

The Annual Infrastructure Funding Statement (Section 106 report)

The reported year 2020 – 2021

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## WHAT IS THIS DOCUMENT

- 1.1 This document is entitled 'Annual Infrastructure Funding Statement'. Its production is a requirement of The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 (SI 2019 No.1103), parts 10A, regulation 121A.
- 1.2 The Community Infrastructure Levy (CIL) regulations require that, no later than 31<sup>st</sup> December in each calendar year, all local planning authorities that issue a CIL liability notice or enter into section 106 planning obligations during a reported year<sup>1</sup> must publish an infrastructure funding statement (IFS) at least annually.
- 1.3 The statements required vary depending on if an authority collects via the Community Infrastructure Levy (regulation 121A (a) and (b) applies) or section 106 legal agreements (regulation 121A (c) applies). The council does not have a CIL in place and thus the council secures financial and other obligations via section 106 legal agreements.
- 1.4 Part 212A (c) states that:  
*"The funding statement must set out, (c) a report about planning obligations, in relation to the reported year, which includes the matters specified in paragraph 3 of Schedule 2 and may include the matters specified in paragraph 4 of that Schedule ("section 106 report")."*
- 1.5 In this report the council has covered information relating to paragraph 3, schedule 2. Information relating to paragraph 4 of schedule 2, which is not mandatory, have not been included.
- 1.6 It should be noted that information pertaining to developer contributions is changeable, the information represents figures at a given point in time, and those figures can alter due to issues such as interest or viability challenges. The information within this statement was compiled with the most up to date information at the time and this statement is deemed to be robust. Within future iterations of this statement any amendments to a section 106 agreement will be reported within the statements and commentary given to stipulate that an agreement has been amended and that figures should not be double counted when looking at figures year on year.
- 1.7 This IFS will be published by 31<sup>st</sup> December 2021, the cut of date for information to be included within this IFS was 31<sup>st</sup> March 2021 so progress made between 1<sup>st</sup> April 2021 and 31<sup>st</sup> December 2020 are not reported. The next iteration of this report is likely to be published by 30<sup>th</sup> April each year so that information published is as up to date as possible.

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<sup>1</sup> Reported year is from 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021 (note this is different to the tax year which runs from 6 April to 5 April).

## 2. INFRASTRUCTURE AND DEVELOPER CONTRIBUTIONS EXPLAINED

### **What is infrastructure?**

- 2.1 Infrastructure is the set of fundamental facilities and systems that support the sustainable functionality of the borough. Infrastructure includes transport facilities such as roads, footpaths (urban and rural), cycleways and bridleways. Infrastructure includes coastal and flood defence systems along with utility facilities that serve homes and businesses. Infrastructure also includes sports and leisure provision, education provision and health services such as doctors and dentist practices.
- 2.2 The Hartlepool Infrastructure Plan<sup>2</sup> sets out what infrastructure is required to support planned growth and development, how much it will cost, where the money will come from to provide infrastructure, and who will be responsible for its delivery.

### **What are developer contributions?**

- 2.3 Development often puts pressure on the environment, infrastructure and services. It is expected that developers will mitigate or compensate for the impact of their proposals. In many cases this mitigation/compensation will be delivered by way of a developer contribution also referred to as 'Planning Obligations' and secured via section 106 of the Town & Country Planning Act 1990 (as amended).
- 2.4 Regulations introduced in April 2010 place three tests on the use of planning obligations. These are that the obligation is:
- 1) Necessary to make the proposed development acceptable in planning terms;
  - 2) Directly related to the proposed development; and
  - 3) Fairly and reasonably related in scale and kind to the proposed development.
- 2.5 In 2010 the government introduced the Community Infrastructure Levy (CIL), which aims to provide a more understandable charging system for contributing towards wider infrastructure provision. In Hartlepool, viability testing to date has indicated that implementation of a CIL charging schedule would impact upon the deliverability of development across the borough.
- 2.6 The benefit of securing planning obligations through s106 agreements is that they can be individually negotiated allowing the council to deliver a flexible approach based on viability assessment where appropriate therefore planning obligations will continue to be secured through s106 legal agreements.

### **How developer contributions will be used to deliver strategic policies.**

- 2.7 Hartlepool's future sustainable growth and development depends on the timely funding and delivery of supporting infrastructure that reflects the scale and type of development and the needs of the locality; without it, new development may be delayed and/or there could be unacceptable social, economic or environmental impacts on existing infrastructure.
- 2.8 The council adopted a Planning Obligations SPD in November 2015, the SPD sets out the developer contributions that may be required to address the impacts arising from a development.
- 2.9 In May 2018 the local plan was adopted and policy QP1 (Planning Obligations) sets out the council's priorities for the types of infrastructure that developer contributions should be secured on.

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<sup>2</sup> [https://www.hartlepool.gov.uk/downloads/file/2938/hlp03\\_20\\_local\\_infrastructure\\_plan\\_november\\_2016pdf](https://www.hartlepool.gov.uk/downloads/file/2938/hlp03_20_local_infrastructure_plan_november_2016pdf).

- 2.10 Developer contributions may be required for the following:
- Affordable Housing;
  - Children’s Play / Play Facilities;
  - Playing Pitches & Outdoor Sports / Exercise Provision;
  - Built Sport Facilities;
  - Highway and Rail Infrastructure and Sustainable Transport Measures;
  - Education Provision;
  - Community Facilities;
  - Green Infrastructure;
  - Training and Employment;
  - Heritage (protection / preservation / interpretation);
  - Maintenance;
  - Housing Market Renewal;
  - Flood Protection;
  - Renewable Energy & Energy Efficiency Measures;
  - Ecological Mitigation & Networks; and
  - Suitable Alternative Natural Green Space and/or Mitigation for recreational disturbance on the Teesmouth and Cleveland Coast SPA – Mitigation guided by the council’s Endorsed Mitigation Strategy and Delivery Plan which sets out the funding formula for mitigation.
- 2.11 The contributions will be sought and secured on all applications that meet the necessary thresholds i.e. five dwellings, 10 dwellings or 15 dwellings or on a case by case basis. Without securing developer contributions then the strategic policies within the local plan could not be delivered.
- 2.12 The developer contributions are essential to ensure that sustainable development is delivered across the borough and support the aim of the local plan and the strategic policies within it to achieve sustainable development.
- 2.13 The process of securing, receiving and spending developer contributions is recorded at each stage, this ensures contributions are sought fairly from developers and that officers, developers and the public know where and when developer contributions will be paid to the council and how they will be spent.

### 3. FUTURE SPENDING PRIORITIES ON INFRASTRUCTURE THAT THE AUTHORITY INTENDS TO FUND VIA DEVELOPER CONTRIBUTIONS.

3.1 Paragraph 35 of the planning obligations Planning Policy Guidance (PPG) sets out categories of infrastructure that should be reported upon where relevant. These are as follows:

- Affordable housing;
- Education (primary, secondary, post -16 and other);
- Highways;
- Transport and travel;
- Open space and leisure;
- Community facilities;
- Health;
- Digital infrastructure (not relevant to HBC);
- Flood and water management;
- Economic development (not relevant to HBC);
- Land;
- Section 106 monitoring fees;
- Bonds (held or repaid to developers) (not relevant to HBC);
- Other (Neighbourhood CIL, Mayoral CIL and Community Infrastructure Levy; administration costs) (not relevant to HBC);and
- Green infrastructure.

3.2 The category list above has been used to guide this chapter (chapter 3) which sets out the infrastructure priorities within the 2018 local plan that will be delivered wholly or in part by developer contributions. This chapter sets out when short (0-5 years), medium (6-10 years) or long term (11-15 years<sup>3</sup>) infrastructure delivery is expected to commence and where it will be delivered.

3.3 Page 86 of the local plan sets out housing trajectory and the 5 Year Housing Land Supply Report (2020) updates the position with regards to time delay on some housing sites. The two documents have been used as a basis for setting out the anticipated delivery timeframe of infrastructure projects.

3.4 Information within this chapter derives from a range of key documents:

1. The Hartlepool Local Plan (2018),<sup>4</sup>
2. The Hartlepool Local Infrastructure Plan (2016);
3. The Green Infrastructure Action Plan SPD (2020),<sup>5</sup> and
4. Housing review and 5 year housing land supply report (2020<sup>6</sup>).<sup>7</sup>

#### **Affordable housing priorities.**

3.5 Affordable housing is housing designed for those whose income generally deny them the opportunity to purchase houses on the open market as a result of the difference between income and the market cost of housing. Affordable housing can be delivered either as a 100% affordable development or as part of a general market housing development where a smaller percentage of the overall dwellings are affordable in tenure and the majority are general market housing.

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<sup>3</sup> Time frames link to local plan evolution dates. 2016 -2031 is the 15 year LP timeframe. Short term equates to 2016 – 2021, medium term 2021 – 2026 and long term 2026 – 2031.

<sup>4</sup>[https://www.hartlepool.gov.uk/downloads/file/4393/hartlepool\\_local\\_plan\\_-\\_adopted\\_may\\_2018pdf](https://www.hartlepool.gov.uk/downloads/file/4393/hartlepool_local_plan_-_adopted_may_2018pdf).

<sup>5</sup> [https://www.hartlepool.gov.uk/downloads/file/6418/gi\\_main\\_document\\_2020\\_adopted\\_version](https://www.hartlepool.gov.uk/downloads/file/6418/gi_main_document_2020_adopted_version).

<sup>6</sup>[https://www.hartlepool.gov.uk/downloads/file/6587/2020\\_housing\\_review\\_and\\_5yhls\\_report](https://www.hartlepool.gov.uk/downloads/file/6587/2020_housing_review_and_5yhls_report).

<sup>7</sup> An update to this document will be produced in spring of 2022 and the next Infrastructure Funding Statement will use the updated document as evidence.

- 3.6 It can be extremely challenging to secure grant funding for affordable housing and as a result other mechanisms need to be utilised to secure ongoing affordable housing provision. Securing affordable housing as part of residential developments provides perhaps the most realistic way of securing new affordable housing developments in the future.
- 3.7 The 2015 Strategic Housing Market Assessment (SHMA) identifies areas of affordable housing need in the borough and advocates an annual affordable housing delivery target of approximately 144 dwellings. Compared to the net additional dwelling provision target of 410 the net affordable housing delivery target is approximately 35%.
- 3.8 Although the evidence identifies a significant level of affordable housing need, the council appreciates that providing an element of affordable housing as part of residential development can affect the economic viability of schemes. To provide guidance in assessing site viability the council produced an Affordable Housing Economic Viability Assessment to inform the Planning Obligations Supplementary SPD 2015 which assessed the viability of a range of sites across the borough.
- 3.9 Further viability work was undertaken as part of the examination of the local plan to justify the delivery of the local plan and the infrastructure requirements within it whilst taking account of the planning obligations required from development. The Deliverability Risk Assessment<sup>8</sup> showed that in market conditions at the time of assessment, that the development of residential property on sites with a threshold of 15 or more dwellings is generally economically viable when contributing 18% affordable housing along with the other developer contributions required.

**Affordable housing priorities with regards to delivery on site.**

- 3.10 Local plan policy HSG9 requires that an affordable housing element should be delivered as part of development of over 15 dwellings or 6 in the rural area. The threshold of 15 and 6 ensures that affordable housing is required on all sites allocated through the 2018 local plan.
- 3.11 With regards to the level of on-site affordable housing required on (or to be delivered by) the borough's strategic sites,<sup>9</sup> table 1 below sets out information relating to the site, the affordable housing required by the local plan and progress in securing it to date.

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<sup>8</sup> [https://www.hartlepool.gov.uk/downloads/file/3592/ex\\_hbc\\_82\\_deliverability\\_of\\_local\\_plan\\_sites\\_update\\_sep\\_2017pdf](https://www.hartlepool.gov.uk/downloads/file/3592/ex_hbc_82_deliverability_of_local_plan_sites_update_sep_2017pdf).

<sup>9</sup> Strategic sites are deemed to be those allocated within the 2018 Hartlepool Local Plan and delineated on the Policies map (in orange).

Table 1. On site affordable housing required on strategic sites, anticipated delivery and progress.

Strategic site	Local plan requirement	LP delivery timeframe	Progress
Wynyard Park North HSG5b. 400 dwellings proposed.	18% on site delivery requirement to assist in achieving policy HSG2 and policy HSG9.	Short/Medium	No progress in 2019/2020 and 2020/2021 reported years in meeting on site requirement.
			H/2019/0365, (Duchy Homes) approved 18/03/2020 in previous reported year for 67 dwellings, £296.195.00 secured for off-site AH.
			H/2019/0226 (Barratt/David Wilson Homes) application submitted for 243 dwellings, Not approved in this reported year.
Wynyard Park South HSG5c. Site for 232 dwellings.	18% on site delivery requirement to assist in achieving policy HSG2 and policy HSG9.	Short/medium	No progress in 2019/2020 and 2020/2021 reported years in meeting on site requirement. H/2019/0473 (Countryside) Approved 03/02/2021 no contribution secured.
Quarry Farm (2) HSG5a. Site for 220 dwellings.	18% on site delivery requirement to assist in achieving policy HSG2 and policy HSG9.	Short/medium	H/2015/0528 Approved 12/10/2018 17 affordable dwellings (7 social rented and 10 DOMV) to be delivered on site. Due to viability related to the Elwick bypass/Grade separated junction improvements the level of affordable housing secured was 7.7% onsite and not the required 18%. Further off-site payments may be secured if grant funding for the bypass is secured.  0/17 AH dwellings complete in this reported year, but numerous starts on site.
South West Extension HSG4. Site for 1260 dwellings.	18% on site delivery requirement to assist in achieving policy HSG2 and policy HSG9.	Short/medium/long.	H/2014/0405 minded to approve on 12/07/2017 prior to adoption of the 2018 local plan. Application being re considered and 2018 local plan policies apply. S106 agreement is not yet signed, specific details could be subject to change and thus not set out in this statement.
Nine Acres, Hart HSG8.	18% on site delivery requirement to assist in achieving policy	Medium.	Not submitted.



Site for 30 dwellings.	HSG2 and policy HSG9.		
Glebe Farm, Hart HSG8. Site for 20 dwellings.	18% on site delivery requirement to assist in achieving policy HSG2 and policy HSG9.	Medium.	H/2017/0301 application withdrawn on 25/08/2020.
North Farm, The Green, Elwick. Site for 14 dwellings.	18% on site delivery requirement to assist in achieving policy HSG2 and policy HSG9.	Medium/long.	H/2008/0026 outline application, H/2014/0579 extension of time application. Permission expired, new application required.
North Farm/Potters Farm, Elwick. HSG7. Site for 35 dwellings.	18% on site delivery requirement to assist in achieving policy HSG2 and policy HSG9.	Medium/long.	Not submitted.
Carr and Hopps Street. HSG3 (2). Site for 70 dwellings. <sup>10</sup>	Zero affordable units due to viability of brownfield site. All private rent.	Site delivered.	H/2016/0304, approved 15/08/2016, (PP not required) and H/2016/0310 approved 05/09/2016. 0 affordable units due to viability of brownfield site. All private rent.
South of John How Gardens HSG3 (1). Site for 20 dwellings.	18% on site delivery requirement to assist in achieving policy HSG2 and policy HSG9.	Medium/long.	Not submitted.
Briarfields HSG3 (3). Site for 14 dwellings.	18% on site delivery requirement to assist in achieving policy HSG2 and policy HSG9.	Short/medium.	Not submitted. HBC ownership,
Coronation Drive HSG3 (3). Site for 65 dwellings.	18% on site delivery requirement to assist in achieving policy HSG2 and policy HSG9.	Short/medium.	Not submitted. HBC ownership. Council currently working with an interested party to bring the site forward

3.12 Within this reported year no on site affordable housing was secured on the strategic sites within the borough. This is because some strategic sites received planning consent prior to the requirements to produce an infrastructure funding statement, some sites received planning consent in the previous reported year and some applications are pending a decision. Allocations within a local plan can often take many years to reach application stage and when they do the application process can be lengthy. It may be the case that there has been no progress with regards to on site affordable housing, but in light of some affordable housing starts on site i.e. Quarry Farm and pending applications i.e. The South West Extension, HBC are positive that progress is likely to be made within future iterations of this statement.

<sup>10</sup> This site was not for new build dwellings, application H/2016/0304 and H/2016/0310 were for conversion works, change of use and converting two dwellings into one.

**Affordable housing priorities with regards to delivery off-site.**

- 3.13 In some parts of the borough there are concentrations of housing where there is an imbalance between supply and demand. This housing market failure, or weakness, manifests itself in a number of ways including: significantly lower than average house prices; concentrations of vacant/void properties; housing demand dominated by investors and private landlords; absence of owner-occupiers (including first-time buyers) and anti-social behaviour.
- 3.14 Over recent years the council and its partners have embarked on a housing market renewal programme which has sought to clear and redevelop those low demand areas and refurbish other adjacent areas through a combination of physical improvements to buildings and the surrounding environment, improved management, such as landlord accreditation, and community support measures.
- 3.15 Included as part of the housing market renewal programme is the empty homes strategy; this will endeavour to bring empty homes back into use through collaborative working with key partners and focussed coordinated action. It is intended to continue these programmes in future years utilising available resources.
- 3.16 In certain circumstances, for example where low density housing is delivered and where applicants can provide sound, robust evidence, then it may be acceptable for affordable housing provision to be made off-site. Where off-site provision is deemed acceptable a commuted sum mechanism, as set out in the Planning Obligations SPD, is used.
- 3.17 The council will use developer contributions and other funding mechanisms towards the provision of affordable housing and may include contributions to site assembly of larger schemes or re-use and modification of empty homes to provide modern affordable homes.
- 3.18 So as not to have a blighting effect, the priority areas for housing market renewal, where developer contributions are likely to be spent, are not currently set out within the housing strategy or local plan. This funding stream cannot be planned for and thus funds are allocated on a case by case basis and in accordance with emerging housing regeneration strategy.
- 3.19 Table 2 below sets out the amount of off-site affordable housing contribution secured on the strategic sites within this reported year.

Table 2. Off-site affordable housing contributions secured on strategic sites in this reported year.

<b>Strategic site and policy</b>	<b>Application</b>	<b>Affordable housing contribution and delivery location</b>	<b>Delivery timeframe</b>
Wynyard (white land)	H/2020/0219	£9,641.00 to be spend facilitating affordable housing across the borough.	Medium
Wynyard (white land)	H/2020/0292	£9,641.00 to be spend facilitating affordable housing across the borough.	Medium
Wynyard (white land)	H/2020/0293	£9,641.00 to be spend facilitating affordable housing across the borough.	Medium

- 3.20 As set out above in table 2 above, three applications were approved in Wynyard that secured affordable housing contributions to a total of £28,923. The three sites are all on white land as prior to adoption of the 2018 local plan the parcels of land had

consent for dwellings and therefore it was not necessary to allocate the sites in the 2018 local plan. All applications on Wynyard are part of the whole strategic location and so it is prudent to report on all relevant application in that area whether allocated in the 2018 local plan via policy HSG5 or not.

**Education priorities.**

- 3.21 To assist in ensuring the three largest strategic sites within the local plan (Wynyard, High Tunstall and the South West Extension) are delivered in a sustainable manner, the council has prioritised the delivery of three new primary schools. With regards to other housing sites across the borough, the council will continue to support expansion of other schools where necessary through developer contributions.
- 3.22 Set out below in table 3 is information relating to the allocated sites that are expected to assist in delivering the new schools and the progress within this reported year.

Table 3. Education requirements on strategic sites, anticipated delivery and progress.

Strategic site and policy	Local plan requirement	LP delivery timeframe	Progress
North Pentagon Wynyard HSG6a and INF4.	Delivery of primary school in Wynyard, Stockton on Tees had capacity to accommodate students from this development. No contribution required.	N/A.	H/2016/0185, approved 13/11/2017. No contribution required.
Wynyard Park North HSG6b and INF4.	H/2019/0365, (Duchy), approved 18/03/2020, previous reporting year.		
	Contribution towards primary school in INF4 land.	Short/Medium	£198,209.00. No contributions received in this reporting year.
	Contribution towards secondary school provision within the borough.	Medium/long.	£129,456.00. No contributions received in this reporting year.
	H/2019/0226, (Barratt/David Wilson).		
	On site primary school required via policy INF4. Developer will be required to safeguard the land and fund primary school through contributions from developments across Wynyard Park.	Medium/Long.	Not approved in this reporting year.
Wynyard Park South HSG6c and INF4.	On site primary school required via policy INF4.	Short/Medium	H/2019/0473 (Countryside) Approved 03/02/2021. Primary education: secured a financial contribution of £559,003.20 for the school. Secondary education: secured a financial contribution of £365,241.80. No contributions received in this reported year.

High Tunstall HSG5 and INF4.	Local plan states that a primary school is required on site. High Tunstall Primary.	Medium/long.	H/2014/0428 Approved 14/03/2019. Developer safeguarded land and will provide a new school.  £0 secured at present through the legal agreement however there is a recycling clause in the legal agreement which can recycle up to £3,548,790.00 towards the new primary school on site subject to receiving grant funding for the Elwick bypass and grade separated junction highway scheme.  No contributions received in this reported year.
Quarry Farm (2) HSG5a and INF4.	Primary school contribution for High Tunstall Primary (new school on High Tunstall site).	Medium/long.	H/2015/0528, approved 12/10/2018. £213,641.72 secured. No contributions received in this reported year.
South West Extension HSG4 and INF4.	Primary school required on site.	Medium/long.	H/2014/0405 Not determined by the end of the reported year.

3.23 Table 3 above, shows that within this reported year limited progress has been made with regards to securing new schools on strategic sites in the borough or financial contributions to increase capacity as schools likely to require expansion do to the strategic sites. One application (H/2019/0473 (Countryside)) on at Wynyard Park North was approved in this reported year that secured a contribution towards delivery of a new primary school in Wynyard.

3.24 It is envisaged that as the High Tunstall site builds out, more Wynyard applications are approved and the South West Extension application is approved progress is likely to be made financially over the next five iterations (medium term) of this statement and works on site will be reported beyond that.

#### **Highway, transport and travel priorities.**

3.25 A particular weakness for Hartlepool is the reliance on only two principal access points to/from the A19, namely the A179 and the A689. Both of these access points are becoming increasingly congested. A key strategic aim of the local plan is to provide a new grade separated junction on the A19 at Elwick. This will provide an alternative, safe access to the A19 and relieve congestion at the A179 and A689 junctions, reducing the costs associated with delays and improving the reliability and resilience of the road network. It will also improve safety and reduce pollution within Elwick Village.

3.26 Developments that are required, by the local plan, to contribute towards the grade separated junction and bypass are set out in table 4 below.

Table 4. Developments that are required to contribute towards the grade separated junction and bypass, amount of contribution, anticipated delivery and progress.

Strategic site and policy	Local Plan requirement	LP delivery timeframe	Progress
High Tunstall HSG5 & INF2.	£14,400,000.00 £12,000 per dwelling.	Short/ medium/long.	H/2014/0428 approved and contribution secured. No contribution received in this year or the previous reporting year.
Quarry Farm (2) HSG5a & INF2.	£2,640,000.00 £12,000per dwelling.	Short/ medium.	H/2015/0528 approved and contribution secured. No contribution received in this year or the previous reporting year.
Elwick Village HSG7& INF2.	£12,000 per dwelling.	Medium/long.	Allocated but no application.
Briarfields HSG3 (3) & INF 2.	£12,000 per dwelling.	Medium/long.	Allocated but no application.
Windfall Sites. INF2.	£12,000 per property.	Various.	Site by site basis.

3.27 The council has continued to facilitate these infrastructure works and has drawn up detailed designs and a planning application is likely to be submitted in the next reported year (1<sup>st</sup> April 2021 – 31<sup>st</sup> March 2022). The council are in discussions with Highways England (National Highways<sup>11</sup>) regarding the designs and forthcoming planning application and have secured £4.1m of funding from the Tees Valley Combined Authority with a further £4.1m underwritten by the Tees Valley Combined Authority if it can't be secured from Homes England. Discussions and negotiations regarding the purchase of the land are ongoing with the landowner's agent.

3.28 A number of other projects will also be undertaken during the local plan period to provide the necessary infrastructure to accommodate developments proposed in the plan. Table 2 on page 15 – 22 of the Hartlepool Local Infrastructure Plan sets out 22 highway schemes required for delivery of local plan proposals/policies. It is not deemed necessary to repeat information within the LIP within this document. However for ease a link to the LIP is provided, [www.hartlepool.gov.uk/Local-Infrastructure-Plan](http://www.hartlepool.gov.uk/Local-Infrastructure-Plan).

#### **Bus network priorities.**

3.29 Page 23 of the Hartlepool Local Infrastructure Plan sets out information relating to the Tees Valley wide Bus Network Improvement scheme (TVBNI) which seeks to provide a real alternative to the private car.

3.30 A number of core routes were identified as part of the scheme. In Hartlepool the core routes are:

- High Tunstall – Town Centre – Seaton Carew, and on to Middlesbrough;
- Clavering – Town Centre – South Fens & Owton Manor;
- Headland – Town Centre – Owton Manor; and
- Marina – Town Centre – Fens, and on to Billingham, Stockton-on Tees and Middlesbrough.

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Note Highways England changed to National Highways in August 2021 thus not within this reported year.

- 3.31 The core routes have been designated to offer high quality services between major housing areas and the town centre, and to offer better opportunities to access key employment sites within Hartlepool and elsewhere in the Tees Valley.
- 3.32 As new housing schemes are developed through policies and allocations in the local plan, it will be important to ensure that new and/or extended bus services are provided at the appropriate time to serve the new developments. This scheme will be delivered in partnership with bus providers and in some instances financial contributions towards the bus network will be sought.
- 3.33 Within this reported year none of the strategic sites that have been approved have been required to contribute toward the bus network. When applications for the remaining strategic sites (and possibly other sites) come forward the council's Traffic and Transport team will advise on whether or not financial contributions should be secured.

**Open space, leisure and community facilities priorities.**

- 3.34 To assist in ensuring the strategic sites within the local plan are delivered in a sustainable manner the council has, through local plan policies, set out what is to be expected in each area.
- 3.35 With regards to open space and leisure priorities all three of the largest strategic housing locations are expected to deliver a strategic green wedge, a local centre that offers a range of facilities and sports/recreation facilities. Other strategic sites (Quarry Farm (2), Hart sites, Elwick and the urban sites) are expected to deliver an element of on-site green space and to contribute towards sports and recreation facilities within the borough. Set out below in table 5 is information relating to the strategic site, the requirements, funding, application progress and the anticipated timeframe delivery.

Table 5. Open space, leisure and community facility (excluding education) requirements, anticipated delivery and progress on strategic sites.

Strategic site and policy	Local Plan requirements	LP delivery timeframe	Progress
Wynyard North Pentagon HSG6a and INF4.	2.12 hectares of on-site multifunctional green infrastructure including:- play area and 3G pitch onsite. Funded by the developer.	Short/medium term.	H/2016/0185, approved 13/11/2017. GI – area to the west of the play park is complete. Play area – work commenced during 2019/20 and was completed in this reported year. 3G pitch – work has not yet commenced
	Cycling provision for Wynyard to Hartlepool route. Section (7) linking Dalton Back Lane to Claxton House Farm.	Short/medium term.	H/2016/0185 (approved 13/11/2017). Secured financial contribution of £108,128.00 No contributions received in this financial year, or the previous financial year.
	Woodland walking Link B.	Short/medium term.	H/2016/0185 (approved 13/11/2017). Secured a financial contribution of £35,000.00.

			No contributions received in this financial year, or the previous financial year.
	Tennis courts, Greatham.	Short/medium term.	H/2016/0185 (approved 13/11/2017). Secured a financial contribution £6,215.18. No contributions received in this financial year, or the previous financial year.
Wynyard Park North HSG6b and INF4.	H/2019/0365 (Duchy) approved		
	On-site multifunctional green infrastructure and Requirement to deliver a green corridor north including play area, phase 1.	Short/Medium	GI – no progress Play – no progress
	Provide links to the Castle Eden Walkway.	Short/Medium	H/2019/0365 (Duchy) approved 18/03/2020. Secured a financial contribution £16,750. No contributions received in this financial year.
	Cycling provision for Wynyard to Hartlepool route.	Short/Medium	H/2019/0365 (Duchy) approved 18/03/2020. Secured a Financial contribution £66,464.00. No contributions received in this financial year.
	H/2019/0226 (Barratt/David Wilson).		
	On-site multifunctional green infrastructure. Requirement to deliver a green corridor.	Short/medium	Not approved in this reported year. H/2019/0226, not approved in this reported year.
	Provide links to the Castle Eden Walkway. Financial contribution of £250 per dwelling.	Short/medium	
	Development of a Wynyard Woodland Plan Strategy.	Short/medium	
	Walkway/cycle way from Wynyard to Hartlepool. Financial contribution £992 per dwelling.	Short/medium	
	Tennis, playing pitches and build sports, Safeguard land for a sports hub.	Short/medium	
Required to assist in the delivery of a children's play park.	Short/medium		
Wynyard Park South	Incorporation of on-site green infrastructure and	Short/medium	

HSG6c and INF4.	open space throughout the site.		No progress on site.
	Sustainable transport links.	Short/medium	H/2019/0473 (Countryside), approved 3/2/2021. £184,512 secured and directed towards east to west footway/cycleway. No contributions received in this reported year.
	Play facilities required on site.	Short/medium	H/2019/0473 (Countryside), approved 3/2/2021 secured on site play, No progress on site.
	Tennis provision, playing pitches and build sports facilities to be provided on the INF4 land.	Short/medium /long.	H/2019/0473 (Countryside) approved 3/2/2021. Funding not secured
Wynyard Park sites a, b and c combined. Policy HSG6 and INF4.	Local centre, site is safeguarded via policy INF4 and will be funded by developers on various applications.	Short/medium /long.	No progress in securing the land and local centre delivery in this reported year or previous reported year. Although there has been no success in moving forward with a local centre on land within the HBC boundary, progress has been made within the Stockton on Tees administrative area. An application (21/0345/FUL) was submitted on 8 <sup>th</sup> February for a local centre and the decision is pending.
	Multifunctional strategic green wedge on site. Green wedge is safeguarded via policy NE3 and will be funded by developers on various applications.	Medium/long.	No contributions received for the Green Wedge. Northern element of the green wedge secured via application H/2019/0365 (Duchy). No progress on site. Southern element is not yet secured.
High Tunstall HSG5 and INF4.	12.00 hectares of on-site multifunctional green infrastructure, including a strategic green wedge, SANGS and education related sports facilities to be provided.	Short/medium /long.	H/2014/0428. Approved 14/03/2019 GI secured, no progress in this reported year or the previous reported year.
	Local centre for retail, public house, health facilities, leisure facilities and any other facility deemed necessary delivered on site.	Medium/long.	H/2014/0428. Approved 14/03/2019. Developer will safeguard the land required. Facilities will be built by the developer or private enterprise.



			No progress in this reported year or the previous reported year.
	Financial contribution towards built sports provision at Summerhill Country Park.	Short/medium /long.	H/2014/0428. Approved 14/03/2019. £0 currently secured however recycling clause if Elwick Bypass /Grade separated junction grant funding is secured allows up to £300,000.00 to be redirected to Summerhill subject to priority list. No progress in this reported year or the previous reported year.
	Bowling green, borough wide provision.	Short/medium /long	H/2014/0428. Approved 14/03/2019. £0 currently secured however recycling clause if Elwick Bypass /Grade separated junction grant funding is secured allows up to £5,964.00 to be redirected to bowling subject to priority list. No progress in this reported year or the previous reported year.
	Tennis courts, Hartlepool Lawn Tennis Club Granville Avenue.	Short/medium /long	H/2014/0428, approved 14/03/2019. £68,424.24. Contributions are subject to receiving grant funding for a highway scheme. If some grant is secured contributions will be redirected towards tennis court up to the total above. No progress in this reported year or the previous reported year.
South West Extension HSG 4 and INF4.	Developer to fund 48.22 hectares of multifunctional green infrastructure, including a strategic green wedge to be provided on site.	Medium/long.	H/2014/0405 not determined by the end of the reported year.
	Developer to safeguard land for and facilitate delivery of a local centre for retail, public house, health facilities, leisure facilities and any other facility deemed necessary delivered on site.	Medium/long.	

	Some sports facilities on site and off site contributions to be agreed.	Medium/long.	
	Developer required to provide play provision required throughout the site.	Short/medium /long.	
Quarry Farm (2) HSG5a.	3 hectares of multifunctional green infrastructure, including the provision of SANGS.	Short/medium	H/2015/0528, approved 12/10/2018. Works to south east corner of Green Wedge included the SUDs provision began in this reporting year
	Built sports contribution for the Summerhill extension.	Short/medium	H/2015/0528, approved 12/10/2018. Financial contribution of £55,000.00 secured. No contribution received in this reported year or previous reported year.
	Playing pitches at Grayfields to be enhanced.	Short/medium	H/2015/0528, approved 12/10/2018. Financial contribution of £49,123.80 secured. No contribution received in this reported year or previous reported year.
	Play park on site.	short term	H/2015/0528, approved 12/10/2018. Play park secured, no progress in this reported year or previous reported year.
Nine Acres, Hart HSG8.	To create an area of open space to the east of the site.	Short/medium	Application not submitted.
	Play, built sports, playing pitches, tennis and bowling green contributions required for off-site provision.	Short/medium	
Glebe Farm, Hart HSG8.	Amenity open space on site.	Short/medium	H/2017/0301 not determined by the end of the reported year.
	Play, built sports, playing pitches, tennis and bowling green contributions required for off-site provision.	Short/medium	
North Farm, The Green, Elwick HSG7.	Amenity open space on site.	Medium/long.	H/2008/0026 outline application, approved 19/03/2010 & H/2014/0579 extension of time application approved 06/04/2016.
	Play, built sports, playing pitches, tennis and bowling green	Medium/long.	

	contributions required for off-site provision.		Permission expired, new application required.
North Farm/Potter Farm, Elwick HSG7.	0.4 hectares of green infrastructure to be provided on site.	Medium/long.	Not submitted.
	Play, built sports, playing pitches, tennis and bowling green contributions required for off-site provision.	Medium/long.	
Car and Hopps Street. HSG3 (2).	A village green and Play facilities on site.	N/A.	H/2016/0304, approved and play facility provided.
South of John Howe Gardens HSG3 (1).	Amenity green space to be provided on site.	Medium/long.	Not submitted.
	GI, play, built sports, playing pitches, tennis and bowling green contributions required for off-site provision.	Medium/long.	
Briarfields. HSG3 (3).	Amenity green space to be provided on site.	Short/Medium	Not submitted.
	Play, built sports, playing pitches, tennis and bowling green contributions required for off-site provision.	Short/Medium	
Coronation Drive. HSG3 (4).	Amenity green space to be provided on site.	Short/Medium	Not submitted.
	Play, built sports, playing pitches, tennis and bowling green contributions required for off-site provision.	Short/Medium	

3.36 Table 5 above shows that in this reported year the play facility associated with The North Pentagon, Wynyard, was completed but that areas of GI associated with the same site are still to be delivered, it is envisaged that the GI will be complete once all the dwellings and that full progress is likely to be reported in the 2022/2023 iteration of this statement. There is no other progress with regards to community infrastructure to report on at Wynyard. Quarry Farm 2 has begun to implement the southern end of the Green Wedge, including the SUDS pond, within this reporting year. With regards to all other strategic sites across the borough there has been no progress, in this reported year by way of financial contribution or on site delivery.

**Priorities set out in the Hartlepool Green Infrastructure SPD and Action Plan.**

3.37 The Green Infrastructure SPD Action Plan builds upon the information found in the main document of the SPD regarding Green Infrastructure in the borough, and sets out areas of investment and improvement that are needed in the coming years to develop and grow the borough's GI network. The improvements and schemes within the SPD allow funding to be sought towards their implementation and is useful in directing developer contributions.

- 3.38 Schemes within the SPD are not the only schemes where contributions may be sought, they are schemes which are most advanced. In producing the SPD the borough was split into five sub areas to assess the green infrastructure within each area, what improvements are a priority and consider how the sub areas are linked together by green infrastructure.
- 3.39 The sub areas are:
1. The Coast and its Margins;
  2. Rural Hartlepool;
  3. North Hartlepool;
  4. Central Hartlepool; and
  5. South Hartlepool.
- 3.40 A copy of the Green infrastructure SPD and Action Plan can be viewed online at: [https://www.hartlepool.gov.uk/downloads/file/6417/gi\\_action\\_plan\\_2020\\_adopted\\_version](https://www.hartlepool.gov.uk/downloads/file/6417/gi_action_plan_2020_adopted_version).

**Health priorities.**

- 3.41 A key priority for the council is to ensure that residents have a happy and healthy life. There are no specific developer contributions that come under the category directly cited as `health`. However the council are of the view that all developer contributions listed in paragraph 35 of the planning obligations PPG, as set out in paragraph 3.1 of this statement are in some way linked to the physical and mental wellbeing of residents and visitors. Within this reported year the planning application at Wynyard Park South (H/2019/0473, Countryside) secured a financial contribution of £39,741.00 to be directed towards the provision of future GP services within the vicinity of the site. It is envisaged that in the future further health related contributions may be secured towards the delivery of health services such as GP's within the new local centres coming forward on the strategic sites or related to requests from the Clinical Commissioning Group (CCG).

**Flood and water management priorities.**

- 3.42 Local plan policy QP7 (Energy Efficiency) requires all development to incorporate sustainable construction and drainage methods. The scheme will be subject to planning conditions the long term maintenance of these will generally be secured via section 106 agreements. Table 6 below sets out what sustainable urban drainage systems (SUDS) have been secured on the strategic sites up to 31<sup>st</sup> March 2021.

3.43 Table 6 sets out information relating to sustainable urban drainage systems secured on the strategic sites in the reported year 2019/2020 and 2021/2022.

Table 6: Sustainable urban drainage system requirements on strategic sites, anticipated delivery and progress on strategic sites.

<b>Location and LP policy</b>	<b>Local Plan requirement</b>	<b>LP delivery timeframe</b>	<b>Progress</b>
North Pentagon, Wynyard HSG6a.	On site SUDS to be provided on the green open space.	Short/medium.	H/2016/0185, approved 13/11/2017. A SUDS pond has been constructed on the North Pentagon site within the green space adjacent to the play area
Wynyard Park North HSG6b.	On site SUDS to be provided on the green open space.	Short/medium.	SUDS secured to the north of this development site on the wider HSG6B area.
Wynyard Park North HSG6b.	On site SUDS required via policy QP7.	Medium/long.	H/2019/0226 (Barratt/David Wilson), not determined by the end of the reported year.
Wynyard Park South HSG6c.	On site SUDS required via policy QP7.	Medium/long.	H/2019/0473 (Countryside) approved 3/2/21
High Tunstall HSG5.	Numerous areas of SUDS to be provided on the green open space.	Short/medium.	H/2014/0428 Approved. No progress on site.
South West Extension HSG4.	On site SUDS required via policy QP7.	Short/Medium/long.	H/2014/0405, not determined by the end of the reported year.
Quarry Farm HSG5a.	SUDS required on site.	Short/medium term.	H/2015/0528 Approved 12/10/2018. SUDS pond constructed to south east of site in southern part of green wedge within this reporting year
Nine Acres, Hart HSG8.	On site SUDS required via policy QP7.	Medium.	Not submitted.
Glebe Farm, Hart HSG8.	On site SUDS required via policy QP7.	Medium.	H/2017/0301, not determined by the end of the reported year.

North Farm, Elwick HSG7.	On site SUDS required via policy QP7.	Medium/long.	H/2014/0157, application has expired.
North Farm/Potters Farm, Elwick HSG7.	On site SUDS required via policy QP7.	Medium.	Not submitted.
Carr and Hopps Street.	No SUDS as part of development.	N/A.	H/2016/0304, approved 15/08/2016.
South of John How Gardens.	On site SUDS required via policy QP7.	Medium.	Not submitted.
Briarfields.	On site SUDS required via policy QP7.	Medium.	Not submitted.
Coronation Drive.	On site SUDS required via policy QP7.	Medium.	Not submitted.

3.44 Table 6 sets out information relating to sustainable urban drainage systems secured on the strategic sites in the reported year 2019/2020 and 2021/2022. For this reported year one application (H/2019/0473, Countryside) relating to the strategic sites in the borough was approved that secured SUDS on site, as the application was only determined in this reported year then no works have commenced on site. With regards to SUDS required on other strategic sites where planning permission has been granted in years prior to this reported year, no work has started on site. It is anticipated that the SUDS infrastructure will be put in once development are complete and thus likely to be reported in future iterations of this IFS.

**Section 106 monitoring fees.**

- 3.45 Once developer contributions have been agreed, it is important that they are implemented and spent on their intended purpose and that the associated development contributes to the sustainability of the area. Without effective monitoring then it is likely that the infrastructure priorities within the local plan will not be delivered as they should be.
- 3.46 There are two aspects to monitoring and managing legal agreements these being:
- Financial monitoring and management of the monies associated with receiving the income; and
  - Physical monitoring.
- 3.47 To assist in ensuring the correct spending of the developer contributions a charge will be levied to some planning applications. The monitoring fee varied depending on the aspects of monitoring to be undertake i.e. financial or physical.

#### 4. DEVELOPER CONTRIBUTIONS SECURED, RECEIVED, SPENT AND HELD IN THE REPORTED YEAR.

- 4.1 When a planning application is received, the council considers whether any planning obligations are required, the amount required and where the obligation should be spent. In each officers report (delegated and committee) relevant details pertaining to the amount of contribution and where it should be spent are set out and thus a decision is made based on the information within the officer report. All obligations sought are allocated by the authority upon signing of the 106 agreements.
- 4.2 With regards to obligations relating to affordable housing off site contributions a specific location is not set out within officer`s reports as to do so could blight an area. Instead general provisions are referenced to deliver affordable housing and over time, once schemes evolve and become public knowledge, specific locations within the general areas benefit from the contribution.
- 4.3 In the reported year 2020/2021 a total of seven section 106 agreements were entered into. These legal agreements secured monetary contributions and none monetary contributions.

#### Legal agreements signed in reported year

- 4.4 Below, in table 7, is information pertaining to planning applications with legal agreement signed in this reported year and the total amount of money the council will receive via contributions. The table sets out that within the seven legal agreements that relate to a total number of 322 residential units a total sum of £1,771,261.00 was secured in the reported year.

Table 7. Legal agreement signed in this reported year.

Planning reference	Site and proposal	Date S106 signed	Total amount of money secured
H/2020/0219	Plot C MGL, one dwelling	09/2/2021	£9,641.00
H/2020/0292	Plot A MGL, one dwelling	09/2/2021	£9,641.00
H/2020/0293	Plot B MGL, one dwelling	09/2/2021	£9,641.00
H/2019/0473	Countryside, Wynyard Park South, 189 dwellings	03/2/2021	£1,858,460.00
H/2020/0165	Hillcarter, conversion to 47 flats	03/3/2021	£10,650.00
H/2015/0354	Land at Hart Reservoir, 52 units	23/12/2020	£223,099.00
H/2019/0348	Newholm Court, 31 units	07/5/2020	£40,154.00
Total units	322	Total amount	£2,161,286.00

#### Monetary contributions secured in the reported year

- 4.5 Table 8, below sets out, the types of monetary contribution secured and the amount secured for each type of contribution. The table shows that £2,161,045.68 was secured in total including £660 for monitoring fees.
- 4.6 With regards to affordable housing, three out of the seven agreements secured an off-site financial affordable housing contribution totalling £28,923.00. These agreements were for applications for single dwellings at Wynyard and although it is often the case that affordable housing contributions do not apply to one unit, they can apply if the unit forms part of a larger development site.

Table 8. Monetary contributions secured in the reported year.

<b>Contribution type</b>	<b>All money secured</b>
Affordable housing off site.	£28,923.00
Primary education.	£712,783.20
Secondary education.	£416,360.80
Green Infrastructure including cycleway.	£202,262.00
Built sports.	£20,750.00
Play facilities.	£7500.00
Tennis courts.	£1767.62
Playing pitches	£7231.99
Bowling	£154.07
Health.	£39,741.00
HRA mitigation.	£12,950.00
Ecological mitigation.	£18,600.00
A19/A689 interchange.	£691,362.00
Total financial contributions sought.	<b>£2,160,385.68</b>
Monitoring.	£660.00
Total including monitoring.	<b>£2,161,045.68</b>

#### **Education and none monetary contributions.**

- 4.7 As stated above in paragraph 4.3 seven legal agreements were entered into in the reported year 2020/2021. No agreements secured on site affordable housing, two agreements had requirements for financial contributions to be spent on schools within the borough and three of the agreements had obligations pertaining to none monetary obligations, details are set out in table 9 below.
- 4.8 With regards to primary education a total amount of £712,783.20 was secured which should provide for 52 additional school places. With regards to secondary school education a total of £416,360.80 was secured which should provide for 30 additional school places.
- 4.9 With regards to none monetary contributions three out of the seven agreements secured training and employment charters and two of the agreements secured maintenance and management plans relating to open space/landscaping.

Table 9. Application with s106 agreements containing education and none monetary contributions.

<b>Planning reference</b>	<b>Obligation</b>
H/2019/0473 (Wynyard Park South, Countryside).	Primary £559,003.20 Secondary £365,241.80 Training and employment charter Provision of biodiversity land
H/2015/0354 (Hart Reservoir).	Primary education £153,780.00 Secondary education £51,119.00 Maintenance and Management Scheme prior to commencement Recruitment Training Charter and Employment and Skills Plan prior to commencement.
H/2019/0348 (Newholm Court).	Recruitment Training Charter and Employment Skills Plan Open Space - Landscaping and Management Plan



**Funds received.**

- 4.10 In the reported year 2020/2021 the council received a total of £649,119.85 in financial contributions. Set out below in table 10 is information pertaining to the infrastructure category, the amount received in each category and the planning application each amount is linked to along with setting out that none of the money has yet been spent.

Table 10. Money received via s106 in the reported year.

Planning reference	Amount received <sup>12</sup>	Date received	Spent Y/N	Interest
<b>Green infrastructure (GI).</b>				
H/2015/0374 Deed of variation H/2020/0341 and H/2017/0640 (The Beaumont)	£12,896.00	23/12/2020	N	
H/2015/0374 Deed of variation H/2020/0341 and H/2017/0640 (The Beaumont)	£3,250.00	23/12/2020	N	
H/2019/0348 (Newholm Court)	£7,750.00	18/02/2021	N	
<b>Total Green infrastructure</b>	<b>£23,896.00</b>			
<b>Play.</b>				
H/2019/0348 (Newholm Court)	£7,550.00	18/02/2021	N	
<b>Total Play.</b>	<b>£7,550.00</b>			
<b>Built sports.</b>				
H/2019/0348 (Newholm Court)	£7,750.00	18/02/2021	N	
H/2014/0196 (Tunstall Farm)	£9,350.00	24/03/2021	N	
<b>Total Built sports.</b>	<b>£17,100.00</b>			
<b>Playing pitches.</b>				
H/2019/0348 (Newholm Court)	£7,231.99	18/02/2021	N	
<b>Total playing pitches.</b>	<b>£7,231.99</b>			
<b>Tennis.</b>				
H/2015/0374 deeds of variation H/2020/0341 and H/2017/0640	£864.80	23/12/2020	N	£22.21
H/2015/0374 (site C WP, 12 units)	£1,767.62	18/02/2020	N	
<b>Total tennis.</b>	<b>£2632.42</b>			
<b>Bowling greens</b>				
H/2019/0348 (Newholm Court)	£154.07	18/02/2021	N	
<b>Total bowling greens</b>	<b>£154.07</b>			
<b>Education.</b>				
H/2015/0374 deeds of variation H/2020/0341 and H/2017/0640.	£23,931.09	23/12/2020	N	
H/2015/0386 (Wynyard Woods 64 units)	£66,888.02	08/02/2021	N	
H/2015/0386 (Wynyard Woods 64 units)	£57,595.16	08/02/2021	N	
H/2014/0146 (Tunstall Farm)	£65,438.10	24/03/2021	N	
H/2015/0374 deeds of variation H/2020/0341 and H/2017/0640	£623.03	07/04/2021	N	
H/2015/0270 (Manorside 2)	£18,799.57	07/04/2021	N	
H/2015/0270 (Manorside 2)	£14,117.01	07/04/2021	N	
<b>Total education</b>	<b>£246,768.95</b>			
<b>Off - site affordable housing.</b>				
H/2020/0293 (plot B no. 8 MGL <sup>13</sup> 1 unit)	£9,641.00	22/12/2020	N	
H/2020/0219 (plot c no.7 MGL 1 unit)	£9,641.00	21/01/2021	N	
H/2015/0386 (Wynyard Woods 64 units)	£343,474.71	08/02/2021	N	

<sup>12</sup> To comply with financial reporting standards the amounts (received in April 2021) were accrued and are included in the Council's 2020/21 Statement of Accounts. For consistency the IFS is aligned with the council's financial accounts so these amounts will not be reported in the 2021/22 Infrastructure Funding Statement.

<sup>13</sup> MGL relates to Musgrave Garden Lane, Wynyard (area of white land)

H/2020/0221 (plot 2 no 5 MGL 1 unit)	£9,641.00	26/02/2021	N	
H/2020/0292 (Site A plot 9 MGL)	£9,641.00	08/02/2021	N	
H/2016/0448 (Site A, Plot 5 MGL)	£9,641.00	26/02/2021	N	
H/2014/0196 (Taylor Wimpey)	£300,560.00	24/03/2021	N	
H/2015/0374 deeds of variation H/2020/0341 and H/2017/0640.	£64,370.22	07/04/2021	N	
H/2015/0270 (Manorside 2)	£59,400.85	07/04/2021	N	
H/2015/0373 (Wellington Gardens)	£148,511.02	07/04/2021	N	
<b>Total off site affordable housing.</b>	<b>£964,521.80</b>			
<b>Costal mitigation</b>				
H/2019/0348 (Newholm Court)	£7,750.00	18/02/2021	N	
<b>Total costal mitigation</b>	<b>£7,750.00</b>			
<b>Other</b>				
	<b>£313,283.43</b>			
<b>Total Contributions received</b>	<b>£1,227,805.23</b>			

Money received but not spent

- 4.11 With regard to money received in the reported year, but not spent, table 11 below sets out information relating to the planning application, how much money was received and where the money is likely to be spent.

Table 11. Money received in the reported year but not spent.

<b>Planning reference</b>	<b>Amount received</b>	<b>Infrastructure project</b>
<b>Green infrastructure.</b>		
H/2015/0374 Deed of variation H/2020/0341 and H/2017/0640	£12,896.00	Wynyard cycling route section 7 linking Dalton Back Land to Claxton House.
H/2015/0374 Deed of variation H/2020/0341 and H/2017/0640	£3250.00	Walking Link - towards enhancement to walking link B within Wynyard.
H/2019/0348	£7750.00	Rossmere Park.
<b>Play.</b>		
H/2019/0348	£7550.00	Jutland Road play area.
<b>Built sports.</b>		
H/2019/0348	£7550.00	Rossmere Playing Fields.
<b>Playing pitches.</b>		
H/2019/0348	£7,231.99	Grass pitches, Rossmere.
<b>Tennis.</b>		
H/2015/0374 deeds of variation H/2020/0341 and H/2017/0640	£846.80	Greatham Village.
H/2015/0374	£1,767.62	Seaton Lodge.
<b>Education.</b>		
H/2015/0374 deeds of variation H/2020/0341 and H/2017/0640	£23,931.09	Manor Community Academy.

H/2015/0386	£67,419.09	Provision of schools in H/pool administrative area. These relate to the first payment of two 50% payments and as such the 5 year time.
H/2015/0386	£58,052.45	Secondary provision of schools in Hartlepool administrative area.
H/2014/0146	£65,438.10	North west planning area.
<b>Off - site affordable housing.</b>		
H/2020/0293	£9,641.00	Off - site contribution to affordable housing for new build, site assembly and acquisition including associated legal fees and upgrading/refurbishment or bringing back into use empty properties or such other comparable scheme operated by the Council in the delivery of provision of affordable accommodation.
H/2020/0219	£9,641.00	
H/2020/0221	£9,641.00	
H/2020/0292	£9,641.00	
H/2016/0448	£9,641.00	
H/2015/0386	£346,201.81	
H/2014/0196	£300,560.00	Completion of acquisitions and demolitions in the Carr/Hopps Housing Market Renewal Scheme; and/or Acquisition and refurbishment of properties through the Councils Borough-wide Empty Property Scheme.  Except where the above initiatives have been delivered, or funding has been sought and agreed via other channels, then the Affordable Housing contribution shall be directed to any other scheme related to the provision, delivery or improvement of Affordable Housing in the administrative area.
<b>Costal mitigation</b>		
H/2019/0348	£7750.00	Coastal Mitigation issues at European Sites (The Teesmouth and Cleveland coast SPA/Ramsar site.

Money received and spent

- 4.12 With regard to money received in the reported year, all money has been retained. It can often be the case that money for infrastructure is received in tranches but until all of the money is received then projects cannot be funded.

Money received in any year not yet spent

- 4.13 With regards to the money received during any year that has not been spent and is thus held by the authority at the end of this reported year, table 13 below, sets out the amount of money held in each infrastructure group, and where money will be spent with regards to any long term maintenance.

Table 12. Money held by the council as at 31/03/2021

<b>Infrastructure group</b>	<b>Money held</b>
Affordable housing off site sum.	£0
Bus stops.	£0
Green infrastructure.	£187,000
Play facilities.	£126,000
Sports (Tennis, pitches and bowling).	£145,000
Education.	£614,000
Cycle ways.	£40,000
Ecological mitigation.	£71,000
Off-site recreation.	£60,000
Public art.	£5000
Restoration security.	£100,000
Traffic calming.	£15,000
Costal mitigation for the SPA	£8000
Maintenance specifically cited in s106.	£35,000
<b>Total amount held.</b>	<b>£1,406,000</b>
<b>Total amount held excluding maintenance.</b>	<b>£1,371,000</b>

## Appendix 1

### Documents cited within this statement

The Hartlepool Local Plan

[https://www.hartlepool.gov.uk/downloads/file/4393/hartlepool local plan -  
\\_adopted may 2018pdf](https://www.hartlepool.gov.uk/downloads/file/4393/hartlepool_local_plan_-_adopted_may_2018pdf)

The Hartlepool Local Infrastructure Plan

[file:///C:/Users/EDPLHW/Downloads/HLP03\\_20 Local Infrastructure Plan November 20  
16.pdf](file:///C:/Users/EDPLHW/Downloads/HLP03_20_Local_Infrastructure_Plan_November_2016.pdf)

The Green Infrastructure Action Plan SPD

[https://www.hartlepool.gov.uk/downloads/file/6417/gi action plan 2020 adopted version](https://www.hartlepool.gov.uk/downloads/file/6417/gi_action_plan_2020_adopted_version)

Housing paper

[https://www.hartlepool.gov.uk/downloads/file/6587/2020 housing review and 5yhls report](https://www.hartlepool.gov.uk/downloads/file/6587/2020_housing_review_and_5yhls_report)

Wynyard Masterplan

[https://www.hartlepool.gov.uk/downloads/file/5468/wynyard masterplan endorsed -  
\\_october 2019 maybe subject to minor amends until endorsed by sbc](https://www.hartlepool.gov.uk/downloads/file/5468/wynyard_masterplan_endorsed_-_october_2019_maybe_subject_to_minor_amends_until_endorsed_by_sbc)