

Infrastructure Funding Statement 2020–2021

November 2021



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Introduction

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

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

Approach to seeking developer contributions

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

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

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

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

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

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

Types of planning obligations

The council seeks three main types of planning obligations:

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

Financial Obligations

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

Non-Financial Obligations

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

On-site affordable housing provision

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

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

Negotiation of planning obligations and the impact of viability

In accordance with the CIL Regulations and the NPPF planning obligations are negotiated on a case-by-case basis giving due regard the site-specific

circumstances and the policy requirements set out in the CSDP. Whilst some formulas are set out in the Planning Obligations SPD a formula is not appropriate for calculating the cost of mitigation for some types of infrastructure. Examples of this include highway works and ecological mitigation measures.

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

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

Monitoring and delivery of planning obligations

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

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

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

Section 106 Agreement is signed and monitoring of the obligations commences

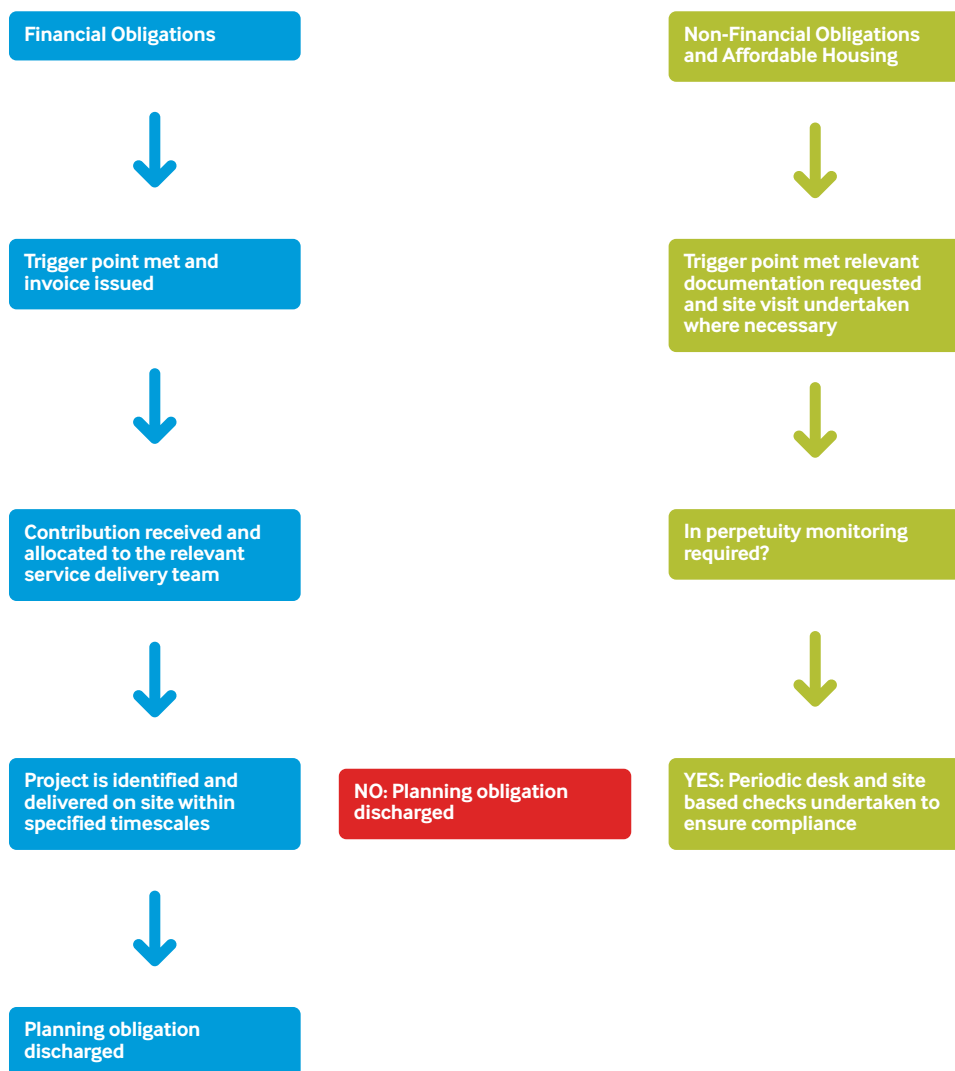


Figure 1: Process of monitoring and delivering planning obligations

Under the amended CIL Regulations 2019 the council is permitted to charge a monitoring fee to cover its cost of monitoring and reporting planning obligations. To undertake this work the council employs a Planning Obligations Officer working 28 hours per week. In order to efficiently monitor planning obligations, the council uses Exacom, an ICT solution specifically designed for Local Planning Authorities to monitor Section 106 Agreements. The council's annual cost for monitoring planning obligations is £36,504.80 comprising of £32,380 for staff time and £4,124.80 for the ICT solution which is an increase of £330.80 on the previous year. In the reported year the council received £32,000 in monitoring fees. It should be noted that the monitoring fees received are to cover the council's cost of monitoring and reporting planning obligations until they have been met or in the event of those Agreements with a perpetuity clause over the lifetime of the development.

Current Section 106 Agreements

As of 31 March 2021 Sunderland had 119 live Section 106 Agreements which required a level of monitoring and reporting. For the purposes of this report a live Agreement is defined as an Agreement that requires a level of monitoring or reporting, may this be prior to commencement, during construction, post completion for council covenant delivery or in perpetuity. For clarity, this does not include S106 Agreements associated with expired planning permission.



Chapelgarth Phases 1 and 2 under construction, 2021

Section 106 transaction summary 2020–21

This section of the report sets out a summary of the council's Section 106 activity in the 2020–21 financial year (the reported year).

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

Contribution Type	Carried Forward to 2020–21 (£)	Received 2020–21 (£)**	Spent 2020–21 (£)	Carried Forward to 2021–22 (£)
Education	1,786,123	1,351,883	1,507,511	1,630,495
Equipped Children's Play Space	804,056	205,479	64,242	945,293
Public Open Space	245,556	30,541	73,736	202,361
Ecological Enhancements*	1,046,579	397,831	72,408	1,372,002
Highways	812,514	224,583	463,350	573,747
Sport and Recreation	321,706	135,661	132,639	324,728
Affordable Housing	922,091	492,259	119,471	1,294,879
Allotments	115,474	32,473	0	147,947
Public Transport	191,992	49,932	0	241,924
Total	6,246,091	2,920,642	2,433,357	6,733,376

Figure 2: Summary of transactions by infrastructure type 2020–21

*Including Habitat Regulation Assessment (HRA) Contributions

**Including interest accrued 2019–20

Allocation of financial contributions 2020–21

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

Expenditure of financial contributions 2020–21

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

Education

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

Willow Wood Community Primary School

The replacement of the former Willow Fields School has been completed and opened for the start of the 2021–22 academic year. The new school costing approximately £4m includes nursery provision, a multi-use games area and a sports pitch. In addition, the new school has increased the number of places available to 315 to meet growing demand for places, partly as a result of new residential development in the area.

In the reported year a financial contribution of £395,583 received from the Karbon Homes residential development on the site of the former North Hylton College was used to support the delivery of the scheme.



Oxclose Academy

Works were undertaken at Oxclose Academy in Washington to increase school capacity by 150 places to 1,200 by increasing the number of class bases through internal refurbishment works. In the reported year the delivery of the scheme was supported by £123,534 of developer contributions. With £85,180 of this being received from the Gentoo Homes development on the site of the former Glebe Village and the remaining £38,354 from the Taylor Wimpey development on the site of the former Emerson House.

JFK Primary School

During the reported year contributions of £78,687 from the Barratt David Wilson Homes development on land off Pattinson Road and £72,167 from the Bellway Homes development on land South East of Pattinson Road were used towards the funding of Treetop Autism Resourced Provision at JFK Primary School and as such have part-funded the provision of facilities to create an additional 16–24 Autism places at the school.

Farringdon Secondary Academy School

A contribution of £94,747 received from the Persimmon Homes development on land North of Redburn Row has been used to increase existing facilities including toilet and hygiene provision and Design and Technology facilities to serve an increase in both ASD and core student numbers at the school.

Sunningdale Primary School New Build

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



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



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

Works have now commenced on the delivery of the new site which will cost approximately £13.5 million and will be supported in part through developer contributions. In the reported year developer contributions of £66,000 received from the Gleeson Homes development on the site of the former Ford Estate and £106,251 received from the Bellway Homes development on land at Burdon Lane were used as a contribution towards the delivery of the works undertaken to date. Additional financial contributions have been allocated to contribute towards the delivery of the scheme as it progresses in the forthcoming year.

Hetton Primary School New Build

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



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

In the reported year £161,017 from the Avant Homes development at Markle Grove and £75,608 from the Taylor Wimpey and Persimmon Homes development at Murton Lane was spent as a contribution towards the cost of works undertaken to date at the site.

Newbottle Primary Academy Extension

Works are continuing to deliver an extension to Newbottle Primary Academy to accommodate increased demand as a result of new residential development in the area. This extension will create an additional 210 primary school places, a 16-place specialist autism unit, relocation of the existing school playing fields, expanded dining facilities, seven additional classrooms and a new access and car park. The scheme is being delivered in two phases with phase one commencing on site in February 2021. This phase is due for completion in October 2021 and will deliver supporting infrastructure including an external car park and access. Phase two of the scheme will see the construction of the school extension which is planned for completion during the 2023–24 academic year.

The scheme will cost approximately £4.564m with an estimated £3.338m being funded by developer contributions from the following sites: former Homelands Estate (Gentoo); land North of Coaley Lane (Persimmon Homes); land North of Redburn Row (Persimmon Homes); site the former Dubmire Primary School (Karbon Homes); land adjacent to Blackthorn Way, Sedgeleth (Keepmoat Homes); land South of Coaley Lane (Gentoo); and the site of the former Chilton Moor Cricket Club (Esh Homes).

During the reported year £121,954 was spent from the developer contribution received from Persimmon Homes development on land North of Redburn Row, £249,853 from the development Gentoo development on the site of the former Homelands Estate and £38,048 from the Persimmon Homes development on land North of Coaley Lane.

Play

During 2020–21 the delivery of play schemes was restricted due to the COVID-19 pandemic. Notwithstanding this, there was an overall spend of £64,242 of developer contributions secured for the provision of children’s equipped play during the reported year.

Of the play contributions spent within 2020–21 a total of £5,320 has been used to support the initial planning work for improvements at Quarry House Lane, Kier Hardie, Elemore View and Hylton Road Play Areas. Further information is provided on these schemes later in this statement.

Ayton Play Area

A scheme at Ayton Play Area was revisited during 2020–21 which had included the relocation of the play area and an upgrade to equipment. In the reported year £42,957 of the play facilities contribution received from the Bellway Homes development on the site of the former Emerson House was used to facilitate the delivery of the works.



Ellesmore Flatts

Major improvement works are continuing at Ellesmore Flatts including hard and soft landscaping, paving, installation of new fixed play equipment, grass safety surfacing, multi-use games area (MUGA) works and skate park works.

The total cost to deliver the scheme is estimated to be £230,000 with approximately £180,000 of this coming from children’s equipped play, public open space and sport and recreation developer contributions from new developments in the vicinity of the site. During the reported year the following

contributions were spent towards the delivery of the scheme: £16,135 from the Taylor Wimpey and Persimmon Homes development on land at Murton Lane, £14,562 from the Gladedale development on land to the rear of Neil Street and £107,250 from the Bett Homes development on land to the rear of 10 Neil Street, the former Bat Cave and Pemberton Bank.

Ecological enhancements

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

Habitat Regulation Assessment Mitigation

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

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

In order to assist in mitigating the impacts of new development on these designated sites a package of Strategic Access Management Measures (SAMM) that includes dedicated staff, awareness raising education and interpretation, enhancement of existing greenspaces and monitoring has been established. In

addition, the creation of areas of Suitable Alternative Natural Greenspace (SANG) are secured when appropriate as non-financial planning obligations.

The City Council appointed a South Area Coast Project Officer in 2016 to deliver the 'Coast Project' which seeks to protect the landscape and its wildlife by engaging with residents and visitors and encouraging safe and responsible enjoyment of Sunderland's coastline. Further information on the project can be found at <https://coastproject.org/>.



During the reported year a second Coast Project Officer was appointed by the council to serve the North Sunderland area including the Roker and Seaburn coastal areas. As with the Coast Project Officer serving South Sunderland the new Officer manages the increased recreational pressure from new development on protected wildlife and habitats associated with the designated European Sites at the coast.

The SAMM Section 106 contribution received from the Persimmon Homes development on land at Bevan Avenue (Rushford Phase 2) funded the posts of the Coast Project Officers in 2020–21 with a spend of £47,141 for the South Area Coast Project Officer and £11,146 for the North Area Coast Project Officer.



Chapelgarth wider development site, 2021

Environmental Improvements

The Bellway Homes development on land at Burdon Lane (Rushford Phase 1) secured a contribution of £13,942 towards tree planting. As part of a wider scheme supported through the Urban Tree Challenge Fund thousands of trees have been planted across the city including those at Flyingdale Drive and Rodney Close.

Affordable Housing

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

Hetton Downs - Bramblewood

£68,000 of the contribution received from the Persimmon Homes development on land at Gillas Lane has been used to facilitate the provision of 2 new build properties on the Bramblewood development on the site of the former Broomhill Estate as affordable homes. Both units are 2 bedroom properties and are provided as affordable rent tenure.

Land at Amberley and Harrogate Street

The council has used £51,471 of the financial contribution received from the development on the site of the former Newcastle Road Swimming Baths to acquire a brownfield site at Amberley and Harrogate Street, Hendon which has been vacant since the 1990's. The development of the site in conjunction with partners will deliver approximately 100 new dwellings, all of which will be affordable homes.

Highways

During the reported year a total of £463,350 of developer contributions was spent on highways works. A large proportion of this expenditure relates to infrastructure delivery within the South Sunderland Growth Area (SSGA) and is covered in more detail later in this report. Of the highway contributions spent outside of SSGA two projects have been progressed, as detailed below.

Durham Road Share Path

In accordance with the Section 106 Agreement £105,233 of the highway contribution received from the Avant Homes development on land to the rear of Markle Grove, East Rainton was spent during the reported year on the delivery of a three metre wide shared use foot and cycleway. The new share path is located along the western side of Durham Road from the development site access to the roundabout junction of Durham Road, North Road and Rainton Bridge.

Redburn Row Traffic Calming

Additional traffic generated as a result of new development in the vicinity of Redburn Row has led to the need for traffic calming measures in the area. £4,736 of the contribution received from the Persimmon Homes development on land North of Redburn Row has been spent during 2020–21 to support the delivery of these measures.



Route of the planned Ryhope to Doxford Link Road, 2021

Future projects to be delivered through planning obligations

The 2019 amendments to the CIL Regulations included the removal of Regulation 123 “the pooling restriction” which prevented the Local Planning Authority (LPA) from pooling more than five contributions towards the same piece of infrastructure. Regulation 123 restricted the delivery of larger scale projects to be delivered through planning obligations and as such the removal of the pooling restriction has given the council much greater flexibility in how it seeks and allocates Section 106 contributions.

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

Education

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

Play

Surveys have been undertaken on play sites across the city to determine condition and play value and to identify opportunities for enhancement of the provision. Schemes of work are currently being developed to deliver projects using S106 contributions which have been secured.

As stated earlier in this report four major schemes costing a combined total in excess of £200,000 have been initiated for completion in the forthcoming financial year at Hylton Road, Kier Hardie, Quarry House Lane and Elemore View Play Areas.

In addition, works are planned to continue to complete the delivery of the comprehensive scheme at Ellesmore Flatts which have been delayed due to the COVID-19 pandemic.

Ecology

During the reported year a number of public engagement and educational events had been planned both in North and South Sunderland. Due to the COVID-19 pandemic a number of these had to be cancelled or rearranged.

In the South a number of public engagement events have taken place, including the Great British Beach Clean at Ryhope with another planned for November 2021. In addition, a led wildflower walk and a nocturnal wildlife walk have taken place with the South Coast Project Officer.

In North Sunderland public educational walks have been organised with the assistance of a botanist from the Durham Wildlife Trust to educate members of the public to identify coastal flowers along the SAC. An artist has been commissioned to create life-sized versions of protected birds to use for educational engagement events and future plans include building educational packs to link with school curriculums.

In addition to the above, public engagement events are planned throughout future years which include wildflower walks, geology walks, litter picks and bird watching events as well as active engagement with schools and to teach younger children the migratory birds journey and the reason they are protected.

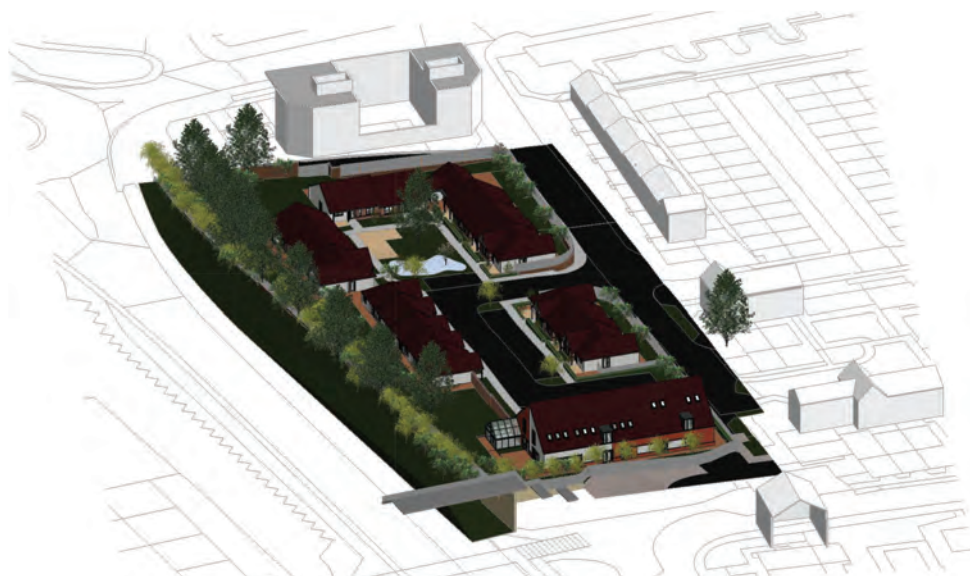
Public Transport

Of the £241,924 currently available for investment £231,892 will be allocated to schemes which will be developed in conjunction with Nexus. Works will include the provision of public transport infrastructure such as bus shelters and the pump-priming of bus routes, as specified within the Section 106 Agreement.

Affordable Housing

A new build development to include 17 bungalows specially designed for people with physical disabilities is currently progressing at Cork Street, Hendon. The scheme will comprise of 12 x 2-bedroom bungalows and 5 x 1-bedroom bungalows, all of which will be offered as affordable rent properties with completion expected by the end of the 2021–22 financial year.

The wider development will also include a dedicated Day Centre to support people with a range of physical and learning disabilities for residents within the development and the wider city. Development is being partially funded through approximately £490,000 of developer contributions received from the site of the former Newcastle Road Swimming Baths and the Taylor Wimpey development on the site of the former SIG Combibloc at Blackthorn Way.



In addition to the scheme at Cork Street work is expected to progress on the development of associated infrastructure to facilitate the delivery of the affordable housing scheme on the site at Amberley and Harrogate Street.

Planning obligations agreed in 2020–21 for future years

During the reported year the City Council entered into 24 new Section 106 Agreements. Figure 3 below summarises the type and quantum of financial planning obligations agreed during this period.

Infrastructure Type	Number of agreements with infrastructure type (number of obligations)	Amount (£)*
Education	8	1,481,615
Public Open Space	1	12,552
Ecological Enhancements	23	858,786
Highways	3	276,405
Sport and Recreation	2	198,325
Allotments	1	9,833
Public Transport	1	36,340
Total	39	2,873,856

Figure 3: Summary of financial planning obligations entered in to 2020–21

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

Whilst the highest value of new contributions secured continues to be for education the greatest number of obligations entered into relate to ecological mitigation measures. This is due to the special protection afforded to Sunderland’s unique coastal areas requiring any new development, both residential and non-residential, within 7.2km of the coast to make a financial

contribution towards measures to protect the area regardless of the size of the development. HRA contributions are non-negotiable and the full requirement must be secured in full if planning permission is to be granted. In addition, such mitigation is required in perpetuity and therefore the council has secured longer spend by dates for contributions of this nature.

Of the 24 new agreements entered into in the reported year a number of non-financial contributions have also been secured for delivery by the developer, as detailed below.

- 206 affordable housing units with a mix of tenures
- Two areas of Suitable Alternative Natural Greenspace (SANG)
- One area of public open space
- Designated parking provision

Infrastructure delivery within the South Sunderland Growth Area (SSGA)

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

- Former Cherry Knowle Hospital (800 dwellings) - full and outline planning permission. Phase 1 under construction
- Chapelgarth (750 dwellings) - full and outline planning permission. Phases 1, 2 and 3 of the development are under construction
- Land South of Ryhope (450 dwellings) - outline planning permission. A reserved matters application has been submitted for the entire site and is pending consideration
- Land North of Burdon Lane (LNBL) (965 dwellings) - a hybrid application has been submitted covering the entire site and is pending consideration

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

expected financial contributions and affordable housing provision are detailed in Figure 4 below.

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

Figure 4: Infrastructure requirements for SSGA

In addition to the requirements set out in Figure 4 provision of children's equipped play space, greenspace, public art, sustainable urban drainage systems (SUDS), junction improvements and cycling and pedestrian links will also be required.

The council has also secured financial contributions from several smaller sites either adjacent to or within the vicinity of this strategic area to help facilitate the delivery of the necessary infrastructure. These include land at Burdon Lane

(Rushford Phase 1); land at Mill Hill (Doxford); land at Silksworth Lane; and land at Burdon Lane (Bellway Homes).

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

Of the £250,000 received from the Barratt David Wilson Homes development on the site of the former Cherry Knowle Hospital £93,734 was spent in the reported year on improvements to the Seaton Lane junction in County Durham. The scheme aims to reduce traffic access and congestion on Seaton Lane which has occurred due to increased vehicular movement as a result of new development in Sunderland and Seaham in recent years and that planned for the SSGA.

The completion of the final leg of the Ryhope to Doxford Link Road (RDLR) is a fundamental part of the infrastructure required to support and deliver housing growth within SSGA. In the reported year £51,565 received from the Bellway Homes development on land at Burdon Lane (Rushford Phase 1), £102,147 from the Miller Homes development at Chapelgarth (Phase 1) and £105,934 from the current Bellway Homes development on land at Burdon Lane was spent on works towards the delivery of this scheme.

Future reporting

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

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

