

Hartlepool Borough Council: Infrastructure Funding Statement (Section 106 report)

The reported financial year 2024 – 2025

December 2025

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1. INTRODUCTION

- 1.1 This document is entitled '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 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 must publish an infrastructure funding statement (IFS) at least annually.
- 1.3 The statements required vary depending on if an authority collects via CIL (regulation 121A (a) and (b) applies) and/or via section 106 legal agreements (regulation 121A (c) applies). Hartlepool Borough Council (the Council) does not have a CIL in place and thus the Council secures financial and other obligations solely 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 the information specified in paragraph 3 of Schedule 2. Information relating to paragraph 4 of Schedule 2, which is not mandatory, has 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. This statement was compiled with the most up to date information at the time. 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 reports on the financial year 1 April 2024 to 31 March 2025. The Council intends to publish subsequent IFS in as timely a manner as possible in the interests of up-to-date information.

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 Hartlepool Borough. Infrastructure includes transport facilities such as roads, footpaths (urban and rural), cycle ways and bridleways, multi-functional 'green' infrastructure, 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 and community facilities.
- 2.2 The Hartlepool Infrastructure Plan 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 and upon existing infrastructure and services. It is expected that developers will mitigate or compensate for the impact of their proposals, to make it acceptable in planning terms. In many cases this mitigation/compensation will be delivered by way of developer contributions also referred to as 'Planning Obligations' and secured via section 106 agreements under the Town & Country Planning Act 1990 (as amended). In addition to this mitigation/compensation, section 106 agreements are also used to secure the provision of affordable housing, where appropriate.
- 2.4 The Community Infrastructure Levy Regulations 2010 (as amended) places 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 CIL, with the aim of providing a more understandable charging system for developer contributions 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. Planning obligations will therefore continue to be secured through s106 legal agreements.

How developer contributions are used to deliver sustainable development

- 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 (together with thresholds) that will typically be required to address impacts arising from a development, including affordable housing provision.

2.9 The Council adopted the Hartlepool Local Plan in May 2018. Local Plan policy QP1 (Planning Obligations) identifies the types of infrastructure that obligations may be secured towards:

- 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.

2.10 Obligations will typically be sought on any application that meets the thresholds specified in the Obligations SPD i.e. 5 dwellings, or 15 dwellings or on a case-by-case basis. Securing developer contributions is vital to the delivery of strategic policies within the Local Plan and ultimately to the sustainable development of the borough.

2.11 Legal agreements in respect of larger scale developments often include 'trigger clauses' which specify when payments relating to the delivery of infrastructure should take place. These are usually tied to the progress of the development.

2.12 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 when developer contributions will be paid to the Council and how they will be spent. Agreements contain provisions for the repayment of contributions after a set number of years in the event they have not been spent by the Council.

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

- 3.1 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 officer 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 section 106 agreements.
- 3.2 With regards to obligations relating to affordable housing off-site contributions, a specific location is not set out within officer reports as to do so could blight an area and in any event a scheme for this spend may still be to be confirmed. Instead, therefore, 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.

Legal agreements signed

- 3.3 A total of twelve section 106 agreements were entered into in the reported year. These agreements secured monetary contributions, affordable housing, training and employment provisions and long-term management provisions.
- 3.4 Table 1 provides a summary of these agreements, which in total relate to planning permissions for 2,605 residential units and associated facilities, waste management facilities, changes of use and electricity infrastructure, and have secured £15,758,357.48 in respect of monetary contributions.

Table 1. Summary of legal agreements signed in reported year

Application reference	Site and development	S106 date	Total monetary contribution
H/2021/0204	Land north of Wynyard Park, erection of single residential dwelling house (use class C3) and associated infrastructure	22/04/2024	£15,756.80
H/2019/0491	Land at Graythorp Industrial Estate, construction of a waste management facility for the storage and transfer of metal waste including the erection of a storage and distribution building, office building, welfare unit, storage bays and associated works (part retrospective)	23/04/2024	£13,850
H/2021/0572	Land south of Golden Meadows, erection of 76 dwellings, associated infrastructure and landscaping	25/04/2024	£118,168.50
H/2014/0405	Land between A689 and Brierton Lane South West Extension, full planning application for demolition of buildings, construction of 144 dwellings (C3), construction of accesses to Stockton Road and Brierton Lane, roads, bridge with associated structures and	20/06/2024	£7,735,634.36

	associated earthworks, drainage features, public open space, landscaping, ecological works, electrical sub stations, vehicular circulation, pumping stations and infrastructure. Outline planning application for construction of up to 1,116 dwellings (C3), public house/restaurant (A3/A4) 55sqm, retail units (A1) 1,999 sqm, primary school (D1), medical centre (300sqm), public open space, playing fields, play spaces, drainage features, landscaping and ecological works, earthworks, electrical sub stations, pumping stations, car parking and vehicle and pedestrian circulation.		
H/2023/0179	Sovereign Park Unit D, Brenda Road, change of use from industrial/commercial unit to a veterinary practice with ancillary associated pharmacy, offices and training rooms to include minor alterations to external elevations, external dog welfare area, outside staff seating and associated parking (Class E)	12/07/2024	£24,000
H/2021/0096	Land to north west of Highgate Meadows, Dalton Piercy, erection of 7 bungalows (including 3no dormer units), garages and associated infrastructure	11/09/2024	£17,763.52
H/2022/0046	5 Highgate Meadows, Dalton Piercy, subdivision of plot 5 and the erection of 3 dwellings (1 pair of semi-detached, 1 detached with detached garage), means of access, boundary enclosures and landscaping	11/09/2024	£0
H/2023/0012	Land and the junction of Miers Avenue and Arkley Crescent, application for the erection of 9no bungalow dwellings	10/12/2024	£7,157.52
H/2023/0315	Land and garages off Dumfries Road, erection of 3no single storey dwellings with associated communal garden, parking and landscaping (demolition of existing garages)	27/01/2025	£0
H/2022/0470	Land adjacent to Hartmoor Substation, installation and operation of a Grid Stability Facility consisting of Synchronous Compensators and associated Electrical Infrastructure, underground cabling, access tracks, drainage, temporary construction	07/02/2025	£0

	compounds, ancillary infrastructure and demolition of existing buildings		
H/2022/0181	Land north of A689 Wynyard Park Estate, Wynyard Woods, outline planning application for the erection of up to 1200no dwellings with associated parking, landscaping and infrastructure with all matters reserved except access	25/02/25	£7,534,920.33
H/2015/0283	Outline application with some matters reserved for residential development comprising 50 two-storey houses including highway access, layout and provision of land for use as open space	27/02/25	£301,869.97
H/2022/0405	Land at Glenesk Garage 194 Stockton Road, outline application with some matters reserved or the erection of 3no detached dormer bungalows with access taken from Yarm Close (demolition of existing commercial garage)	25/03/25	£7,000
		Total amount	£15,758,357.48

- 3.5 The following legal agreement was entered into with Hartlepool Borough Council as a party to the agreement, but not the determining authority, as the application was considered and determined by Hartlepool Development Corporation as the Local Planning Authority for the area concerned.

Application reference	Site and development	S106 date	Total monetary contribution
HMDC/2023/0037	Land at Queens Meadow Business Park, hybrid application seeking (1) full planning permission for the erection of 2no employment buildings (Use Class E(G)B2/B8) with associated access, parking, landscaping and infrastructure, and (2) outline planning permission for the erection of 1no employment building (Use Class E(G)B2/B8) with associated access, parking, landscaping and infrastructure with all matters reserved	30/09/24	£8,000

Monetary contributions secured

- 3.6 Table 2 sets out the categories of infrastructure towards which the above monetary contributions were secured, together with the amount.

- 3.6 The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 allow Local Authorities to charge monitoring fees through s106 planning obligations, to cover the cost of the monitoring and reporting on delivery of that s106 obligation as described above. The regulations require that monitoring fees must be proportionate and reasonable and reflect the actual cost of monitoring. In Hartlepool, since 1 August 2021, fees for minor development have typically been set at £350 per agreement relating to financial monitoring and £400 per agreement relating to physical monitoring, whilst for major development fees have typically been set at £500 per obligation. However, monitoring fees are ultimately agreed on a case-by-case basis. Table 2 also reports the amounts secured for this purpose.

Table 2. Monetary contributions secured in the reported year by infrastructure category

Contribution type	Amount secured
Affordable Housing	£9,641
Walking Facilities	£328,759.16
Cycling Facilities	£1,190,650
Primary Education	£6,334,662.01
Secondary Education	£4,150,059.39
Highways	£1,922,000
Health Facilities	£579,000
Built Sports	£516,500
Play Facilities	£3,176,597.62
Tennis Courts	£72,199.32
Playing Pitches	£15,397.14
Bowling Greens	£6,292.02
Green infrastructure	£119,824.16* (*includes TVCA secured monies noted above)
Ecology & Biodiversity	£125,335.18
Coastal Mitigation	£450,000
Total financial contributions secured ex. monitoring	£18,988,917.48
Monitoring	£33,350
Total including monitoring	£19,022,267.48

Non-monetary obligations secured

- 3.7 Three of the agreements included non-monetary obligations, as summarised in table 3 below.

Table 3. Non-monetary obligations secured in the reported year

Application reference	Obligation
H/2021/0572 – Land to the south of Golden Meadows	Landscape maintenance
H/2014/0405 – Land between A689 and Brierton Lane	Safeguarding of school site, open space management, 61 on-site affordable housing, provision and maintenance of children's play facilities, playing pitches and changing facility with community use agreement, provision of a bus service, delivery of local facilities, travel

	plan, training and employment charter, delivery and maintenance of landscape buffer, safeguarding of land for link road
H/2023/0179 – Sovereign Park, Unit D, Brenda Road	N/A
H/2021/0096 – Land north west of Highgate Meadows	Provision of a footpath link, open space, discount market sale dwellings (two on-site affordable dwellings)
H/2022/0046 – 5 Highgate Meadows	Discount market sale dwellings (two on-site affordable dwellings)
H/2023/0012 – Land at the junction of Miers Avenue and Arkley Crescent	N/A
H/2023/0315 – Land and garages off Dumfries Road	Provision of communal gardens and open space, surface water infrastructure and its ongoing management/maintenance
H/2022/0470 – Hartmoor substation	Off-site biodiversity net gain works
H/2022/0181 – Wynyard Park Estate, Land north of A689	N/A
H/2015/0283 – Land at Nelson Farm	Five on-site affordable dwellings, provision of footpath links, suitable alternative natural greenspace (SANG)
H/2022/0405 – Glenesk Garage, Land at 194 Stockton Road	N/A

Affordable Housing

- 3.8 The above agreements have secured the provision of 70 on-site Affordable Housing units.

Monetary contributions received (April 24 – March 25)

- 3.9 In the reported year a total of **£3,239,501.02** was received in financial contributions. Table 4 provides a breakdown of this with information pertaining to the amount

received by each infrastructure category, the associated planning application, the project and whether this was spent.

Table 4. Monetary contributions received in the reported year by infrastructure category

Application reference	Amount received	Date received	Project	Spent Y/N
Green infrastructure including Cycleways				
H/2021/0395 – Former Wynyard House, Wynyard Road	£3,217.32	03/06/24	Green infrastructure – permissive bridleway located to the west running Brierton Lane northwards to Summerhill Country Park	N
H/2020/0291 – Former Britmag, Old Cemetery Road	£5,149.75	11/11/24	Green infrastructure	N
H/2021/0572 - Land South of Golden Meadows	£57,235.01	03/07/23	Green infrastructure – Golden Flatts green space	N
H/2021/0572 – Land South of Golden Meadows	£852.44	01/08/23	Green infrastructure – provision of 'security A frames' at Golden Flatts green space	N
H/2021/0572 – Land south of Golden Meadows	£761.10	23/08/23	Green infrastructure – towards installation of security A frames at Golden Flatts green space	N
H/2017/0023 – 133 Raby Road	£3,000.00	15/09/23	Green infrastructure – accrual 22/23 but still no received 23/24 so accrual again.	N
Total green infrastructure	£70,215.62			
Play				
H/2020/0291 – Former Britmag, Old Cemetery Road	£5,149.75	11/11/24	Play facilities	N (accrual)
H/2014/0488 & DOV H/2019/0463 – 8 North Lane, Elwick	£428.10	Due 31/03/25	Play accrual due as at 31/03/25	N
Total play	£5,507.51			
Built sports				
H/2021/0395 – Former Wynyard House, Wynyard Road	£3,217.32	04/07/23	Built sports – Brierton Sports Centre	N
H/2020/0276 – Land west of Middle Warren, south of A179 (Upper Warren)	£26,750.00	31/07/23	Mill House replacement	Y
H/2020/0276 – Land west of Middle Warren, south of	£24,962.03	03/07/23	Built Sports – improvements to Grayfields Recreation Ground	N

A179 (Upper Warren)				
H/2017/0023 – 133 Raby Road	£3000.00	03/07/23	Maintenance of changing room facilities at Brougham Primary School	N
H/2020/0291 – Former Britmag, Old Cemetery Road	£5,149.75	01/08/23	Built sports	N
Total built sports	£63,079.10			
Playing pitches				
H/2020/0291 – Former Britmag, Old Cemetery Road	£23,877.16	11/11/24	Playing Pitches	N
H/2017/0023 – 133 Raby Road	£2,144.10	Due 31/03/23 not yet received	Maintenance of playing pitches at Brougham Primary school	N
H/2021/0423 – 3 Musgrave Garden Lane	£399.47	Due by 31/03/25	Playing pitches accrual	N
Total playing pitches	£9,121.71			
Tennis				
H/2020/0276 – Land west of Middle Warren, south of A179 (Upper Warren)	£733.79	04/07/23	Tennis courts Hartlepool wide	N
H/2014/0488 & DOV H/2019/0463 – 8 North Lane, Elwick	£6,215.18	03/07/23	Tennis courts at Greatham GSFA	Y
H/2014/0488 & DOV H/2019/0463 – 8 North Lane, Elwick	£6,101.14	03/07/23	Tennis courts at Brierton	N
H/2014/0488 & DOV H/2019/0463 – 8 North Lane, Elwick	£1,174.55	01/08/23	Tennis facilities	N
H/2014/0488 & DOV H/2019/0463 – 8 North Lane, Elwick	£684.24	23/08/23	Tennis courts at Grayfields	N
H/2014/0488 & DOV H/2019/0463 – 8 North Lane, Elwick	£290.28	15/09/23	Tennis accrual	N
Total tennis	£15,199.18			
Bowling greens				
H/2021/0395 – Former Wynyard House, Wynyard Road	£63.95	03/06/24	Bowling greens borough wide	N
H/2020/0276 – Land west of Middle Warren, south of A179 (Upper Warren)	£531.79	31/10/24	Bowling greens at Grayfields	N

H/2017/0023 – 133 Raby Road	£59.64	Due	Bowling greens at Grayfields	N
H/2020/0291 – Former Britmag, Old Cemetery Road	£102.38	11/11/24	Bowling greens borough wide	N
Total bowling greens	£757.76			
Off-site Affordable Housing				
H/2019/0365 – Land at Wynyard Park North	£2,606.00	03/06/24	Interest owed	N
H/2016/0185 – Land at North Pentagon, Wnyard	£350,999.58	28/06/24	Offsite affordable housing	N
H/2021/0423 – 3 Musgrave Garden Lane	£9,641.00	Due by 31/03/25	Offsite affordable housing accrual due as at 31/03/25	N
Total off site Affordable Housing	£363,246.58			
Teessmouth and Cleveland Coast Special Protection Area and Ramsar site mitigation				
H/2021/0572 – Land South of Golden Meadows	£9,638.90	07/11/24	Coastal mitigation	N
H/2020/0291 – Former Britmag, Old Cemetery Road	£7,209.65	11/11/24	Coastal mitigation	N
H/2021/0572 – Land South of Golden Meadows	£9,665.32	26/02/25	Coastal mitigation	N
Total coastal mitigation	£26,513.87			
Highways				
H/2020/0276 – Land west of Middle Warren, south of A179 (Upper Warren)	£11,262.82	31/10/24	Off-site highways works	N
H/2021/0372 & H/2014/0428 – Land South of Elwick Road, High Tunstall	£493,364.40	Due April 24/25	Highways works	N
Total Highways	£504,627.22			
Education				
H/2019/0365 – Land at Wynyard Park North	£1,739.00	03/06/24	Interest owed re primary education	N
H/2019/0365 – Land at Wynyard Park North	£1,132.00	03/06/24	Interest owed re secondary education	N
H/2016/0185 – Land at North Pentagon, Wynyard	£70,335.39	28/06/24	Secondary education	N
H/2019/0473 – Land at Wynyard Park	£248,832.90	04/10/24	Primary education	N

H/2019/0473 – Land at Wynyard Park	£248,873.85	04/10/24	Secondary education	N
H/2020/0276 – Land west of Middle Warren, south of A179 (Upper Warren)	£316,433.78	31/10/24	Primary education	N
H/2019/0226 – Land at Wynyard Park	£208,825.00	15/11/24	Primary education	N
H/2019/0226 – Land at Wynyard Park	£186,058.40	15/11/24	Secondary education	N
H/2019/0226 – Land at Wynyard Park	£7,832.22	Due by 31/03/25	Interest owed re primary provision	N
H/2019/0473 – Land at Wynyard Park	£248,026.19	Due by 31/03/25	Primary education	N
H/2019/0473 – Land at Wynyard Park	£243,083.23	Due by 31/03/25	Secondary education	N
Total education	£1,776,171.96			
Ecology				
H/2019/0365 – Land at Wynyard Park	£359.78	03/06/24	Interest owed	N
H/2021/0395 – Former Wynyard House, Wynyard Road	£3,217.32	03/06/24	Ecology mitigation	N
H/2020/0276 – Land west of Middle Warren, south of A179 (Upper Warren)	£10,700.00	31/10/24	Ecology mitigation	N
H/2021/0572 – Land South of Golden Meadows	£3,993.44	09/01/25	Biodiversity	N
H/2021/0498 – Land East of Brenda Road and South of Seaton Lane	£29,250.00	Due by 31/03/25	Ecology	N
H/2014/0428 – Land South of Elwick Road, High Tunstall	£10,278.44	Due by 31/03/25	Ecology	N
Total Ecology	£57,798.98			
Cycle & Interchange Works				
H/2019/0365 – Land at Wynyard Park	£2,867.00	03/06/24	Interest owed re A19/A689 Interchange Works	N
H/2019/0365 – Land at Wynyard Park	£1,749.00	03/06/24	Interest owed re cyclway provision	N
H/2016/0185 – Land at North Pentagon	£11,690.00	28/06/24	Woodland walk links	Y
H/2016/0185 – Land at North Pentagon	£36,114.75	28/06/24	Cycle links	N

H/2021/0572 – Land South of Golden Meadows	£13,547.65	09/01/25	Footway Primary route 1A	N
H/2021/0572 – Land South of Golden Meadows	£7,078.27	09/01/25	Footway Primary Route 1B	N
H/2021/0423 – 3 Musgrave Garden Lane	£609.10	Due by 31/03/25	Cycle link	N
H/2019/0226 – Land at Wynyard Park	£34,436.77	Due by 31/03/25	Castle Eden Walkway	N
H/2019/0226 – Land at Wynyard Park	£136,436.77	Due by 31/03/25	Cycleway	N
Total Cycle & Interchange Works	£244,529.31			
Health				
H/2020/0276 – Land west of Middle Warren, south of A179 (Upper Warren)	£36,188.47	31/10/24	NHS Phase 2A	N
H/2019/0226 – Land at Wynyard Park	£66,543.75	Due by 31/03/25	Improvement of healthcare facilities – various practices.	N
Total health	£102,732.22			
Total contributions received	£3,239,501.02			

Monetary contributions received and spent in this reported year

- 3.10 With regard to monetary contributions received in the reported year, as set out in Table 4, most has been retained excepting for some contributions for Built Sports, Tennis Courts and Walking Links, which have been allocated for expenditure for committed schemes. It is often the case that contributions received are not then spent for several years, due to the time it takes to finalise project specifics and costs, and/or to pool the required money from multiple agreements and any other sources of funding.

Spending in reported year

- 3.11 A total of **£340,000.00** was spent towards off-site infrastructure projects in the reported year. Table 5 below sets out details of this expenditure. No money has been spent on repaying money borrowed, including any interest.

Table 5. Spending in reported year by infrastructure category

Category	Project(s)/Location	Amount spent
Affordable Housing	Purchase of affordable rent properties	£1,000
Affordable Housing	Hillview residential development	£58,000
Cycleway & walking links	Wynyard woodland footpath	£35,000
Cycleway & walking links	Coastal footpath/cycleway	£15,000
Cycleway & walking links	The Wynd link to Castle Eden Walkway	£26,000
Green Infrastructure	Middle Warren footpaths	£24,000
Green Infrastructure	Landscape improvements at roundabout	£21,000

Green Infrastructure	Rossmere Park	£2,000
Green Infrastructure	Wynyard woodland footpath	£12,000
Play	Ward Jackson & Saltaire Park improvements	£3,000
Off-site Recreation	Greatham Sports Field	£2,000
Off-site Recreation	NIP Central Park	£4,000
Built Sports	The Highlight Leisure Centre	£117,000
Built Sports	Greatham Sports Field	£10,000
Built Sports	Summerhill Cycle Hub	£3,000
Built Sports	Returned to developers	£7,000
Total spend	£340,000.00	

Money retained at the end of the reported year

3.12 The total amount of money (received under any planning obligations during any year) retained at the end of the reported year was **£12,485,769.32**. None of the retained money has been allocated for the purposes of longer-term maintenance (“commuted sums”).