

# Gateshead Infrastructure Funding Statement 2023/24

**October 2024**



## **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. Links to both documents are below: -  
[https://www.gateshead.gov.uk/media/20990/Planning-Obligations-Supplementary-Planning-Document-Second-Review-July-2020/pdf/Planning\\_Obligations\\_Supplementary\\_Planning\\_Document\\_2nd\\_review\\_July\\_2020\\_Final.pdf?m=637310256147930000](https://www.gateshead.gov.uk/media/20990/Planning-Obligations-Supplementary-Planning-Document-Second-Review-July-2020/pdf/Planning_Obligations_Supplementary_Planning_Document_2nd_review_July_2020_Final.pdf?m=637310256147930000)  
<https://www.gateshead.gov.uk/media/1917/Planning-Obligations-SPD-First-Review-Version/pdf/Planning-Obligations-SPD-First-Review-Version.pdf?m=636669002200300000>
- 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

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

## S106 Agreements

### 3.0 Summary of Contributions received in 2023/24 (1<sup>st</sup> April 2023 – 31<sup>st</sup> March 2024)

3.1 A total of **£89,891.41** has been received in S106 contributions for the year 2023/24. This is split into:-

Ecology - **£89,891.41**

Table 2 showing S106 payments received in 2023/24

Development/Developer	Amount	Planning Ref	Date paid	Contribution Type
<b>Crawcrook South</b>  <b>Story Homes Ltd</b> Panther House, Asama Court, Newcastle NE4 7YD	£7,990.63	DC/15/01004/FUL	Paid 22/03/2023	Ecology
<b>Former Wardley Colliery</b>  <b>Persimmon Homes NE</b> 2 Esh Plaza, Sir Bobby Robson Way, Great Park, NE13 9BA	£30,000.00	DC/16/00698/OUT	Paid 04/04/2024	Ecology
<b>Highfield Road Dev</b>  <b>(Highfield) Bridge Quay Limited</b> 13 Phoenix Chase North Shields NE29 8SS	£10,000.00	DC/19/00279/OUT	Paid 27/06/2023	Ecology
<b>Streetgate Dev</b>  <b>CountyLife Homes Ltd</b> 2 Wyatt Court, Blagdon Estate, Newcastle Upon Tyne, NE13 6BF	£7,441.13	DC/20/00197/FUL	Paid 19/10/2023	Ecology
<b>Ryton Development</b>  <b>Taylor Wimpey UK Limited</b> Rapier House, Colima Avenue Sunderland SR5 3XB	£25,000.00	DC/17/01376/FUL	Paid 07/12/2023	Ecology

<b>Streetgate Dev</b>				
<b>Countylife Homes Ltd</b> 2 Wyatt Court, Blagdon Estate, Newcastle Upon Tyne, NE13 6BF	£9,459.65	DC/20/00197/FUL	Paid 07/12/2023	Ecology

Table 3 showing obligations contained in S106 agreements **signed in 2023/24**

<b>Developer/Development</b>	<b>Planning Reference</b>	<b>Contribution type</b>	<b>Amount</b>
<b>Land South of Chainbridge Road, Blaydon NE21 5SS</b>	DC/21/01494/FUL	Ecology	£18,742.00
<b>Reay Street, Bill Quay</b>	DC/20/01095/FUL	Ecology	£14,700.00
<b>Land at 6 Saltmeadows Road, Gateshead</b>	DC/21/00371/FUL	Highways	£17,025.00
<b>Land at Sterling House, Gateshead Quays</b>	DC/21/00964/FUL	Highways	£90,425.00
<b>MH Southern, Green Lane, Felling, Gateshead</b>	DC/23/00094/FUL	Ecology	£150,450.00 £2,250.00 (Dingy Skipper)
<b>Oakfield House, Gateshead Road, Sunniside, Newcastle Upon Tyne</b>	DC/23/00094/FUL	Ecology	£1,680.00
<b>Land to South of Wickham Highway</b>	DC/17/00170/FUL	Ecology	£250,000.00
<b>Land to South of Wickham Highway</b>	DC/17/00170/FUL	Highways	£1,603,160.66 (A1 Improvement)  £64,800.00 (Highways Design)  £56,742.64 (Pedestrian connectivity)
<b>Land to South of Wickham Highway</b>	DC/17/00170/FUL	Sports	£482,638.00

#### 4.0 Summary of Contributions received in 2022/23 (1<sup>st</sup> April 2022 – 31<sup>st</sup> March 2023)

4.1 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 4 showing S106 payments received in 2022/23

Development/Developer	Amount	Planning Ref	Date paid	Contribution Type
<b>Crawcrook South</b> <b>Story Homes Ltd</b> Panther House, Asama Court, Newcastle NE4 7YD	£90,449.34	DC/15/01004/FUL	Paid 22/03/2023	Education
<b>Crawcrook South</b> <b>Story Homes Ltd</b> Panther House, Asama Court, Newcastle NE4 7YD	£135,246.85	DC/15/01004/FUL	Paid 22/03/2023	Ecology
<b>Crawcrook South</b> <b>Story Homes Ltd</b> Panther House, Asama Court, Newcastle NE4 7YD	£35,393.22	DC/15/01004/FUL	Paid 22/03/2023	Education
<b>Crawcrook South</b> <b>Story Homes Ltd</b> Panther House, Asama Court, Newcastle NE4 7YD	£7,990.63	DC/15/01004/FUL	Paid 17/06/2022	Ecology
<b>Crawcrook North</b> <b>Taylor Wimpey UK Ltd</b> Rapier House, Colima Ave, Sunderland, SR5 3XB	£91,924.10	DC/15/01098/FUL	Paid 27/11/2022	Education
<b>Barker and Stonehouse</b> Metro Retail Park	£87,000.00	DC/21/00994/FUL	Paid 04/08/2022	Highways

Table 5 showing obligations contained in S106 agreements **signed in 2022/23**

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

## 5.0 Summary of Contributions received in 2021/22 (1<sup>st</sup> April 2021 – 31<sup>st</sup> March 2022)

5.1 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 6 showing S106 payments **received in 2021/22**

Development/Developer	Amount	Planning Ref	Date paid	Contribution Type
<b>Crawcrook South</b> <b>Story Homes Ltd</b> Panther House, Asama Court, Newcastle NE4 7YD	£84,141.54	DC/15/01004/FUL	Paid 01/04/2021	Highways
<b>Crawcrook South</b> <b>Story Homes Ltd</b> Panther House, Asama Court, Newcastle NE4 7YD	£137,640.30	DC/15/01004/FUL	Paid 01/04/2021	Education
<b>Crawcrook South</b> <b>Story Homes Ltd</b> Panther House, Asama Court, Newcastle NE4 7YD	£7,990.63	DC/15/01004/FUL	Paid 01/04/2021	Ecology



<b>Crawcrook North</b> <b>Taylor Wimpey UK Ltd</b> Rapier House, Colima Ave, Sunderland, SR5 3XB	£233,450.37	DC/15/01098/FUL	Paid 12/05/2021	Highways
<b>Crawcrook North</b> <b>Taylor Wimpey UK Ltd</b> Rapier House, Colima Ave, Sunderland, SR5 3XB	£91,924.10	DC/15/01098/FUL	Paid 12/05/2021	Education
<b>Crawcrook South</b> <b>Story Homes Ltd</b> Panther House, Asama Court, Newcastle NE4 7YD	£7,990.63	DC/15/01004/FUL	Paid 13/10/2021	Ecology
<b>Chopwell Site</b> <b>Gleeson Regeneration Ltd</b> , 6 Europa Court, Sheffield, S9 1XE	£84,350.00	DC/18/00443/FUL	Paid 01/07/2021	Highways
<b>Chopwell Site</b> <b>Gleeson Regeneration Ltd</b> , 6 Europa Court, Sheffield, S9 1XE	£139,958.00	DC/18/00443/FUL	Paid 07/07/2021	Ecology
<b>Follingsby South</b> <b>TSL Ltd</b> , Chalfont Park House, Chalfont, Gerrards Cross, SL9 0DZ	£84,500.00	DC/18/00574/FUL	Paid 03/08/2021	Highways
<b>Ryton Site</b> <b>Taylor Wimpey UK Ltd</b> Rapier House, Colima Ave, Sunderland, SR5 3XB	£75,000.00	DC/17/01376/FUL	Paid 01/11/2021	Ecology
<b>Ryton Site</b> <b>Bellway Homes Ltd</b> , Kings Park, Kingsway North, TVTE, NE11 0JH	£63,000.00	DC/16/00320/FUL	Paid 15/11/2021	Local Workforce
<b>Ryton Site</b> <b>Bellway Homes Ltd</b> , Kings Park, Kingsway North, TVTE, NE11 0JH	£75,000.00	DC/16/00320/FUL	Paid 15/11/2021	Ecology

Table 7 showing obligations contained in S106 agreements **signed in 2021/22**

Developer/Development	Planning Reference	Contribution type	Amount
<b>Allied Bakeries</b> TVTE	DC/19/01211/FUL	Use restricted	No monies due
<b>Story Homes Limited</b> Dunston Hill Hospital	DC/20/01061/FUL	Delivery of affordable housing	No monies due
<b>TSL Ltd</b> Follingsby South	DC/18/00574/FUL	Highways	£84,500.00 (PAID) (2021/2022)
<b>Barker and Stonehouse</b> Metro Retail Park	DC/21/00994/FUL	Highways	£87,000.00 (PAID) (2022/2023)
<b>Battery Storage Facility</b> Newburn Bridge Road	DC/21/00922/FUL	Ecology	£66,900.00

## 6.0 Summary of Contributions received in 2020/21 (1<sup>st</sup> April 2020 – 31<sup>st</sup> March 2021)

6.1 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 8 showing S106 payments **received in 2020/21**

Development/Developer	Amount	Planning Ref	Date paid	Contribution Type
<b>Gullane Close, Bill Quay</b> <b>Bede and Cuthbert Development Limited,</b> Keel House, Garth Heads, Newcastle NE1 2JE	£33,000.00	DC/17/01267/FUL	Paid 23/06/2020	Ecology
<b>Garden Street, Blaydon</b> <b>TCWP 017 LTD,</b> 3 Keel Row, The Watermark, Gateshead, Tyne and Wear, NE11 9SZ	£31,021.00	DC/18/00863/FUL	Paid 19/10/2020	Affordable Housing

<b>Collingdon Rd, High Spen</b>  <b>Avant Homes Limited</b> Investor House, Colima Avenue, Sunderland Enterprise Park, Sunderland SR5 3XB	£40,000.00	DC/18/00859/FUL	Paid 07/12/2020	Ecology
<b>Collingdon Rd, High Spen</b>  <b>Avant Homes Limited</b> Investor House, Colima Avenue, Sunderland Enterprise Park, Sunderland SR5 3XB	£62,000.00	DC/18/00859/FUL	Paid 07/12/2020	Highways

Table 9 showing obligations contained in S106 agreements **signed in 2020/21**

<b>Developer/Development</b>	<b>Planning Reference</b>	<b>Contribution type</b>	<b>Amount</b>
<b>Bellway Homes</b>  Cushy Cow Lane Local Workforce Contrib	DC/16/00320/FUL	Economic Development	£63,000.00
<b>Bellway Homes</b>  Cushy Cow Lane Ecology 1 <sup>st</sup> Instalment	DC/16/00320/FUL	Ecology	£75,000.00
<b>Bellway Homes</b>  Cushy Cow Lane Ecology 2 <sup>nd</sup> Instalment	DC/16/00320/FUL	Ecology	£25,000.00
<b>Bellway Homes</b>  Cushy Cow Lane Ecology 3 <sup>rd</sup> Instalment	DC/16/00320/FUL	Ecology	£28,636.36
<b>Bellway Homes</b>  Cushy Cow Lane Affordable Housing	DC/16/00320/FUL	Affordable Housing	43 Affordable Dwellings
<b>Taylor Wimpey</b>  Woodside Lane Local Workforce Cont	DC/17/01376/FUL	Economic Development	£56,000.00
<b>Taylor Wimpey</b>  Woodside Lane Ecology 1 <sup>st</sup> instalment	DC/17/01376/FUL	Ecology	£75,000.00

<b>Taylor Wimpey</b> Woodside Lane Ecology 2 <sup>nd</sup> instalment	DC/17/01376/FUL	Ecology	£25,000.00
<b>Taylor Wimpey</b> Woodside Lane Ecology 3 <sup>rd</sup> instalment	DC/17/01376/FUL	Ecology	£21,364.00
<b>Taylor Wimpey</b> Woodside Lane Affordable Provision	DC/17/01376/FUL	Affordable Housing	40 Affordable Dwellings
<b>LOK Developments Ltd</b> The Cottage Sunnyside Affordable Provision	DC/20/00197/FUL	Affordable Housing	£182,367.32
<b>LOK Developments Ltd</b> The Cottage Sunnyside Ecology	DC/20/00197/FUL	Ecology	£51,698.39

## 7.0 Summary of Contributions received in 2019/20

(1<sup>st</sup> April 2019 – 31<sup>st</sup> March 2020)

7.1 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 10 showing S106 payments **received** in 2019/20

Development/Developer	Amount	Planning Ref	Date paid	Contribution Type
<b>A695 Crawcrook</b>  <b>Story Homes Ltd</b> Panther House, Asama Court, Newcastle NE4 7YD	£68,820.15	DC/15/01004/FUL	Paid 30/09/2019	Education Contribution
<b>Sawmill, Felling</b>  <b>MH Southern &amp; Co Ltd</b> Green Lane Sawmills Felling, Gateshead NE10 0JS	£18,100.00	DC/18/00508/FUL	Paid 06/08/19	Ecology

<b>Pennyfine Rd, Sunniside</b>				
<b>Avant Homes Limited</b> Investor House, Colima Avenue, Sunderland Enterprise Park, Sunderland SR5 3XB	£3,600.00	DC/18/00704/FUL	Paid 09/09/2019	Highways (Tanfield railway path)
<b>Pennyfine Rd, Sunniside</b>				
<b>Avant Homes Limited</b> Investor House, Colima Avenue, Sunderland Enterprise Park, Sunderland SR5 3XB	£20,360.00	DC/18/00704/FUL	Paid 09/09/2019	Highways (lighting of Tanfield railway path)
<b>Pennyfine Rd, Sunniside</b>				
<b>Avant Homes Limited</b> Investor House, Colima Avenue, Sunderland Enterprise Park, Sunderland SR5 3XB	£31,252.60	DC/18/00704/FUL	Paid 09/09/2019	Ecology
<b>Prudhoe Development</b>				
<b>Gentoo Homes Limited</b> 2 Emperor House, 2 Emperor Way, Sunderland SR3 3XR	£150,000.00	Northumberland planning application	Paid 18/11/2019	Highways (Blaydon Roundabout)
<b>Bus Depot, Mandela Way</b>				
<b>The Go Ahead Group PLC</b> 3rd Floor, 41-51 Grey Street, Newcastle upon Tyne NE1 6EE	£12,148.66	DC/18/00804/FUL	Paid 09/03/2020	Ecology

Table 11 showing obligations contained in S106 agreements **signed in 2019/20**

<b>Developer/Development</b>	<b>Planning Reference</b>	<b>Contribution type</b>	<b>Amount</b>
<b>DAMF (NE) Ltd</b>	DC/19/00279/FUL	Ecology	£10,000.00
Highfield Road Ecology 1 <sup>st</sup> Instalment			
<b>DAMF (NE) Ltd</b>	DC/19/00279/FUL	Ecology	£10,000.00
Highfield Road Ecology 2 <sup>nd</sup> Instalment			

<b>DAMF (NE) Ltd</b> Highfield Road Ecology 3 <sup>rd</sup> Instalment	DC/19/00279/FUL	Ecology	£16,000.00
<b>Gateshead Trading Co</b> Woodhouse Mews Affordable Provision	DC/18/03349/FUL	Affordable Housing	3 Affordable Dwellings
<b>TCWP 017 Ltd</b> Blaydon House Affordable Contribution	DC/18/00863/FUL	Affordable Housing	£31,021.00

## Community Infrastructure Levy (CIL)

### 8.0 Community Infrastructure Levy

- 8.1 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.
- 8.2 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 on The Council's website at: <https://www.gateshead.gov.uk/article/2972/Gateshead-Community-Infrastructure-Levy>
- 8.3 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 the table below 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.

*Table 12 – Total Demand Amounts*

<b>Year</b>	<b>Demand Amount</b>
2017/2018	£103,058.26
2018/2019	£517,968.12
2019/2020	£0
2020/2021	£266,120.06
2021/2022	£1,589,994.53
2022/2023	£1,102,118.12
2023/2024	£2,691,206.67
<b>Total</b>	<b>£6,270,465.95</b>

- 8.4 The **total amount of CIL received** since being introduced in 2017 is shown in the table below: -

*Table 13 – Total amount of CIL received*

<b>Year</b>	<b>Received Amount</b>
2017/2018	£34,009.23
2018/2019	£170,929.48
2019/2020	£69,049.03
2020/2021	£322,905.44
2021/2022	£905,805.47
2022/2023	£474,333.24
2023/2024	£2,391,379.83
<b>Total</b>	<b>£4,368,411.72</b>

- 8.5 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 in the table below: -

*Table 14 – Total amount of Neighbourhood Portion*

<b>Year</b>	<b>Neighbourhood Portion (15%)</b>
2017/2018	£5,101.38
2018/2019	£25,639.42
2019/2020	£10,357.35
2020/2021	£48,435.81
2021/2022	£135,870.82
2022/2023	£71,149.99
2023/2024	£358,706.97
<b>Total</b>	<b>£655,261.73</b>

- 8.6 Up to 5% of CIL funds can be retained annually to cover **administrative costs**. This is shown in the table below: -

*Table 15 – Total amount of CIL funds for Administrative Costs*

<b>Year</b>	<b>Administrative Costs (5%)</b>
2017/2018	£1,700.46
2018/2019	£8,546.47
2019/2020	£3,452.45
2020/2021	£16,145.27
2021/2022	£45,290.27
2022/2023	£23,716.66
2023/2024	£119,568.99
<b>Total</b>	<b>£218,420.58</b>

## **9.0 CIL EXPENDITURE**

- 9.1 This section sets out how CIL 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).
- 9.2 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.  
**The current available funds in the Strategic pot is £2,298,499.36.**

### **9.3 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 16 – Total amount of Strategic CIL Received (80%)

<b>Year</b>	<b>Received Amount</b>
2017/2018	£27,207.38
2018/2019	£136,743.58
2019/2020	£55,239.22
2020/2021	£258,324.35
2021/2022	£724,644.37
2022/2023	£379,466.59
2023/2024	£1,913,103.87
<b>Total</b>	<b>£3,494,729.36</b>

#### **9.4 A695 corridor**

Work on the A695 corridor is completed. 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

#### **9.5 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.

#### **9.6 Strategic transport improvements other than the A695 corridor**

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

#### **9.7 Strategic green infrastructure**

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

#### **9.8 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.

## 9.9 Current spending of Strategic CIL (2023/2024)

A review has been undertaken of CIL expenditure. The priority going forward will be the provision of community infrastructure to support growth. Noting the low level of CIL funds available there has been no CIL spend in 2023/24 to allow the CIL pot to grow.

### NEIGHBOURHOOD PORTION

#### 10.0 Neighbourhood portion of CIL

10.1 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.

10.2 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 17 – Showing all CIL totals received by Ward

<b>Ward</b>	<b>Total Received</b>	<b>Neighbourhood Portion</b>
Dunston Hill and Whickham	£40,306.88	£6,046.03
Whickham South and Sunnyside	£550,046.38	£82,506.95
Winlaton and High Spen	£928,198.82	£139,229.82
Ryton, Crookhill and Stella	£2,481,115.21	£372,167.28
Saltwell	£70,980.00	£10,647.00
Lamesley	£24,742.30	£3,711.35
Wardley and Leam Lane	£273,022.13	£40,953.32
<b>Totals</b>	<b>£4,368,411.72</b>	<b>£655,261.75</b>

### 10.3 Grants Awarded 2023/24

Earlier this Year, the Community Foundation sought bids from community groups within the wards and adjacent wards where CIL had been secured and ten separate grants have been awarded for a total of £150,385.00 funding. The new grants are indicated in red in the list of all grants awarded below.

**The total of 29 grants have been agreed since 2017 totalling £328,249.00.**

#### **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

##### ***FR19305 Rowlands Gill and District Community Centre***

Install remote heating controls and perimeter wall

£14,280 – 17/11/2023

#### **Crawcrook and Greenside**

##### ***FR-16554 Barmoor Hub***

roof repairs

£12,000 - 13/01/2023

##### ***FR17568 Our Villages Crawcrook and Greenside CIO***

Improvements to the bowling green pavilion

£9,113 – 28/04/2023

#### **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 The Soundroom Community Music Project***

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

### ***FR20454 The Soundroom Community Music Project***

Replace and upgrade the buildings fire alarm equipment and on-site control panel  
£6,127 – 19/01/2024

## **Ryton, Crookhill and Stella**

### ***FR-15365 Brighten Ryton Local Environment Group***

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

### ***FR-15667 Vale Mill Trust***

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

### ***FR-16268 Stargate and Crookhill Community 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

### ***FR-17897 Brighten Ryton Local Environment Group***

Three new flower beds with a 'Welcome to Ryton' sign  
£7,251 – 25/08/2023

### ***FR-17942 Ryton and Crawcrook Albion (Youth) Football Club***

Installation of new changing facilities at Stargate Pitches  
£24,571 – 14/12/2023 (subject to Planning Permission being granted)

### ***FR19339 Ryton Cricket Club***

The purchase of a new motorised roller and towards the refurbishment of the kitchen  
£25,000 – 19/01/2024

**FR17438 Ryton Cross Community Society Ltd**

Installation of double-glazed windows to rear and internal secondary glazed units at the front of the building

£25,000 – 15/12/2023

**FR18154 Ryton Rugby Football Club**

Replace floodlight lamp units with green alternative LED lights

£25,000 – 06/10/2023

**FR21243 Stargate and Crookhill Community Centre**

Replacing doors to the centre to help with the security and replacing the cooker to provide more cooking classes

£9,160 – 28/03/2024

**Whickham South and Sunnyside**

**FR-10211 Tyneside Vineyard**

purchasing new flooring, lighting, furniture and kitchen equipment for the Marley Hill Community Centre, Gateshead

£5,000 - 03/07/2020

**FR-13659 South West Tyneside Methodist Circuit**

creating a community meeting/training room in Sunnyside Methodist Church

£9,236 - 16/09/2021

**FR-10170 South West Tyneside Methodist Circuit**

undertaking phase 1 of the building redevelopment, main hall, kitchen and choir vestry

£4,500 - 03/07/2020

**FR-10111 Marley Hill Community Bowling Club**

Pavilion repairs

£5,000 - 03/07/2020

**FR19784 Marley Hill Community Bowling Club**

Installing a sprinkler system at the club

£4,883 – 12/01/2024

**Winlaton and High Spen**

**FR-13413 1st Winlaton Scout Group**

refurbishing the scout hut in Winlaton

£4,000 - 24/06/2021

**FR-13437 High Spen Community Group**

purchasing a secure storage facility for use by the organisation and the wider community in Gateshead

£8,513 - 24/06/2021

## 11.0 Projections for the Neighbourhood portion in 2024/2025

For the financial year 2024/2025 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 2025 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 18 - Expected Payments 2024/2025

<b>Development</b>	<b>Ward</b>	<b>Full Payment Instalment amount</b>	<b>Amount available as Neighbourhood Portion</b>	<b>Date payment due</b>
<b>Avant Homes</b> Phase 4 High Spen Development	Winlaton and High Spenn	£87,819.62	£13,172.94	04 <sup>th</sup> December 2024
<b>Bellway</b> Phase 3 Ryton Development	Ryton, Crookhill and Stella	£180,774.78	£27,116.22	22 <sup>nd</sup> February 2025
<b>Bellway</b> Phase 2 Ryton Development	Ryton, Crookhill and Stella	£180,774.78	£27,116.22	18 <sup>th</sup> January 2025
<b>Bellway</b> Phase 4 Ryton Development	Ryton, Crookhill and Stella	£180,774.78	£27,116.22	31 <sup>st</sup> May 2024 - PAID
<b>Persimmon Homes</b> Wardley Development	Wardley and Leam Lane	£273,022.13	£40,953.32	27 <sup>th</sup> September 2024
<b>Persimmon Homes</b> Wardley Development	Wardley and Leam Lane	£281,295.53	£42,194.33	26 <sup>th</sup> March 2025
<b>Vistry/GRP</b> Blackfell Way, Birtley	Lamesley	£211,874.72	£31,781.21	19 <sup>th</sup> July 2024 - PAID
<b>Totals</b>		<b>£1,396,336.34</b>	<b>£209,450.45</b>	

## 12.0 Details of all payments made from 2017 to 2024.

A total of 35 payments have been made since 2017. The following tables provide a breakdown of instalments already paid, including details of ward for Neighbourhood Portion purposes.

Table 19 - CIL Paid 2017/2018

<b>Development</b>	<b>Ward</b>	<b>Full Payment Instalment amount</b>	<b>Amount available as Neighbourhood Portion</b>	<b>Date payment due</b>
<b>Marley Hill School Development</b>	Whickham South and Sunnyside	£34,009.23	£5,101.38	12 <sup>th</sup> January 2018 - Paid
<b>Totals</b>		<b>£34,009.23</b>	<b>£5,101.38</b>	

Table 20 - CIL Paid 2018/2019

<b>Development</b>	<b>Ward</b>	<b>Full Payment Instalment amount</b>	<b>Amount available as Neighbourhood Portion</b>	<b>Date payment due</b>
<b>Avant Sunnyside</b>	Whickham South and Sunnyside	£147,506.08	£22,125.91	23 <sup>rd</sup> January 2019 - Paid
<b>Springs Saltwell Park</b>	Saltwell	£23,423.40	£3,513.51	18 <sup>th</sup> January 2019 - Paid
<b>Totals</b>		<b>£170,929.48</b>	<b>£25,639.42</b>	

Table 21 - CIL Paid 2019/2020

<b>Development</b>	<b>Ward</b>	<b>Full Payment Instalment amount</b>	<b>Amount available as Neighbourhood Portion</b>	<b>Date payment due</b>
<b>Marley Hill School Development</b>	Whickham South and Sunnyside	£34,009.23	£5,101.38	12 <sup>th</sup> April 2019 - Paid
<b>Marley Hill School Development</b>	Whickham South and Sunnyside	£35,039.80	£5,255.97	12 <sup>th</sup> April 2019 - Paid
<b>Totals</b>		<b>£69,049.03</b>	<b>£10,357.35</b>	

Table 22 - CIL Paid 2020/2021

<b>Development</b>	<b>Ward</b>	<b>Full Payment Instalment amount</b>	<b>Amount available as Neighbourhood Portion</b>	<b>Date payment due</b>
<b>Springs</b> Saltwell Park	Saltwell	£23,423.40	£3,513.51	23 <sup>rd</sup> November 2020 - Paid
<b>Avant</b> Sunniside	Whickham South and Sunniside	£147,506.08	£22,125.91	6 <sup>th</sup> October 2020 - Paid
<b>Avant</b> Sunniside	Whickham South and Sunniside	£151,975.96	£22,796.39	7 <sup>th</sup> January 2021 - Paid
<b>Totals</b>		<b>£322,905.44</b>	<b>£48,435.81</b>	

Table 23 - CIL Paid 2021/2022

<b>Development</b>	<b>Ward</b>	<b>Full Payment Instalment amount</b>	<b>Amount available as Neighbourhood Portion</b>	<b>Date payment due</b>
<b>Springs</b> Saltwell Park	Saltwell	£24,133.20	£3,619.98	23 <sup>rd</sup> August 2021 - Paid
<b>Taylor Wimpey</b> Ryton Development	Ryton, Crookhill and Stella	£505,104.81	£75,765.72	22 <sup>nd</sup> September 2021 - Paid
<b>Story Homes</b> Dunston Hill	Dunston Hill and Whickham East	£20,153.44	£3,023.02	10 <sup>th</sup> September 2021 - Paid
<b>Bellway</b> Phase 1 Ryton Development	Ryton, Crookhill and Stella	£180,774.78	£27,116.22	10 <sup>th</sup> January 2022 - Paid
<b>Avant Homes</b> Phase 1 High Spen Development	Winlton and High Spen	£87,819.62	£13,172.94	4 <sup>th</sup> June 2021 - Paid
<b>Avant Homes</b> Phase 2 High Spen Development	Winlton and High Spen	£87,819.62	£13,172.94	4 <sup>th</sup> March 2022 - Paid
<b>Totals</b>		<b>£905,805.47</b>	<b>£135,870.82</b>	



Table 24 - CIL Paid 2022/2023

<b>Development</b>	<b>Ward</b>	<b>Full Payment Instalment amount</b>	<b>Amount available as Neighbourhood Portion</b>	<b>Date payment due</b>
<b>Avant Homes</b> Phase 3 High Spen Development	Winlton and High Spen	£87,819.62	£13,172.94	6 <sup>th</sup> May 2022 - Paid
<b>Story Homes</b>  Dunston Hill	Dunston Hill and Whickham East	£20,153.44	£3,023.02	3 <sup>rd</sup> January 2023 - Paid
<b>Avant Homes</b> Phase 1 High Spen Development	Winlton and High Spen	£87,819.62	£13,172.94	6 <sup>th</sup> May 2022 - Paid
<b>Avant Homes</b> Phase 1 High Spen Development	Winlton and High Spen	£90,480.82	£13,572.12	4 <sup>th</sup> November 2022 - Paid
<b>Miller Homes</b>  Ryton Development	Ryton, Crookhill and Stella	£188,059.74	£28,208.96	2 <sup>nd</sup> February 2023 - Paid
<b>Totals</b>		<b>£474,333.24</b>	<b>£71,149.98</b>	

Table 24 - CIL Paid 2023/2024

<b>Development</b>	<b>Ward</b>	<b>Full Payment Instalment amount</b>	<b>Amount available as Neighbourhood Portion</b>	<b>Date payment due</b>
<b>Avant Homes</b> Phase 2 High Spen Development	Winlton and High Spen	£87,819.62	£13,172.94	11 <sup>th</sup> April 2023 - Paid
<b>Bellway</b> Phase 1 Ryton Development	Ryton, Crookhill and Stella	£180,774.78	£27,116.22	17 <sup>th</sup> April 2023 - Paid
<b>Taylor Wimpey</b>  Ryton Development	Ryton, Crookhill and Stella	£156,139.49	£23,420.92	3 <sup>rd</sup> May 2023 - Paid
<b>Persimmon Homes</b>  Wardley Dev	Wardley and Leam Lane	£273,022.13	£40,953.32	13 <sup>th</sup> June 2023 - Paid

<b>Avant Homes</b> Phase 3 High Spen Development	Winlton and High Spen	£87,819.62	£13,172.94	16 <sup>th</sup> June 2023 - Paid
<b>Taylor Wimpey</b>  Ryton Development	Ryton, Crookhill and Stella	£340,641.00	£51,096.15	19 <sup>th</sup> July 2023 - Paid
<b>Miller Homes</b>  Ryton Development	Ryton, Crookhill and Stella	£188,059.74	£28,208.96	1 <sup>st</sup> August 2023 - Paid
<b>Avant Homes</b> Phase 2 High Spen Development	Winlton and High Spen	£90,480.82	£13,572.12	5 <sup>th</sup> October 2023 - Paid
<b>Avant Homes</b> Phase 4 High Spen Development	Winlton and High Spen	£87,819.62	£13,172.94	5 <sup>th</sup> October 2023 - Paid
<b>Bellway</b> Phase 1 Ryton Development	Ryton, Crookhill and Stella	£186,252.79	£27,937.92	25 <sup>th</sup> October 2023 - Paid
<b>Avant Homes</b> Phase 3 High Spen Development	Winlton and High Spen	£90,480.82	£13,572.12	6 <sup>th</sup> December 2023 - Paid
<b>Vistry/GRP</b>  Hookergate Dev	Winlton and High Spen	£42,019.02	£6,302.85	5 <sup>th</sup> January 2024 - Paid
<b>Miller Homes</b>  Ryton Development	Ryton, Crookhill and Stella	£193,758.52	£29,063.78	26 <sup>th</sup> January 2024 - Paid
<b>Bellway</b> Phase 2 Ryton Development	Ryton, Crookhill and Stella	£180,774.78	£27,116.22	1 <sup>st</sup> February 2024 - Paid
<b>Bellway</b> Phase 3 Ryton Development	Ryton, Crookhill and Stella	£180,774.78	£27,116.22	1 <sup>st</sup> February 2024 - Paid
<b>Persimmon Homes</b>  Birtley Dev	Lamesley	£24,742.30	£3,711.35	28 <sup>th</sup> March 2024 - Paid
<b>Totals</b>		<b>£2,391,379.83</b>	<b>£358,706.97</b>	