, 19/01457/REM (Phase 1)	£182,648
Kennedy Green, Beadnell	16/01688/OUT, 19/04867/REM 19/04801/VARYCO	£105,845
Tyne View Retail Park, Prudhoe	19/04872/REM; 16/02082/OUT	£120,000
Yarrow Cottage, South Charlton	18/01853/FUL	£23,833
Former Miners Welfare Site, Mickley Square	17/03151/REM	£58,611

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 on the horizon. 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 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 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 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 Space for Shorebirds –

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.

Northumberland County Council's Coastal Mitigation Service is funded by developer contributions to address the impact of increased visitor pressure on these bird populations arising from housing and tourism development.

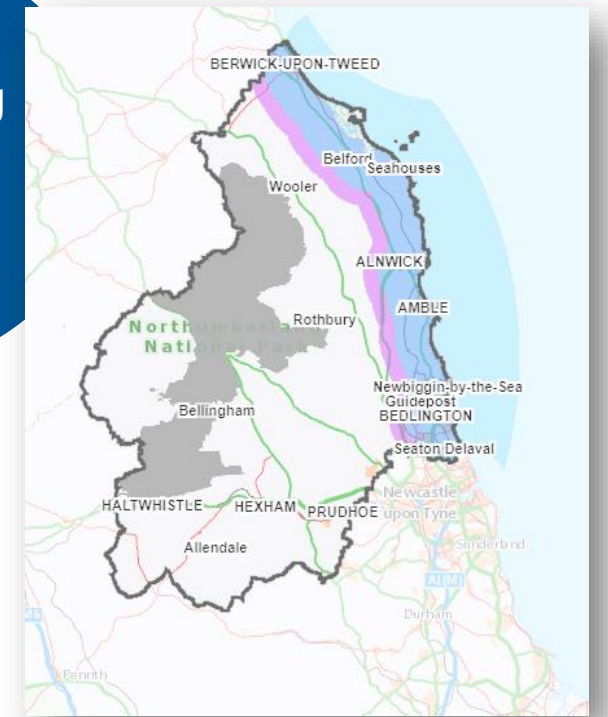
The service, called Space for Shorebirds has had a very busy year concentrating on engagement with residents and tourists alike. Helping people to understand how special the shorebirds are, with the key messages being to look out for groups of birds and to give the birds space to allow them to feed and roost without being disturbed.

Face to face engagement in bird and visitor hotspots is incredibly important, though rangers also use online presentations, parish magazines and several social media channels to share stories about the birds and promote key messages.

Dog owners are a particularly focus of engagement as off lead dogs are responsible for a significant proportion of bird disturbance. The service has developed a Dog Ranger scheme, which is a positive approach to recognise that owning a dog and caring for wildlife isn't mutually exclusive. If dog owners seem particularly interested about the birds we suggest that they consider making their pooch a dog ranger and taking the dog ranger pledge.

Some of our dog rangers have a massive social media reach so when they promote the message of Space for Shorebirds it's a huge help and people listen to their fellow dog owners.

Map Showing
Contribution
Areas



APPENDIX Space for Shorebirds - Coastal Mitigation Service

As covid 19 restrictions have eased Space for Shorebirds has begun operating an events calendar; guided walks, shorebird watching for beginners and a Dog Ranger gathering all taking place in the past three months.

Spring 2021 was the first breeding shorebird season when nest protection work was initiated. Rangers were involved with setting up small fenced off areas for nesting shorebirds in order to reduce the impacts of people and dogs. Though the long term aim is to create alternative little tern nesting sites breeding ringed plovers that used the areas were a tremendous talking point with rangers talking to over 900 people in June alone. These conversations being a starting point to discuss the wider issues of Northumberland's shorebirds and disturbance.

Rangers 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.

Since the summer of 2021 rangers have held 12 joint sessions with Coast Care volunteers to control pirri-pirri burr, a non-native invasive plant species that is adversely affecting the internationally important plant communities found on the North Northumberland Dunes.



Non-native invasive pirri pirri burr

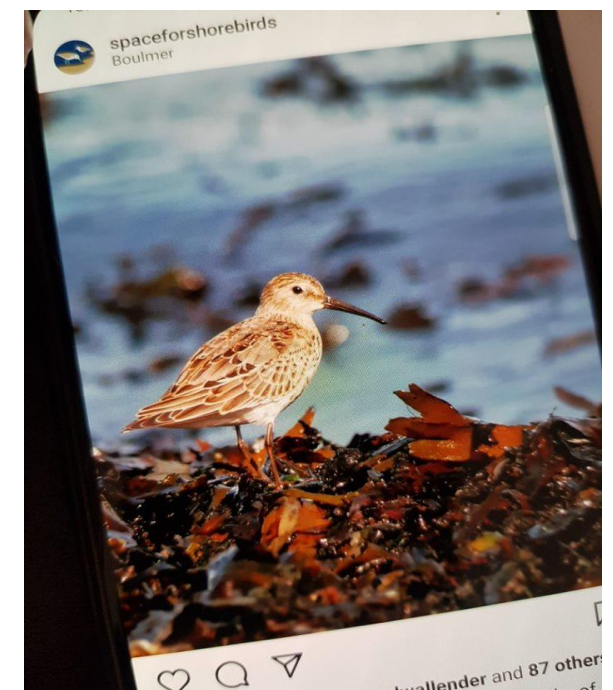


Shorebirds for Beginners session



Rangers and Volunteers undertaking pirri pirri burr control

Social media used to promote the birds (Dunlin pictured) and key messaging



APPENDIX

A Case Study: Affordable Housing Cramlington

As part of a structured s106 Agreement with Bellway Homes and Persimmon at their site near Manor Walks Cramlington, the Council agreed a commuted sum contribution of £899,000. The Council then reached agreement with Bernicia Homes (a Registered Provider of Affordable Homes) to pass on the commuted sum to enable Bernicia to deliver much needed affordable homes for older people in a perfect location. The scheme which is currently being built is called 'Rosebrough' and will provide 48 stunning self-contained apartments for rent in the heart of Cramlington for those aged over 55.

Rosebrough is conveniently located close to Manor Walks Shopping Centre, with a wide ranging offer of shopping and leisure facilities on the doorstep. Cramlington Train Station is walking distance away with Newcastle and Morpeth only ten minutes away via a train journey. These stunning apartments are available to rent and incorporate intelligent, accessible design for lifelong living that is sleek, stylish and practical.



Rosebrough Features

- Well apportioned elegant two bed apartments
- Fully fitted contemporary level access shower rooms
- Underfloor heating
- Fully equipped modern kitchens including white goods
- Balconies in all apartments
- Beautifully landscaped gardens
- Parking
- Secure building access and CCTV and Scheme Manager onsite
- Contemporary communal lounge
- Multi-purpose hobby room for activities and classes
- Guest apartment for visitors
- 24hr emergency alarm system
- Mobility scooter storage and charging
- Passenger lift to all floors and Stair lift
- Laundry facility
- Building and garden maintenance
- Repairs service
- Cyclical repairs and improvements
- Lighting (communal areas)

APPENDIX

A Case Study: Sport Southwest Cramlington

£50,000 S106 funding is to provide an exciting opportunity to make a significant impact to the local people of Southwest Cramlington by improving awareness and access to local sporting opportunities. There is already a plethora of sporting opportunities for people in Cramlington so this project will build on their infrastructure and; -

- A) showcase existing sports clubs, facilities and sessions
- B) Support development of these opportunities to cater for increased demand
- C) Identify gaps in provision and support development opportunities to fill those gaps.

This will be a three-year project to include new residents to the area as the housing development progresses.

A bespoke package will be developed and managed by a NCC officer who will engage with key partners to develop the programme, which they will then market and promote to residents of the new development.

This programme will enable specific targeted work to be undertaken with 3 particular demographics, 12-16 years and adults & families to learn further about their individual needs, barriers and attitudes towards sport and physical activity in the local area. The types of events and target demographics will be organised to suit the venues above and will be centered around 'taster sessions' which will be co-created with residents through outreach and community engagement.

A key element of the proposal is to undertake a detailed mapping and consultation exercise within the community to map out existing provision, to identify barriers and attitudes/ behaviours towards sport and to connect to non-traditional sports partners to help reach inactive participants.

The 3 year programme will include -

- Activities for all ages
- Activities for those who want formal sport in sport environment as well as those wanting informal activity.
- Activity in local venues including Northumberlandia, Alexandra Skate Park, Concordia Leisure Centre, Sporting Club of Cramlington

APPENDIX
A Case Study An example of a Non-financial Obligation

Open Space and new cycle paths provided on new housing development site in Belford as part of a S106 requirement.



APPENDIX

A Case Study: New Play Equipment and New Sports Pavillion

Play Area at Ogle Drive, Blyth.

This project was awarded £26,250 from S106 contributions.

S106 money is often used to 'match fund' schemes so larger schemes can be provided. A great way to get good value for the contributions.



Corbridge Tennis Club Pavilion.
This project was awarded £36,642 from S106 Developer contributions.

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 in the latter stages of 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 2020 to 31 March 2021

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