

Gateshead Infrastructure Funding Statement 2022/23

November 2023



1.0 Introduction

- 1.1 This report provides a summary of financial contributions the Council has secured through CIL Contributions and Section 106 agreements from new developments for off-site infrastructure works and affordable housing.
- 1.2 The information included in the report will be updated annually and published on the Council's website. This will ensure the most up to date information on the amount of developer contributions received from new developments in addition to information on where these monies have been spent is readily available to members of the public and other interested parties.
- 1.3 The report does not include information on the infrastructure delivered on site as part of new developments in the borough.
- 1.4 Please note that data on developer contributions is imperfect because it represents estimates at a given point in time and can be subject to change. However, the data reported within this document is the most robust available at the time of publication.



2.0 Section 106 Obligations

- 2.1 Under section 106 (s106) of the Town and Country Planning Act 1990 a Local Planning Authority (LPA) can seek obligations, both physically on-site and contributions for off-site, when it is considered that a development will have negative impacts that cannot be dealt with through conditions in the planning permission.
- 2.2 Regulations state that a planning obligation may only constitute a reason for granting planning permission for the development if the obligations is:
 - i) necessary to make the development acceptable in planning terms;
 - ii) directly related to the development; and iii) fairly and reasonably related in scale and kind to the development.
- 2.3 New residential developments place additional pressure on existing social, physical, and economic infrastructure in the surrounding area. Planning Obligations aim to balance this extra pressure with improvements to the surrounding area to ensure that a development makes a positive contribution to the local area.
- 2.4 The obligations may be provided by the developers 'in kind', where the developer builds or directly provides the matters necessary to fulfil the obligation. This might be to build a certain number of affordable homes on-site, for example. Alternatively, planning obligations can be met in the form of financial payments to the Council to provide off-site infrastructure works or contributions towards providing affordable housing elsewhere in the borough. In some cases, it can be a combination of both on-site provision and off-site financial contributions.
- 2.5 Gateshead Council has adopted a Planning Obligations Supplementary Planning Document which sets out the Council's approach to requesting contributions towards infrastructure contributions from developers. The SPD does not set policy but provides a framework for implementation of policy DEL1: Infrastructure and Developer Contributions of the Local Plan.
- 2.6 In December 2016 the council adopted the [first review version of the SPD](#), which is aligned with the provisions set out in Gateshead's CIL, and in particular the 123 Infrastructure List. A [second review of the SPD](#) has now been carried out, this included updates arising from the adoption of MSGP and included an updated monitoring framework, including fees.
- 2.7 The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 now allow Local Authorities to charge a monitoring fee through Section 106 planning obligations, to cover the cost of the monitoring and reporting on delivery of that section 106 obligation as described above. Monitoring fees can be used to monitor and report on any type of planning obligation, for the lifetime of that obligation. However, monitoring fees should not be sought retrospectively for historic agreements.

- 2.8 The regulations allow monitoring fees to be either a fixed percentage of the total value of the section 106 agreement or individual obligation; or could be a fixed monetary amount per agreement obligation; or Authorities may decide to set fees using other methods. However, in all cases, monitoring fees must be proportionate and reasonable and reflect the actual cost of monitoring.
- 2.9 Therefore, the following monitoring fees have been added to any new s106 agreements from October 2020. The fees set out below are considered to be proportionate and will contribute to the Council's reasonable costs of monitoring each obligation.

Table 1: Monitoring fees

Obligation Category	Fee	Notes
Financial Monitoring		
Financial Contribution with commencement trigger	£258.63 (per obligation)	Based on one day of officer time
Financial Contribution with future trigger	£517.26 (per obligation and per trigger point)	Based on two days of officer time
Physical Monitoring		
Obligations on site during construction and post occupation: <ul style="list-style-type: none"> • Employment & training Plans • Local workforce commitments • Restriction of occupation 	£517.26 (per obligation and per trigger point)	Based on two days of officer time
Developer provision e.g. <ul style="list-style-type: none"> • Open Space/Play • Affordable Housing • Highway works 	£517.26 (per obligation and per trigger point)	Based on two days of officer time
Very large or complex developments may require a longer monitoring with commensurate monitoring charges	*On application	
Request to confirm compliance with S106 Obligations	£52.42 (per obligation)	Based on one and a half hours of officer time

- 2.10 Monitoring fees will be reviewed annually to reflect up-to-date costs. To clarify, the fee will be added to the s106 requirements.

3.0 Summary of Contributions received 1st April 2022 - 31st March 2023

3.1 A total of £448,004.14 has been received in S106 contributions for the year 2022/23. This is split into:

Highways	£87,000.00
Education	£217,766.66
Ecology	£143,237.48

Table 2: S106 payments received in 2022/23

Development	Amount	Planning Ref	Date paid	Type
Crawcrook South Story Homes Ltd Panther House, Newcastle NE4 7YD	£90,449.34	DC/15/ 01004/FUL	22/03/2023	Education
Crawcrook South Story Homes Ltd Panther House, Newcastle NE4 7YD	£135,246.85	DC/15/ 01004/FUL	22/03/2023	Ecology
Crawcrook South Story Homes Ltd Panther House, Newcastle NE4 7YD	£7,990.63	DC/15/ 01004/FUL	17/06/2022	Ecology
Crawcrook North Story Homes Ltd Panther House, Newcastle NE4 7YD	£35,393.22	DC/15/ 01004/FUL	22/03/2023	Education
Crawcrook North Taylor Wimpey UK Ltd Rapier House, Sunderland, SR5 3XB	£91,924.10	DC/15/ 01098/FUL	27/11/2022	Education
Barker & Stonehouse Metro Retail Park	£87,000.00	DC/21/ 01099/FUL	04/08/2022	Highways

Table 3: Obligations contained in S106 agreements signed in 2022/23

Developer/Development	Planning Ref	Type	Amount
Land North of Follingsby Lane Follingsby Park	DC/19/ 01252/OUT	Ecology	£120,750.00
Land North of Follingsby Lane Follingsby Park	DC/19/ 01252/OUT	Highways	£25,774.00
Land to the North of Cushy Cow Lane Ryton	DC/21/ 01470/FUL	Ecology	£9,321.00

4.0 Summary of Contributions received 1st April 2021 - 31st March 2022

3.1 A total of £1,084,945.57 has been received in S106 contributions for the year 2021/22. This is split into:

Highways	£486,441.91
Education	£229,564.40
Ecology	£305,939.26
Local Workforce Contribution	£63,000.00

Table 4: S106 payments received in 2021/22

Development	Amount	Planning Ref	Date paid	Type
Crawcrook South Story Homes Ltd Panther House, Newcastle NE4 7YD	£84,141.54	DC/15/ 01004/FUL	01/04/2021	Highways
Crawcrook South Story Homes Ltd Panther House, Newcastle NE4 7YD	£137,640.30	DC/15/ 01004/FUL	01/04/2021	Education
Crawcrook South Story Homes Ltd Panther House, Newcastle NE4 7YD	£7,990.63	DC/15/ 01004/FUL	01/04/2021	Ecology
Crawcrook North Taylor Wimpey UK Ltd Rapier House, Sunderland, SR5 3XB	£233,450.37	DC/15/ 01098/FUL	12/05/2021	Highways
Crawcrook North Taylor Wimpey UK Ltd Rapier House, Sunderland, SR5 3XB	£91,924.10	DC/15/ 01098/FUL	12/05/2021	Education

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Development	Amount	Planning Ref	Date paid	Type
Crawcrook South Story Homes Ltd Panther House, Newcastle NE4 7YD	£7,990.63	DC/15/ 01004/FUL	13/10/2021	Ecology
Chopwell Site Gleeson Regeneration Ltd 6 Europa Court, Sheffield, S9 1XE	£84,350.00	DC/18/ 00443/FUL	01/07/2021	Highways
Chopwell Site Gleeson Regeneration Ltd 6 Europa Court, Sheffield, S9 1XE	£139,958.00	DC/18/ 00443/FUL	07/07/2021	Ecology
Follingsby South TSL Ltd Chalfont Park House, Chalfont, Gerrards Cross, SL9 0DZ	£84,500.00	DC/18/ 00574/FUL	03/08/2021	Highways
Ryton Site Taylor Wimpey UK Ltd Rapier House, Sunderland, SR5 3XB	£75,000.00	DC/17/ 01376/FUL	01/11/2021	Ecology
Ryton Site Bellway Homes Ltd, Kings Park, Kingsway North, NE11 0JH	£63,000.00	DC/16/ 00320/FUL	15/11/2021	Local Workforce
Ryton Site Bellway Homes Ltd, Kings Park, Kingsway North, NE11 0JH	£75,000.00	DC/16/ 00320/FUL	15/11/2021	Ecology

Table 5: Obligations contained in S106 agreements signed in 2021/22

Developer/Development	Planning Ref	Type	Amount
Allied Bakeries TVTE	DC/19/01211/FUL	Use restricted	No monies due
Story Homes Limited Dunston Hill Hospital	DC/20/01061/FUL	Delivery of affordable housing	No monies due
TSL Ltd Follingsby South	DC/18/00574/FUL	Highways	£84,500.00 (Paid 2021/22)
Barker and Stonehouse Metro Retail Park	DC/21/00994/FUL	Highways	£87,000.00 (Paid 2021/22)
Battery Storage Facility Newburn Bridge Road	DC/21/00922/FUL	Ecology	£66,900.00

5.0 Summary of Contributions received 1st April 2020 - 31st March 2021

5.1 A total of £164,021.00 has been received in S106 contributions for the year 2020/21. This is split into:

Affordable Housing	£31,021.00
Highways	£60,000.00
Ecology	£73,000.00

Table 6: S106 payments received in 2020/21

Development	Amount	Planning Ref	Date paid	Type
Gullane Close, Bill Quay Bede and Cuthbert Development Ltd, Keel House, Newcastle NE1 2JE	£33,000.00	DC/17/ 01267/FUL	23/06/2020	Ecology
Garden Street, Blaydon TCWP 017 LTD, 3 Keel Row, The Watermark, Gateshead NE11 9SZ	£31,021.00	DC/18/ 00863/FUL	19/10/2020	Affordable Housing
Collingdon Road, High Spen Avant Homes Limited Investor House, Sunderland Enterprise Park, SR5 3XB	£40,000.00	DC/18/ 00859/FUL	07/12/2020	Ecology
Collingdon Road, High Spen Avant Homes Limited Investor House, Sunderland Enterprise Park, SR5 3XB	£62,000.00	DC/18/ 00859/FUL	12/05/2021	Highways

Table 7: Obligations contained in S106 agreements signed in 2020/21

Developer/Development	Planning Ref	Type	Amount
Bellway Homes/ Cushy Cow Lane			
Local Workforce Contrib.	DC/19/01211/FUL	Economic Dev	£63,000.00
Ecology 1st Instalment	DC/16/00320/FUL	Ecology	£75,000.00
Ecology 2nd Instalment	DC/16/00320/FUL	Ecology	£25,000.00
Ecology 3rd Instalment	DC/16/00320/FUL	Ecology	£28,636.36
Affordable Housing	DC/16/00320/FUL	Affordable Housing	43 Affordable Dwellings
Taylor Wimpey/ Woodside Lane			
Local Workforce Contrib.	DC/17/01376/FUL	Economic Dev	£56,000.00
Ecology 1st Instalment	DC/17/01376/FUL	Ecology	£75,000.00
Ecology 2nd Instalment	DC/17/01376/FUL	Ecology	£25,000.00
Ecology 3rd Instalment	DC/17/01376/FUL	Ecology	£21,364.00
Affordable Provision	DC/17/01376/FUL	Affordable Housing	40 Affordable Dwellings
LOK Developments Ltd/ The Cottage, Sunnyside			
Affordable Provision	DC/20/00197/FUL	Affordable Housing	£182,367.32
Ecology	DC/20/00197/FUL	Ecology	£51,698.39

6.0 Summary of Contributions received 1st April 2019 - 31st March 2020

6.1 A total of £304,281.41 has been received in S106 contributions for the year 2019/20. This is split into: -

Education	£68,820.15
Ecology	£61,501.26
Highways	£173,960.00

Table 8: S106 payments received in 2019/20

Development	Amount	Planning Ref	Date paid	Type
A695 Crawcrook Story Homes, Ltd Panther House, Asama Court, Newcastle NE4 7YD	£68,820.15	DC/15/ 01004/FUL	30/09/2019	Education contribution
Sawmill, Felling MH Southern & Co Ltd Green Lane Sawmills Felling, Gateshead NE10 0JS	£18,100.00	DC/18/ 00508/FUL	06/08/19	Ecology
Pennyfine Road, Sunniside Avant Homes Limited Investor House, Sunderland Enterprise Park, SR5 3XB	£3,600.00	DC/18/ 00704/FUL	09/09/2019	Highways (Tanfield railway path)
Pennyfine Road, Sunniside Avant Homes Limited Investor House, Sunderland Enterprise Park, SR5 3XB	£20,360.00	DC/18/ 00859/FUL	09/09/2019	Highways (Tanfield railway path)

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Development	Amount	Planning Ref	Date paid	Type
Pennyfine Road, Sunnyside Avant Homes Limited Investor House, Sunderland Enterprise Park, SR5 3XB	£7,990.63	DC/18/ 00859/FUL	09/09/2019	Ecology
Prudhoe Development Gentoo Homes Ltd 2 Emperor House, Emperor Way, Sunderland SR3 3XR	£150,000.00	Northumberland planning application	18/11/2019	Highways (Blaydon Roundabout)
Bus Depot, Mandela Way Go Ahead Group PLC 3rd Floor, 41-51 Grey Street, Newcastle upon Tyne NE1 6EE	£12,148.66	DC/18/ 00804/FUL	09/03/2020	Ecology

Table 9: Obligations contained in S106 agreements signed in 2019/20

Developer/Development	Planning Ref	Type	Amount
DAMF (NE) Ltd/ Highfield Road			
Ecology 1st Instalment	DC/19/00279/FUL	Ecology	£10,000.00
Ecology 2nd Instalment	DC/19/00279/FUL	Ecology	£10,000.00
Ecology 3rd Instalment	DC/19/00279/FUL	Ecology	£16,000.00
Gateshead Trading Co/ Woodhouse Mews			
Affordable Provision	DC/18/03349/FUL	Affordable Housing	3 Affordable Dwellings
TCWP 017 Ltd/ Blaydon House			
Affordable Provision	DC/18/00863/FUL	Affordable Housing	£31,021.00

7.0 Community Infrastructure Levy

- 7.1 CIL is a tariff-based charge on the development of new floorspace (per square metre) in the borough. This money can be used to fund a wide range of infrastructure that is required to meet the future growth needs of the borough. Unlike Section 106 agreements, the rate of CIL payable is both mandatory and non-negotiable.
- 7.2 The amount of CIL payable depends on where the development is located within the borough and the type of development (ranging from £0, £30 and £60 per square metre). The Gateshead CIL Charging Schedule and map of the charging zones is available to [view here on The Council's website](#).
- 7.3 Once a CIL development has commenced a demand notice details the whole amount the developer is required to pay. The developer will then be able to pay either the whole amount or in instalments. Therefore, the amounts shown in table 10 are a detailed look at the whole amounts required (the Demand Amount) to show the total amount of CIL due, which will be different to the CIL amounts received if only one instalment has been received.
- 7.4 The total amount of CIL received since being introduced in 2017 is shown in table 11.

Table 10: Total Demand Amounts

Year	Demand Amount
2017/2018	£103,058.26
2018/2019	£517,968.12
2019/2020	£0
2020/2021	£266,120.06
2021/2022	£2,650,969.98
Total	£3,538,116.42

Table 11: Total amount of CIL received

Year	Received Amount
2017/2018	£34,009.23
2018/2019	£170,929.48
2019/2020	£69,049.03
2020/2021	£322,905.44
2021/2022	£993,625.09
2022/2023	£791,378.31*
2023/2024	£1,156,219.84*
Total	£3,538,116.42

*current estimate

- 7.5 In Gateshead 15% of CIL receipts collected are to be distributed as the Neighbourhood Portion. The total amount of CIL collected for this since 2017 is shown on the next page in the table 12.

7.6 Up to 5% of CIL funds can be retained annually to cover administrative costs. This is shown in table 13:

Table 12: Total Neighbourhood Portion

Year	Portion (15%)
2017/2018	£5,101.38
2018/2019	£25,639.42
2019/2020	£10,357.35
2020/2021	£48,435.82
2021/2022	£149,043.76
2022/2023	£118,706.75*
2023/2024	£173,432.98*
Total	£530,717.46

*current estimate

Table 13: Total CIL funds for Admin

Year	Admin Costs (5%)
2017/2018	£1,700.46
2018/2019	£8,546.47
2019/2020	£3,452.45
2020/2021	£16,145.27
2021/2022	£49,681.25
2022/2023	£39,568.91*
2023/2024	£57,810.99 *
Total	£176,905.80

*current estimate

8.0 CIL Expenditure - Strategic Portion

8.1 This section sets out how CIL and S106 income will be spent and prioritised over the next reporting period (as per the requirements set out in relevant planning practice guidance and the CIL regulations).

8.2 The level and timing of CIL funding will depend on the nature and scale of the development, the number of implemented planning permissions, build-out rates, and the phasing of development etc. This makes it difficult to forecast exactly when future CIL income and expenditure might be paid.

8.3 Strategic CIL (main pot)

Strategic CIL is to be allocated to the delivery of strategic infrastructure projects to support the growth of the Borough as set out in the Core Strategy and Urban Core Plan (CSUCP) as to when sufficient funds become available.

Table 14: Total amount of Strategic CIL Received (80%)

Year	Received Amount	
2017/2018	£27,207.38	
2018/2019	£136,743.58	
2019/2020	£55,239.22	
2020/2021	£258,324.35	
2021/2022	£655,313.94	
2022/2023	£379,466.59	
2023/2024	*£1,351,112.19	*current estimate not included in total
Total	£1,512,295.06	

8.4 A695 corridor

Work on the A695 corridor is nearing completion. This included improvements to roundabouts along the A695 through widening works and the signalisation of Blaydon Roundabout. This has supported the delivery of new housing sites at Crawcrook North, Crawcrook South and Ryton. These improvements have also mitigated the impact on Gateshead's highway infrastructure of new development within Northumberland, namely development at Prudhoe Hospital. The A695 corridor improvements have been funded by Section 106 contributions secured prior to the implementation of CIL as well as CIL and so far, this has helped fund the signalisation of Blaydon Roundabout. Estimated costs for the whole A695 corridor are £2,250,820. A total of £1,054,590 is already committed from Section 106 contributions which left £1,196,230 this has been funded through CIL. No further CIL funds are required for the A695 Corridor.

8.5 **Primary School expansion**

There is a particular need to support Primary School expansion to consider the increased population that will result from the future development.

8.6 **Strategic transport improvements other than the A695 corridor**

These include cycle network improvements and key junction/road improvements.

8.7 **Strategic green infrastructure**

These include areas of ecological and biodiversity enhancements and green spaces.

8.8 **MetroGreen strategic flood alleviation and mitigation and green infrastructure**

This includes a strategic land drainage network, flood defence along the River Tyne and strategic compensatory storage in the River Derwent.

8.9 **Current spending of Strategic CIL (2022/2023)**

We have reviewed and have identified CIL as the most likely funding stream likely to support social infrastructure. Work will continue over the next few months to identify priorities for funding.

9.0 Neighbourhood portion of CIL

- 9.1 The Neighbourhood portion of CIL is being used to help deliver a wide range of projects that relate to the provision of infrastructure or address the demands arising from development in an area.
- 9.2 In 2017, Cabinet approved a process for bids for the neighbourhood portion to be made and assessed*. The process is administered by the Community Foundation and decisions on bids made by local Ward Members and the Portfolio holder for Communities and Volunteering. Bids that come from the Ward in which the CIL development takes place are given priority and if funds are not used up, bids are opened to neighbouring wards and then the whole of the Borough.

**Apart from CIL development within Lamesley Parish where the CIL Neighbourhood portion is automatically passed on to the Parish Council to spend.*

Table 15: All CIL totals received by Ward

Ward	Total Received	Neighbourhood Portion
Dunston Hill and Whickham	£40,306.88	£6,046.03
Whickham South and Sunnyside	£550,046.38	£82,506.95
Winlaton and High Spen	£529,578.92	£79,436.83
Ryton, Crookhill and Stella	£699,456.67	£104,918.50
Saltwell	£70,980.00	£10,647.00
Total	£1,890,368.85	£283,555.32

9.3 Grant Awards

Earlier this Year, the Community Foundation sought bids from community groups within the wards and adjacent wards where CIL had been secured and four separate grants have been awarded for a total of £64,924.00 funding. The new grants are indicated in purple boxes in the list of all grants awarded that follows:

Blaydon

FR-10908 Durham Wildlife Trust

Costs of employing a contractor to build a boardwalk to access the Shibdon Pond wetland's site
£3,400.00 - 14/08/2020

Chopwell and Rowland's Gill

FR-10627 Chopwell Regeneration CIO

Stage 1 of the building work for the renovation of the former Lloyds Bank in Chopwell, to cover 50% of the plumbing costs
£5,000.00 - 14/08/2020

NEW

Crawcrook and Greenside

FR-16554 Barmoor Hub

Roof repairs £12,000 - 13/01/2023

Deckham

FR-15471 Handcrafted Projects

Converting a pub in Deckham, Gateshead, into a new training hub
£6,500 - 26/05/2022

Dunston Hill and Whickham East

FR-10961 Gateshead District Scouts

Purchasing a grass cutter for Whickham Thorns outdoor activity centre
£5,000.00 - 14/08/2020

FR-15142 Whickham Community Bowls Club

Improving the grounds of the bowling green in Gateshead
£5,000.00 - 09/06/2022

Lamesley

FR-15176 Mount Community Association

Capital costs for the refurbishment of the building £25,000 - 19/05/2022

Lobley Hill and Bensham

FR-10798 Bensham Grove Community Centre

Develop a Community Garden on the site adjacent to the Community Hall
£3,400 - 14/08/2020

FR-10969 Community Music Project

Refurbishment of the Soundroom's basement into accessible space for community use
£4,404 - 14/08/2020

Ryton, Crookhill and Stella

FR-15365 Brighten Ryton Environment Group

Purchasing a bowling green roller with trolley and a mechanical aerator.
£18,987 - 09/06/2022

NEW

FR-15667 Vale Mill Trust

Grounds maintenance equipment for the benefit of people in Gateshead.
£3,524 - 29/09/2022

FR-16268 Stargate & Crookhill Centre

Costs to refurbish the centre to turn changing rooms into another smaller hall to run more activities for the community.
£25,000 - 02/12/2022

FR-15428 Ryton Community Centre

Refurbishment costs of Cross House.
£24,400 - 27/01/2023

Whickham South and Sunnyside

FR-10211 Tyneside Vineyard

Purchasing new flooring, lighting, furniture and kitchen equipment for the Marley Hill Community Centre. £5,000 - 03/07/2020

FR-13659 S/West Tyneside Methodist Circuit

Creating a community meeting/training room in Sunnyside Methodist Church.
£9,236 - 16/09/2021

FR-10170 S/West Tyneside Methodist Circuit

Phase 1 of the building redevelopment, main hall, kitchen and choir vestry.
£4,500 - 03/07/2020

FR-10111 Marley Hill Comm. Bowling Club

Pavilion repairs
£5,000 - 03/07/2020

Winlaton and High Spenn

FR-13413 1st Winlaton Scout Group

refurbishing the scout hut in Winlaton
£4,000 - 24/06/2021

FR-13437 High Spenn Community Group

Purchasing a secure storage facility for use by the organisation and the wider community
£8,513 - 24/06/2021

10.0 Projection for Neighbourhood portion

10.1 For the financial year 2023/2024 the following table shows the funds that will be available for the Neighbourhood portion. The Community Foundation will publicise the funding opportunities in Wards where the CIL development is located, in early 2024 with decisions on funding applications made soon after. If funds are remaining, further publicity will be undertaken by the Community Foundation for applications in adjacent Wards and if funds are remaining, the rest of the Borough.

Table 16: Expected payments 2023/2024

Development	Ward	Instalment	NP available	Payment Due
Avant Homes Phase 2 - High Spen	Winlton and High Spen	£90,480.82	£13,572.12	24/8/2023
Taylor Wimpey Ryton Development	Ryton, Crookhill and Stella	£330,622.15	£49,593.32	3/5/2023 Paid
Taylor Wimpey Ryton Development	Ryton, Crookhill and Stella	£340,641.00	£51,096.15	14/7/2023 Paid
Bellway Ryton Development	Ryton, Crookhill and Stella	£180,774.78	£27,116.22	25/4/2023 Paid
Bellway Ryton Development	Ryton, Crookhill and Stella	£186,252.79	£27,937.92	22/10/2023
Avant Homes Phase 3 - High Spen	Winlton and High Spen	£87,819.62	£13,172.94	3/6/2023 Paid
Avant Homes Phase 3 - High Spen	Winlton and High Spen	£90,480.82	£13,572.12	30/11/2023
Miller Homes Ryton Development	Ryton, Crookhill and Stella	£188,059.74	£28,208.96	1/8/2023
Miller Homes Ryton Development	Ryton, Crookhill and Stella	£193,758.52	£29,063.77	28/1/2024
Persimmon Homes Wardley Development	Wardley and Leam Lane	£273,022.13	£40,953.31	5/6/2023 Paid
Totals		£1,961,912.37	£294,286.85	

10.0 Payments made 2017 to 2022

10.1 The following tables provide a breakdown of instalments already paid, including details of ward for Neighbourhood Portion purposes.

Table 17: CIL Paid 2017/2018

Development	Ward	Instalment	NP available	Payment Due
Marley Hill School Development	Whickham South and Sunnside	£34,009.23	£5,101.38	12/01/2018 PAID
Totals		£34,009.23	£5,101.38	

Table 18: CIL Paid 2018/2019

Development	Ward	Instalment	NP available	Payment Due
Avant Sunnside	Whickham South and Sunnside	£147,506.08	£22,125.91	23/01/2019 PAID
Springs Saltwell Park	Saltwell	£23,423.40	£3,513.51	18/01/2019 PAID
Totals		£170,929.48	£25,639.422	

Table 19: CIL Paid 2019/2020

Development	Ward	Instalment	NP available	Payment Due
Marley Hill School Development	Whickham South and Sunnside	£34,009.23	£5,101.38	12/04/2019 PAID
Marley Hill School Development	Whickham South and Sunnside	£35,039.80	£5,255.97	12/04/2019 PAID
Totals		£69,049.03	£10,357.35	

Table 20: CIL Paid 2020/2021

Development	Ward	Instalment	NP available	Payment Due
Springs Saltwell Park	Saltwell	£23,423.40	£3,513.51	23/11/2020 PAID
Avant Sunniside	Whickham South and Sunniside	£147,506.08	£22,125.91	06/10/2020 PAID
Avant Sunniside	Whickham South and Sunniside	£151,975.96	£22,796.39	07/01/2021 PAID
Totals		£322,905.44	£48,435.81	

Table 21: CIL Paid 2021/2022

Development	Ward	Instalment	NP available	Payment Due
Springs Saltwell Park	Saltwell	£24,133.20	£3,619.98	23/07/2021 PAID
Taylor Wimpey Ryton	Ryton, Crookhill and Stella	£505,104.81	£75,765.72	22/09/2021 PAID
Story Homes Dunston Hill	Dunston Hill and Whickham East	£20,153.44	£3,023.02	10/09/2021 PAID
Bellway Ryton	Ryton, Crookhill and Stella	£180,774.78	£27,116.22	10/01/2022 PAID
Avant Homes Phase 1 - High Spen	Winlton and High Spen	£87,819.62	£13,172.94	04/04/2022 PAID
Avant Homes Phase 2 - High Spen	Winlton and High Spen	£87,819.62	£13,172.94	04/03/2022 PAID
Avant Homes Phase 3 - High Spen	Winlton and High Spen	£87,819.62	£13,172.94	04/03/2022 PAID
Totals		£993,625.09	£149,043.76	

Table 22: CIL Paid 2022/2023

Development	Ward	Instalment	NP available	Payment Due
Avant Homes Phase 1 - High Spen	Winlton and High Spen	£87,819.62	£13,172.94	06/05/2022 PAID
Miller Ryton Development	Ryton, Crookhill and Stella	£188,059.74	£28,208.96	02/02/2023 PAID
Story Homes Dunston Hill	Dunston Hill and Wickham East	£20,153.44	£3,023.02	03/01/2023 PAID
Avant Homes Phase 2 - High Spen	Winlton and High Spen	£87,819.62	£13,172.94	25/02/2023 PAID
Avant Homes Phase 1 - High Spen	Winlton and High Spen	£90,480.82	£13,572.12	25/09/2022 PAID
Totals		£474,333.24	£71,149.98	