

# Infrastructure Funding Statement 2022–2023

December 2023

**Sunderland  
City Council**





# 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 a 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 dataset 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; and
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.

In recent years the council has undertaken a comprehensive review of its approach to securing developer contributions 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 council adopted its Planning Obligations Supplementary Planning Document (SPD) in June 2020 which sets out the approach to securing contributions, both financial and non-financial, from new developments across 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 are assessed against the SSGA SPD and Infrastructure Delivery Study (IDS) which was adopted 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 instead 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 and enhancements, highway improvements or the implementation of strategic planting schemes.

## 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% affordable housing for sale. In relation to affordable housing for sale this may include first homes, starter homes, discounted market sales housing 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 to site-specific circumstances and the policy requirements set out in the CSDP. Whilst some formulas are set out in the Planning Obligations SPD this is not always appropriate for calculating the cost of mitigation for some measures and types of infrastructure. Examples of this include highway works and ecological mitigation.

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 contributions 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 deliver the full planning obligation requirement. Any viability assessment submitted to the council through the planning process will be independently assessed.

## Monitoring and delivery of planning obligations

Once the Section 106 Agreement, Deed of Variation or Unilateral Undertaking (UU) has been signed and the planning permission granted the deed is registered as a local 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 or UU 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 associated with each contribution contained within an agreement and are typically set on commencement of development or completion or occupation of a specified number of dwellings.

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

## Section 106 Agreement is signed and monitoring of the obligations commences

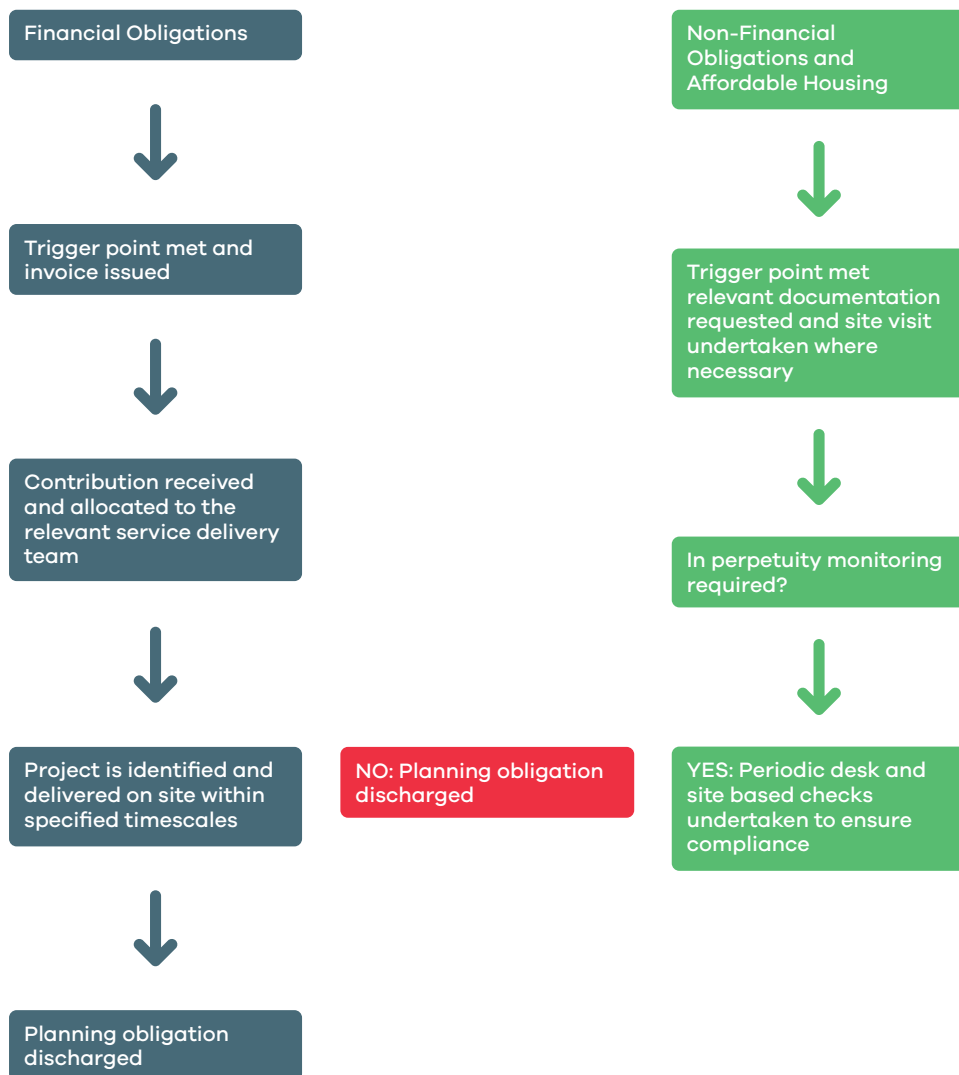


Figure 1: Process of monitoring and delivering planning obligations

Under the amended CIL Regulations 2019 the council is permitted to charge a planning obligation monitoring fee to cover its costs of monitoring and reporting planning obligations until they have been met or over the life time of the development for a perpetuity clause. 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 planning obligations. The council's cost for monitoring planning obligations in the reported year is £37,529 comprising of £33,157 for staff time and £4,372 for the ICT solution. In the reported year the council received £29,810 in monitoring fees.

### Current Section 106 agreements and unilateral undertakings

As of 31 March 2023 Sunderland had 167 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, this may be prior to commencement, during construction, post completion for council covenant delivery or in perpetuity. For clarity, this does not include Agreements associated with expired planning permissions.



# Section 106 transaction summary 2022–23

This section of the report sets out a summary of the council's Section 106 activity in the 2022–23 financial year (the reported year).

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

Contribution Type	Carried forward to 2022–23 (£)	Received 2022–23 (£)**	Spent 2022–23 (£)	Carried Forward to 2023–24
Education	2,088,795	1,891,865	900,669	3,079,991
Equipped Children's Play Space	1,212,752	243,468	453,185	1,003,035
Public Open Space	211,607	23,051	0	234,658
Ecological Enhancements*	2,084,396	943,701	73,543	2,954,554
Highways	635,658	79,250	78,759	636,149
Sport and Recreation	386,457	95,997	179,486	302,968
Affordable Housing	1,246,487	534,561	0	1,781,048
Allotments	153,216	3,450	0	156,666
Public Transport	250,987	52,014	0	303,001
<b>Total</b>	<b>8,270,355</b>	<b>3,867,357</b>	<b>1,685,642</b>	<b>10,452,070</b>

Figure 2. Summary of transactions by infrastructure type 2022–23

\*Including Habitat Regulation Assessment (HRA) contributions and Biodiversity Net Gain (BNG) Contributions

\*\* Including interest accrued

## Allocation of financial contributions 2022–23

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.

## Expenditure of financial contributions 2022–23

In the reported year, several projects delayed due to the COVID-19 pandemic have now progressed. However, other projects have suffered as a result of increased construction costs and material and labour availability.

Notwithstanding this, a number of projects have progressed 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 1 above the greatest spend was for the delivery of education facilities.

### Sunningdale Primary School New Build

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

The new site which opened for the 2022–23 academic year accommodates 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 number 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.

The new Sunningdale School cost a total of £15 million and was supported in part through developer contributions. In the reported year £112,105 received from the Bellway Homes development on land at Burdon Lane and £55,939 from the Gentoo Group development on land at Keighley Avenue were used to support the delivery of the scheme.



Sunningdale School under construction

## Hetton Primary School New Build

Hetton Primary School had been operating above capacity and in need of major repairs. The new school buildings include additional class bases, support spaces and facilities for two, three and four year olds as well as additional outdoor teaching areas.

Construction works were completed in 2022/23 with the school taking occupation of its new building in October 2022. The £8.4m scheme added a further 175 places for children aged 5–11 and a 40-place nursery class to the schools existing provision.

In the reported year £147,999 received from the Wynyard Homes development on land at Quarry House Lane was used as a contribution to support the delivery of the scheme.





## Harry Watts Academy

The increase in children in the city requiring a special educational needs school place, both from current homes and new developments has continued to increase. With the city's existing Special Educational Needs schools all at capacity further investment has been required to increase the supply of school places for children with ASD through the £1.4m development of a Washington satellite facility for the Harry Watts Academy, Harraton.

The setting provides a specialist curriculum for children of all ages across the city and ensures that local provision is available for children residing in the Washington area who would previously have had to travel to the city centre for a school place when reaching 11 years old.

In the reported year £247,547 received from the Vistry Partnerships development on land at the site of the former Ayton School was used to support the delivery of the scheme.

## Newbottle Primary Academy

The council's long-term infrastructure strategy to resolve the projected increase in the demand for primary school places as a result of new housing developments in the Coalfields area includes the expansion of Newbottle Primary School.

Works have completed on phase 1 of the project which include feasibility work, completion of designs and plans and implementation of new access to the academy from the new developments at Homelands Estate and Coaley Lane. £157,369 received from the Gentoo Homes development on land South of Coaley Lane was used in the reported year to fund the delivery of the project.

## Special Educational Needs Provision - Coalfields

As with elsewhere in the city, new residential development has resulted in a proportional increase in the requirement for Special Educational Needs places. In the reported year £30,795 received from the Holyhead Homes development on the site of the former Adey Gardens Care Home has been used to identify the feasibility of a bespoke SEN provision for the Coalfields area to meet this increased demand.

## Play

During 2022–23 there was an overall spend of £453,185 of developer contributions on delivering equipped play schemes.

### City wide play improvement programme

From the Gentoo developments on the site of the High Usworth Primary School and the former Glebe Village along with funding from the Persimmon Homes development at North Road, Hetton a total of £16,166 of Section 106 contributions were used towards funding part of a city wide play improvement programme.

In the reported year improvement works have begun at Glebe Park, Low Moorsley, Hetton Lyons and Blackfell play areas to install new play equipment, including inclusive springies and roundabouts, as well as improvements to safety surfacing.

### Durham Road play area

Improvement works have been undertaken at Durham Road play area including upgrades to the existing play area and the introduction of new safety surfacing. New equipment includes a giro spira, net climber and swings including an inclusive swing seat.

In addition, an inclusive springie and an inclusive roundabout have been installed to provide a wider range of equipment and enhanced play experience for all users. A developer contribution of £26,817 from the Gentoo development on the site of the former Broomhill Estate has been used to support the delivery of the scheme.

### Rectory Park play area

Improvement works have been completed in the reported year at Rectory Park play area including upgrades to the existing play area including new safety surfacing and the installation of swings, inclusive springie and inclusive roundabout. Developer contributions of £67,359 from the Gentoo Homes development on land South of Coaley Lane has been used to deliver the scheme.

## Newbottle play area

Major improvement works have been completed at Newbottle play area including the relocation of the existing play area to a more suitable location. These works have included hard and soft landscaping, paving, installation of new fixed play equipment for a range of ages and abilities, grass safety surfacing and new football goal ends.

£215,556 received from the Persimmon Homes development on land North of Coaley Lane has been used during the reported year to deliver the scheme.



Newbottle play area

## Ayton Park play area

Minor works to improve the current play facility through the relocation of existing play equipment have been completed which will form part of a wider development at Ayton Park play area in the coming year.

The works carried out in the reported year have been funded through the Taylor Wimpey development on the site of the former Emerson House (£5,520) and the Vistry Partnerships development on the site of the former Ayton school (£520).

## Silksworth Adventure Centre

Initial surveying works have been undertaken at Silksworth Adventure Centre in preparation for the delivery of improvement works on the site in the forthcoming financial year. In 2022/23 £6,799 from the Gentoo Homes development on land at Mill Hill Road has been used to fund these initial activities.

## Thompson Park

The play facilities developer contribution of £114,529 received from the Avant Homes development on land at Castletown Way has been used to part-fund the provision of a range of new play facilities at Thompson Park.

The comprehensive scheme costing a total of £659,807 has seen the delivery of a new adventure play area and a toddler play area with inclusive equipment, as well as a new running track and trim trail obstacle course with outdoor gym equipment.

In addition, the scheme includes the delivery of the second of only two interactive football walls in the North East, offering a range of fun games and challenges, aimed at beginners and experienced football players of all ages and abilities.

The football wall includes impact LED panels which measure and react to ball impact. The delivery of the football wall has been facilitated by the ongoing digital transformation of the city enabling the provision of integrated technology and interactive activities such as this for both residents and visitors.

## 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 Regulation 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 or Unilateral Undertaking.

These contributions are used to mitigate the impacts of increased recreational activity and provide confidence that adverse impacts on these protected sites can be mitigated and as such make 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 developments 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.



Thompson Park



Thompson Park

The council employs two Coast Project Officers 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 number of community engagement events took place in South Sunderland including the Great British Beach Clean at Hendon beach and promenade, a butterfly walk and a wild flower walk at Hendon grasslands and a beach clean for World Oceans Day. At Ryhope a number of events took place including a geology walk, a rock pooling event, beach cleans and an after dark walk.

In North Sunderland, comprising the coastal areas of Roker and Seaburn, a wild flower walk and a winter bird walk were held with specialists in attendance to help enhance and support the delivery of the events during the reported year.

The salary costs of the Coast Project Officers and other costs to deliver the aforementioned events and other associated activities were funded in 2022–23 through financial contributions received from the Karbon Homes development on the site of the former Grangetown Autos (£71,986) and the Avant Homes development on land at Lowry Road, Seaburn (£1,556)

## Highways

During the reported year a total of £78,759 of developer contributions was spent on highways works. A proportion of this expenditure relates to infrastructure within the South Sunderland Growth Area (SSGA) and is covered in more detail later in this report. Of the highways contributions spent outside of SSGA other previously report projects have progressed, as detailed below.

### Redburn Row Traffic Calming

Additional traffic generated as a result of a concentration of new development in the vicinity of Redburn Row and Black Boy Road has led to the need for traffic calming measures in the area. £26,327 of the contribution received from the Persimmon Homes development on land North of Redburn Row has been spent in 2022/23 to support the delivery of these measures.

### Seaburn Traffic Management and Community Parking Schemes

The Avant Homes development on land at Lowry Road, Seaburn secured two different highways contributions, the first being for a Traffic Management Scheme (TMS) and the second for a Community Parking Management Scheme (CPMS) at Seafields.

As previously reported in the council's 2021-22 Infrastructure Funding Statement the consultation process showed that the majority of residents were against the introduction of a CPMS and therefore the council is not progressing with the implementation of the scheme. As such £10,408 has been returned to Avant Homes, in accordance with the Section 106 Agreement.

In respect of the Princes Avenue Traffic Management Scheme £6,362 was spent in the reported year to progress the delivery of the scheme.

## Sport and recreation

Through the use of developer contributions received from the development on land at Murton Lane (Persimmon Homes joint with Taylor Wimpey) three projects have been progressed in the reported year.

### Elemore Country Park

As part of a larger scale scheme at Elemore Country Park £46,342 of the contribution from the Murton Lane development has been used to procure new outdoor gym equipment, which is age inclusive, and provides opportunities for activities for adults and children. It is anticipated that the equipment will be installed by the end of 2023.

### Hetton Lyons BMX Track

£75,180 of the contribution has been spent on the refurbishment of the BMX track at Hetton Lyons Country Park to bring the facility back into use. The upgrades to the site have introduced new opportunities for children and adults and compliments other existing cycling facilities in the park.



Hetton BMX Track

### Hetton Lyons Country Park Pontoon

As part of the development of the council's partnership with British Triathlon and the council's 'Swim Bike Run' programme £29,371 has been spent on a pontoon to provide access to the lake at Hetton Lyons Country Park. This new facility introduces opportunities for open water swimming for both adults and young people along with other water based activities.

### East Rainton Cricket Club

A range of works have been identified to improve the ground and cricket club facilities at East Rainton Cricket Club. In the reported year £21,061 of the sport and recreation contribution received from the Esh Homes development on the site of the former Chilton Moor Cricket Club was spent on drainage and improvement works to the cricket outfield. Further works to improve facilities at the club will continue in the forthcoming year.

### Washington Football Hub

In order to improve accessibility to the facility £10,140 from the Karbon Homes development on land at Albany Park was spent in the reported year as a contribution towards the cost of an overflow car park at Washington Football Hub.



# Future projects to be delivered through planning obligations

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 future years funded wholly or in part by developer contributions.

## Education

In forthcoming years several projects will be prioritised that will ensure children with Special Educational Needs can continue to attend school places in their own local areas. This will result in children from new housing developments, as well as those already resident in the city, being able to access appropriate school places without having to travel to a central citywide facility.

Works are currently underway or planned in Washington, South Sunderland and the Coalfields areas with Section 106 funding contributing to the projects in each area. The council will also implement a short-term accommodation strategy in the Coalfields area to support the need for additional secondary school places that has arisen following the development of new homes in the area. In addition, works are ongoing to develop a timetable for the delivery of phase two of the scheme at Newbottle Primary School.

## Play

Significant improvements to children's equipped play space and wheeled sports facilities across the city are planned for future years.

In the forthcoming financial year improvement works will continue at play facilities at Hetton Lyons Country Park, Low Moorsley, Blackfell, Fairhaven and Glebe Park. In addition, major improvement works are due to be initiated and completed at King George V and Houghton Wheeled Sports Parks and play areas at Silksworth Adventure Centre, St Matthew's Field and Ayton Park.

## Ecology

As in previous years a number of public engagement activities and events are planned to be carried out by the coastal officers for both North and South Sunderland and, where necessary, support from specialists will be provided to enhance these events. These include community engagement and practical activities such as litter picking and rock pooling as well as educational walks and talks.

## Public Transport

Discussions are continuing with Nexus to deliver works which will include public transport infrastructure such as bus shelters and the pump-priming of bus routes, as more explicitly detailed in the relevant Section 106 Agreements.

## Highways

Work will continue to deliver the Traffic Management Scheme at Princes Avenue in Seaburn through to completion. In addition, works will continue to implement highways improvements and traffic calming measures at Black Boy Road and Redburn Row.

## Sport and Recreation

At East Rainton Cricket Club works will continue to deliver improvements to the ground. New practice facilities will be provided for both adults and young people, through the provision of an outdoor practice net and artificial grass surface.

## Link Together

A major new project for the Coalfield area of the city is being developed through a partnership of the City Council, Durham Wildlife Trust, Wear Rivers Trust and the Sunderland GP Alliance. The project, 'Link Together', and the overall vision is to improve the quality of a network of 13 major greenspaces by enhancing habitats and improving conditions to enable wildlife to thrive and ensure places feel welcoming with better access for all.

The project is bidding for £1 million of National Heritage Lottery Fund and, if successful, this will be combined with approximately £800,000 of developer contributions, along with funding from other sources to deliver a large scale comprehensive project costing approximately £2.2 million.

The project is intended for delivery between April 2024 and March 2026 and will include enhancements to 13 key areas: Copt Hill, Elemore Park, Elemore Vale, Flint Mill, Hazard Railway and Moorsley Marsh, Herrington Country Park, Herrington Burn (at Shiney Row), Hetton Bogs, Hetton Lyons Country Park, Hetton Park, Keir Hardie greenspace ("The Rhubarb Field"), Red Burn (Rainton Meadows) and Success Railway.

Developer contributions supporting this wide-reaching project have been received from the developments at the former Broomhill Estate (Gentoo), land at North Road (Persimmon Homes), land at Blackthorn Way (Keepmoat), land South of Coaley Lane (Gentoo Homes), land East of Quarry House Lane (Wynyard Homes), the former Dubmire Primary School (Karbon Homes), former Chilton Moor Cricket Club (Homes by Esh) and land North of Coaley Lane (Persimmon Homes).



Hetton Bogs Wetland



Copt Hill Seven Sisters



## Planning obligations agreed in 2022–23 for future years

During the reported year the City Council entered into 21 new Section 106 Agreements. Figure 3 below summarises the type and quantum of obligations agreed during this period.

Infrastructure type	Number of agreements with infrastructure type (number of obligations)	Amount (£)*
Education	5	1,492,642
Public Open Space	5	3,891
Ecological Enhancements**	14	256,744
Highways	2	45,001
Allotments	1	22,659
Sport and Recreation	1	100,000
<b>Total</b>	<b>28</b>	<b>1,920,937</b>

Figure 3: Summary of financial planning obligations entered into 2022–23

\*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.

\*\*Figure includes contributions for Habitat Regulations Assessment (HRA) and Biodiversity Net Gain (BNG).

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 commercial, 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 payment of the full contribution must be agreed if planning permission is to be granted. In addition, such mitigation is required in perpetuity and therefore the council secures longer spend by dates for contributions of this nature.

Of the 21 new agreements entered into in the reported year a number of non-financial obligations have also been secured for delivery by the developer, as detailed below.

- 160 affordable housing units with a mix of tenures
- 4 areas of public open space
- 5 areas of biodiversity net gain

As with the secured financial obligations the amount of affordable housing units delivered will depend on the number of dwellings approved at the Reserved Matters stage, the phasing of development and any viability re-testing.

## Infrastructure delivery within the South Sunderland Growth Area (SSGA)

The South Sunderland Growth Area (SSGA) comprises of four key sites within South Sunderland, 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 one of the development comprising 304 dwellings is currently under construction and nearing completion
- Chapelgarth (750 dwellings) - full and outline planning permission. Phase one of the development is now complete, phases two and three are currently under construction and planning applications have been received for the development of phases four and five
- Land South of Ryhope (450 dwellings) - full and outline permission. The residential element of the site is currently under construction
- Land North of Burdon Lane (LNBL) (965 dwellings) - full and outline planning permission. Multiple phases of the development are under construction



SSGA Developments, September 2023

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 on a 75% social rented and 25% intermediate tenure	On-site provision by the developer
Education	Extension to 2 primary schools, development of a new 1.5 form entry primary school and the expansion of one secondary school	£2,855–£3,095
Sport and Recreation	Provision of a 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), highway improvements and pedestrian and cycling links will also be required.

The council has also secured financial contributions from several smaller sites either adjacent to or in the vicinity of this strategic area to help facilitate the delivery of the necessary infrastructure. These include land at Burdon Lane (Rushford Phase one); 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 £25.5 million 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 in County Durham.

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 with the final estimated cost to deliver the scheme being approximately £9 million.

The works involved a significant amount of bulk earthworks with more than 99,000m<sup>3</sup> of rock and 48,000m<sup>3</sup> of clay excavated and removed from site. Construction of a 600m single carriageway along with a Non-Motorised User (NMU) bridge for pedestrians, cyclists, and equestrians above the link road to allow the new highway to pass beneath Burdon Lane is now complete.

The works have been funded in the interim through HIF funding with a proportion of the spend to be recovered from developer contributions from sites within SSGA once received. In 2022–23 £28,839 received from the Taylor Wimpey development on land North of Burdon Lane was used as a contribution towards the scheme.



RDLR Non-Motorised User bridge, September 2023

Work commenced on modification to the A19/A690 junction in November 2019 to help accommodate and manage the increased traffic as a result of new development within the SSGA. Phase one of the works comprising the widening of the A19 southbound slip road and City Way junction widening works were completed in December 2020. The phase two works were completed in 2022 and saw the widening of the A690 Eastbound approach.

The overall budget for the scheme was £3,984,557 coming from three sources. Of this £1,926,398 is being forward funded from the HIF, with opportunities being sought to recover £1 million from Section 106 contributions. In the reported year £6,823 received from the Taylor Wimpey development on land North of Burdon Lane was used towards the delivery of the scheme.

In order to accommodate the increased demand for education provision generated as a result of the new development within the SSGA significant investment through a number of Section 106 Agreements has been secured.

The required provision will be delivered through the construction of a new 1.5 form entry primary school, extensions to two primary schools and the expansion of one secondary school. As with the highway works within the SSGA the provision of the required educational facilities will, in part, be forwarded funded through HIF.

In the reported year a developer contribution of £148,916 received from the Gentoo Homes development on land North of Mill Hill Road (Doxford Phase six) was used as a contribution towards the delivery of these schemes.

### 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 council's Planning Obligations Officer by emailing [planningobligations@sunderland.gov.uk](mailto:planningobligations@sunderland.gov.uk)





**Sunderland  
City Council**

