

Annual Infrastructure Funding Statement (Section 106 report)

Reporting year 2019 – 2020

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1. 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 31st December in each calendar year, all local planning authorities that issue a CIL liability notice or enter into section 106 planning obligations during a reporting year 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 It is anticipated that the IFS will be published annually in the autumn/winter of each reporting year in line with Government guidance.

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 Plan¹ 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.

¹https://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. 5 dwellings, 10 dwellings or 15 dwellings. 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 created across the borough and achieving sustainable development is the aim of the Local Plan and the strategic policies within it.
- 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 years²) 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),³
2. The Hartlepool Local Infrastructure Plan (2016);
3. The Green Infrastructure Action Plan SPD (2020),⁴ and
4. Housing review and 5 year housing land supply report (2020).⁵

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.

² 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.

³https://www.hartlepool.gov.uk/downloads/file/4393/hartlepool_local_plan_-_adopted_may_2018pdf.

⁴ https://www.hartlepool.gov.uk/downloads/file/6418/gi_main_document_2020_adopted_version.

⁵ https://www.hartlepool.gov.uk/downloads/file/6587/2020_housing_review_and_5yhls_report.

- 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 and taking account of the planning obligations required from development. The Deliverability Risk Assessment⁶ 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,⁷ 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.

Table 1. On site affordable housing required on strategic sites and progress in securing its delivery.

Strategic site	Application	Affordable housing delivery location - on site	Delivery timeframe
Wynyard Park North HSG5b.	H/2019/0226 (Barratt/David Wilson) Not determined prior to end of the reporting year.	18% on site delivery requirement to assist in achieve policy HSG2 and policy HSG9.	No housing sites with on-site affordable housing permitted on allocation up to 2019/20 reporting year. Medium term

⁶https://www.hartlepool.gov.uk/downloads/file/3592/ex_hbc_82_deliverability_of_local_plan_sites_update_sep_2017pdf.

⁷ Strategic sites are deemed to be those allocated within the 2018 Hartlepool Local Plan.

			timeframe for delivery.
Wynyard Park South HSG5c.	H/2019/0473 (Countryside) Not determined prior to end of the reporting year.	18% on site delivery requirement to assist in achieve policy HSG2 and policy HSG9.	No housing sites permitted on allocation up to 2019/20 reporting year. Medium term timeframe for delivery.
Quarry Farm (2) HSG5a.	H/2015/0528 Approved.	17 dwellings 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. Further off-site payments may be secured if grant funding for the bypass is secured.	Short/ medium term.
South West Extension HSG4.	H/2014/0405 not determined prior to the end of the reporting year.	Onsite delivery anticipated however as the application is minded to approve and the legal agreement is not signed until an agreement is signed specific details could be subject to change and thus not set out in this statement.	Short/ medium to long term.
Nine Acres, Hart HSG8.	Not submitted.	18% on site delivery requirement to assist in achieving policy HSG2 and policy HSG9.	Medium term.
Glebe Farm, Hart HSG8.	H/2017/0301 not determined prior to the end of the reporting year.	18% on site delivery requirement to assist in achieving policy HSG2 and policy HSG9.	Medium term.
North Farm, The Green, Elwick.	H/2014/057 expired permission. New application required.	Application expired – all developer contributions will be expected on site in future applications in line with Local Plan Policy Hsg9 and Hsg2.	Medium to long term.
North Farm/Potters Farm, Elwick. HSG7.	Not submitted.	18% on site delivery requirement to assist in achieving policy HSG2 and policy HSG9.	Medium to long term.
Carr and Hopps Street. HSG3 (3).	H/2016/0304 Approved.	Zero affordable units due to viability of brownfield site. All private rent.	Site delivered.
South of John How Gardens HSG3 (3).	Not submitted.	18% on site delivery requirement to assist in achieving policy HSG2 and policy HSG9.	Short/ medium term.
Briarfields HSG3 (3).	Not submitted.	18% on site delivery requirement to assist in achieving policy HSG2 and policy HSG9.	Short/ medium term.

Coronation Drive HSG3 (3).	Not submitted.	18% on site delivery requirement to assist in achieving policy HSG2 and policy HSG9.	Short/ medium term.
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Affordable housing priorities with regards to delivery off-site.

3.12 In certain circumstances where a low density product is delivered and where applicants can provide sound, robust evidence then it may be acceptable for provision to be made off-site. An example of where an off-site affordable housing contribution has been received up to the end of the reporting year is at High Tunstall and North Pentagon, Wynyard.

3.13 Where off-site provision is deemed acceptable a commuted sum mechanism is used. Table 2 below sets out the level of off-site affordable housing contribution secured on the strategic sites up to 31st March 2020.

Table 2. Off-site affordable housing contributions secured on strategic sites up to the end of the reporting year.

Strategic site and policy	Application	Affordable housing contribution and delivery location	Delivery timeframe
North Pentagon, Wynyard HSG6a.	H/2016/0185 approved.	£1,050,869.96 secured through legal agreement. For new build, site assembly and acquisition including associated legal fees and upgrading/refurbishment or bringing back into use empty properties for the use as in affordable accommodation. No specific location identified at present.	Medium/long term.
High Tunstall HSG5.	H/2014/0428 approved.	At present due to viability £0 is secured due to need for highway contributions. However legal agreement allows for up to £11,569,210.56 to be redirected towards off-site affordable housing contribution if grant funding for the highway scheme is received. Delivery location unknown as development has not yet commenced and no contributions have been received.	Medium/long term.
Wynyard Park North HSG5b.	H/2019/0365 (Duchy).	£296.195.00 For new build, site assembly and acquisition including associated legal fees and upgrading/refurbishment or bringing back into use empty properties for the use as in affordable accommodation. No specific location identified at present.	Medium/long term.

3.14 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.

- 3.15 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.
- 3.16 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.
- 3.17 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 are currently not set out within the housing strategy but funds will be allocated on a case by case basis and in accordance with emerging housing regeneration strategy.

Education priorities.

- 3.19 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, through the Local Plan, the delivery of three new primary schools. Set out below in table 3 is information relating to the allocated sites that are expected to assist in delivering the new schools.

Table 3. Information relating to strategic sites and education provision.

Strategic site and policy	Application	Requirements and delivery location	Funding	Delivery timeframe
North Pentagon Wynyard HSG6a and INF4.	H/2016/0185 Approved.	Delivery of primary school in Wynyard, Stockton on Tees had capacity to accommodate students from this development. No contribution required.		N/A.
Wynyard Park North HSG5b and INF4.	H/2019/0365 (Duchy) Approved.	Contribution towards primary school in INF4 land.	£198,209.00.	Medium/Long term.
		Contribution towards secondary school provision within the borough.	£129,456.00.	
Wynyard Park North HSG6b and INF4.	H/2019/0226 (Barratt/David Wilson) Not determined by the end of the reporting year.	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 term.

Wynyard Park South HSG6c and INF4.	H/2019/0473 (Countryside) Not determined by the end of the reporting year.	On site primary school required via policy INF4.	Developer required to safeguard the land and fund primary school through contributions from developments across Wynyard Park.	Medium/Long term.
High Tunstall HSG5 and INF4 High Tunstall HSG5 and INF4.	H/2014/0428 approved.	Local Plan states that a primary school is required on site. High Tunstall Primary.	Developer will safeguard and provide the land for the 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.	Medium to long term.
Quarry Farm HSG5a and INF4.	H/2015/0528 approved.	Primary school contribution for High Tunstall Primary (new school on High Tunstall site).	£213,641.72.	Medium to long term.
South West Extension Policy HSG4 and INF4.	H/2014/0405 not determined by the end of the reporting year.	Primary school required on site.	Via developer contributions and possibly the Department for Education (DfE).	Medium to long term.

3.20 With regards to other housing sites across the borough, allocated and those that come forward as windfall sites, the council will continue to support expansion of other schools where necessary through developer contributions to ensure sufficient capacity in schools across the borough.

Highway, transport and travel priorities.

- 3.21 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.
- 3.22 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.

Strategic site and policy	Application	Contribution required	Timeframe
High Tunstall HSG5.	H/2014/0428 approved.	£14,400,000.00 £12,000 per dwelling.	Short/medium/long.
Quarry Farm HSG5a.	H/2015/0528 approved.	£2,640,000.00 £12,000 per dwelling.	Short/medium.
Elwick Village HSG7.	Allocated but no application.	£12,000 per dwelling.	Medium/long.
Briarfields HSG3(3).	Allocated but no application.	£12,000 per dwelling.	Medium/long.
Windfall Sites.	Site by site basis.	£12,000 per property.	Various.

- 3.23 The council has continued to facilitate these infrastructure works and has drawn up detailed designs and is in discussions with Highways England regarding these 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. A business case is currently being prepared to secure this additional grant funding. Discussions and negotiations regarding the purchase of the land are ongoing with the landowners agent.
- 3.24 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.

Bus network priorities.

- 3.25 Page 23 of the 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.
- 3.26 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.

- 3.27 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.
- 3.28 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.
- 3.29 Currently of the strategic sites that have been approved none 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.

- 3.30 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.
- 3.31 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, 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 and the anticipated timeframe delivery.

Table 5. Open space, leisure and community facility requirements on strategic sites.

Strategic site and policy	Application	Requirements or secured and delivery location	Funding	Delivery timeframe
Wynyard North Pentagon HSG6a and INF4.	H/2016/0185 approved.	2.12 hectares of on-site multifunctional green infrastructure including development of a play area and 3G pitch onsite.	Funded by the developer.	Work to play area commenced during 2019/20 with completion after the reporting year. Other work required. Ongoing.
		Cycling provision for Wynyard to Hartlepool route. Section (7) linking Dalton Back Lane to Claxton House Farm.	£108,128.00.	Medium/long.
		Woodland walking Link B.	£35,000.00.	Short/medium
		Tennis courts, Greatham.	£6,215.18.	Short/medium

Wynyard Park North HSG5b 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.	Funded by the developer.	Medium.
		Provide links to the Castle Eden Walkway.	£16,750.	Medium/long.
		Cycling provision for Wynyard to Hartlepool route.	£66,464.00.	Medium/long.
Wynyard Park North HSG6b and INF4.	H/2019/0226 Not determined by the end of the reporting year.	On-site multifunctional green infrastructure. Requirement to deliver a green corridor.	Funded by the developer.	Medium.
		Provide links to the Castle Eden Walkway.	£250 per dwelling.	Medium/long.
		Development of a Wynyard Woodland Plan Strategy.	Funded by the developer.	Medium/long.
		Walkway/cycle way from Wynyard to Hartlepool.	£992 per dwelling.	Medium/long.
		Tennis, playing pitches and build sports.	Safeguard land for a sports hub.	Medium/long.
		Play provision.	Required to assist in the delivery of a children's play park.	Medium/long.
Wynyard Park South HSG6c and INF4.	H/2019/0473 (Countryside) Not determined by the end of the reporting year.	Incorporation of on-site green infrastructure and open space throughout the site.	To be funded by the developer.	Medium/long.
		Play facilities required on site.	To be funded by the developer.	Medium/long.
		Tennis provision, Playing pitches and Build sports facilities to be provided on the INF4 land.	To be funded by the developer.	Medium/long.
Wynyard Park a, b and c combined. Policy HSG6.	Various applications.	8.9 hectares of land for a local centre, one form entry primary school with associated playing pitches and changing facilities, play area and multi - use play area.	Site is safeguarded via policy INF4.	Medium/long.
Wynyard Park a, b and c. Policy INF4.	Various applications.	Multifunctional strategic green wedge on site.	Green wedge is safeguarded via policy NE3.	Medium/long.
High Tunstall	H/2014/0428. Approved.	12.00 hectares of on-site multifunctional green	Funded by the developer.	Medium/long.

HSG5 and INF4.		infrastructure, including a strategic green wedge, SANGS and education related sports facilities to be provided.		
		Local centre for retail, public house, health facilities, leisure facilities and any other facility deemed necessary delivered on site.	Developer will safeguard the land required.	Medium/long.
		Built sports at Summerhill Country Park.	£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.	Medium/long.
		Bowling green, borough wide provision.	£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.	Medium.

		Tennis courts, Hartlepool Lawn Tennis Club Granville Avenue.	£68,424.24. Contributions are subject to receiving grant funding for a highway scheme. If some grant is secured contributions will be redirected towards affordable up to the total above.	Medium.
South West Extension HSG 4 and INF4.	H/2014/0405 not determined by the end of the reporting year.	48.22 hectares of multifunctional green infrastructure, including a strategic green wedge to be provided on site.	Developer will fund the GI.	Medium/long.
		Local centre for retail, public house, health facilities, leisure facilities and any other facility deemed necessary delivered on site.	Developer will safeguard the land required.	Medium/long.
		Some sports facilities on site and off site contributions to be agreed.	Developer will safeguard the land required and pay financial contributions.	Medium/long.
		Play provision required throughout the site.	Developer to fund play facilities.	
Quarry Farm HSG5a.	H/2015/0528 Approved.	3 hectares of multifunctional green infrastructure, including the provision of SANGS.	Developer to provide on-site.	Short/medium
		Built sports for the Summerhill extension.	£55,000.00.	Short/medium
		Playing pitches, Grayfields.	£49,123.80.	Short/medium
		Play park.	Developer to provide on-site.	
Nine Acres, Hart HSG8.	Not submitted.	Area of open space to the east of the site.	Developer to secure land.	Short/medium
		Play, built sports, playing pitches, tennis and bowling green contributions required for off-site provision.	Contributions to be secured subject to viability.	Short/medium

Glebe Farm, Hart HSG8.	H/2017/0301 not determined by the end of the reporting year.	Amenity open space on site.	Developer to secure land.	Short/medium
		Play, built sports, playing pitches, tennis and bowling green contributions required for off-site provision.	Contributions to be secured subject to viability.	Short/medium
North Farm, The Green, Elwick HSG7.	H/2014/057 Approved.	Application expired – all developer contributions will be placed on the LP allocated site.		
North Farm/Potter Farm, Elwick HSG7.	Not submitted.	0.4 hectares of green infrastructure.	Developer to secure land.	Short/medium
		Play, built sports, playing pitches, tennis and bowling green contributions required for off-site provision.	Contributions to be secured subject to viability.	Short/medium
Car and Hopps Street. HSG3 (2).	H/2016/0304 Approved.	Play facilities on site.	Developer to provide on-site.	Delivered.
South of John Howe Gardens HSG3 (1).	Not submitted.	Amenity green space to be provided on site.	Developer to secure land.	Medium.
		GI, play, built sports, playing pitches, tennis and bowling green contributions required for off-site provision.	Contributions to be secured subject to viability.	
Briarfields. HSG3 (3).	Not submitted.	Amenity green space to be provided on site.	Developer to secure land.	Medium.
		Play, built sports, playing pitches, tennis and bowling green contributions required for off-site provision.	Contributions to be secured subject to viability.	
Coronation Drive. HSG3 (4).	Not submitted.	Amenity green space to be provided on site.	Developer to secure land.	Medium.
		Play, built sports, playing pitches, tennis and bowling green contributions required for off-site provision.	Contributions to be secured subject to viability.	

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

- 3.32 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.
- 3.33 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.
- 3.34 The sub areas are:
1. The Coast and its Margins;
 2. Rural Hartlepool;
 3. North Hartlepool;
 4. Central Hartlepool; and
 5. South Hartlepool.
- 3.35 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_adoption)

Health priorities.

- 3.36 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. There is a potential in the future that 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.

- 3.37 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 31st March 2020.

Table 6. Sustainable urban drainage systems secured on the strategic sites.

Location and LP policy	Application	Requirements, Funding and delivery location	Delivery timeframe
North Pentagon, Wynyard HSG6a.	H/2016/0185 Approved.	On site SUDS to be provided on the green open space.	Short/medium term.
Wynyard Park North HSG6b.	H/2019/0365 (Duchy) Approved.	SUDS secured to the north of this development site but on the wider HSG6B area.	Short/medium term.
Wynyard Park North HSG6b.	H/2019/0226 (Barratt/David Wilson) not determined by the end of the reporting year.	On site SUDS required via policy QP7.	Medium/long term.
Wynyard Park South HSG6c.	H/2019/0473 (Countryside) not determined by the end of the reporting year.	On site SUDS required via policy QP7.	Medium/long term.
High Tunstall HSG5.	H/2014/0428 Approved.	Numerous areas of SUDS to be provided on the green open space.	Short/medium term.
South West Extension HSG4.	H/2014/0405 not determined by the end of the reporting year.	On site SUDS required via policy QP7.	Medium/long term.
Quarry Farm HSG5a.	H/2015/0528 Approved.	SUDS required on site.	Short/medium term.
Nine Acres, Hart HSG8.	Not submitted.	On site SUDS required via policy QP7.	Medium.
Glebe Farm, Hart HSG8.	H/2017/0301 not determined by the end of the reporting year.	On site SUDS required via policy QP7.	Medium.
North Farm, Elwick HSG7.	H/2014/057 Approved.	Application expired – all developer contributions will be placed on the LP allocated site.	
North Farm/Potters Farm, Elwick HSG7.	Not submitted.	On site SUDS required via policy QP7.	Medium.
Carr and Hopps Street.	H/2016/0304 Approved.	No SUDs as part of development.	N/A.
South of John How Gardens.	Not submitted.	On site SUDS required via policy QP7.	Medium.
Briarfields.	Not submitted.	On site SUDS required via policy QP7.	Medium.

Coronation Drive.	Not submitted.	On site SUDS required via policy QP7.	Medium.
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Section 106 monitoring fees.

- 3.38 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.
- 3.39 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.
- 3.40 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 REPORTING YEAR.

- 4.1 When a planning application is received, the council considers whether any planning obligation are required, the amount required and where the obligation should be spent. In each officers report (delegated and committee) where 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 reporting year 2019/2020 a total of 11 section 106 agreements were entered into. These legal agreements secured monetary contributions and none monetary contributions. Below, in table 7, is information pertaining to planning applications with legal agreement signed in the reporting year.

Table 7. Legal agreement signed in the reporting year.

Number	Planning reference number	Date S106 signed	Total amount of money secured
1.	H/2017/0486 Former Schooner public house, 6 flats.	9 th April 2019.	£33, 71.94.
2.	H/2019/0041 28 Whitby Street.	16 th May 2019.	£5,566.96.
3.	H/2018/0516, Musgrave Garden Lane, one bungalow.	16 th July 2019.	£9,461.00.
4.	H/2018/0488, Worset Lane, 8 dwellings.	23 rd July 2019.	£51,763.00.
5.	H/2017/0023 Raby Road, 12 flats.	9 th October 2019.	£9,793.96.00.
6.	H/2017/0028 Glebe Farm, 13 dwellings.	14 th November 2019.	£89,939.00.
7.	H/2019/0139 Station Road, Greatham, 36 affordable dwellings.	27 th November 2019.	£51,597.00.
8.	H/2020/0391 South west of Stag and Monkey, erection of a food store, (Aldi).	20 th February 2020.	£21,850.00.
9.	H/2019/0260 Land at Seaton Lane, 55 dwellings.	25 th February 2020.	£69,810.00.
10.	H/2019/0346 Land at Brierton Lane, 81 affordable bungalows.	16 th March 2020.	£29,931.19.
11.	H/2019/0365 Wynyard Park North, Duchy site, 67 dwellings.	17 th March 2020.	£674,274.20.

Overall total for all legal agreements.	£320,457.00.
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- 4.4 Table 8, below sets out, the types of monetary contribution secured, the amount sought and the total amount sought for the reporting year.

Table 8. Contributions secured in the reporting year.

Contribution type	All money secured
Playing Pitches.	£28,457.61.
Green Infrastructure including cycleway.	£138,154.00.
Built sports.	£33,750.00.
Play facilities.	£52,967.00.
Tennis.	£12,317.02.
Bowling.	£1,073.44.
Affordable housing off site.	£305,756.00.
HRA mitigation.	£26,000.00.
Ecology mitigation.	£16,750.00.
Primary education.	£260,243.00.
Secondary education.	£174,299.57.
A19/A689 interchange.	£249,039.00.
Total financial contributions sought.	£1,298,806.64.

- 4.5 As stated above in paragraph 5.3 11 legal agreements were entered into in the reporting year 2019/2020. Three agreements had requirements for financial contributions to be spent on schools within the borough and seven of the agreements had obligations pertaining to none monetary obligations, details are set out in table 9 below.

Table 9. Obligation contacting education and none monetary contributions.

Planning reference	Obligation
H/2018/0488.	Primary education £23,658 (1.7 places). Secondary education £19,742.00 (1.4 places). SUDS and drainage scheme. Landscape buffer and landscape management plan.
H/2017/0028.	Primary education £38,376.39 (2.8 places). Secondary education £25,101.57 (1.8 places). Highway improvements to Palace Row/A179. Ecology information packs. Open space scheme. Training and employment management plan.
H/2019/0139.	36 affordable dwellings - • 7 affordable rent properties. • 29 rent to buy properties. SUDS and pumping station details. Ecology household information packs. Landscape and management plan. Recruitment and training charter + employment and skills plan.
H/2020/0391.	Drainage and SUDS scheme. Landscape and management plan.
H/2019/0260.	5 affordable on site units - • 5 affordable rent. Drainage/SUDS scheme. Landscape management plan.
H/2019/0346.	81 affordable houses -

	• 51 affordable rent. • 30 shared ownership. Landscape and management plan. Recruitment and training charter. Travel plan.
H/2019/0365.	Primary education £198,209.00 (14.4places). Secondary education £129,456.00 (9.2 places). Drainage/SUDS scheme. Training and employment charter. Off-site ecology mitigation. Delivery of the Wynyard Woodland Footpath Strategy.

4.6 With regards to affordable housing a total number of 122 affordable units were secured, 63 of which will be for affordable rent and 59 for shared ownership including rent to buy.

4.7 With regards to education provisions, a total number of 18.9 primary school places have secured funding and 12.4 secondary places have secured funding.

Funds received.

4.8 In the reporting year 2019/2020 the council received a total of £762,300.35 (excluding interest) and £764,473.51 (including interest). Set out below in table 10 is information pertaining to the infrastructure category the money was received for, the planning application, the amount received and the date the money was received.

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

Planning reference	Amount received	Date received	Money spent Y/N	Interest
Cycle Links.				
H/2013/0573.	£29,460.00.	13/09/2019.	No.	
Total Cycle Links.			£29,460.00.	
Green infrastructure (GI).				
H/2016/0083.	£4,750.00.	02/04/2019.	No.	
H/2016/0353.	£3,342.09.	16/07/2019.	Yes.	
H/2017/0649.	£3,000.00.	16/08/2019.	No.	
H/2017/0649.	£3,000.00.	16/08/2019.	No.	
H/2013/0573.	£7,500.00.	13/09/2019.	No.	
H/2013/0573.	-	13/09/2019.	No.	£146.56.
H/2017/0017.	£23,250.00.	11/12/2019.	No.	
H/2017/0017.	-	11/12/2019.	No.	£285.00.
H/2013/0573.	-	13/09/2019.	No.	£575.58.
Total GI £ including interest.			£45,849.23.	£1,007.14.
Total GI £ excluding interest.			£44,842.09.	
Play.				
H/2016/0083.	£4,750.00.	02/04/2019.	No.	
H/2015/0353.	£66,641.92.	15/08/2019.	No.	
H/2017/0649.	£3,000.00.	16/08/2019.	No.	
Total Play.			£74,391.92.	
Built sports.				
H/2016/0501.	£16,000.00.	12/04/2019.	No.	
H/2016/0353.	£3,342.09.	16/07/2019.	No.	
H/2014/0196.	£9,075.00.	12/08/2019.	No.	

H/2017/0649.	£2,799.48.	16/08/2019.	No.	
Total Built sports.			£31,216.57.	
Bowling greens.				
H/2016/0083.	£94.43.	02/04/2019.		No.
H/2016/0501.	£318.08.	12/04/2019.		No.
H/2017/0649.	£56.94.	16/08/2019.		No.
Total bowling green.			£469.45.	
Playing pitches.				
H/2016/0083.	£4,432.51.	02/04/2019.		No.
Total playing pitches.			£4,432.51.	
Tennis Courts.				
H/2016/0083.	£108.38.	02/04/2019.	Yes.	
H/2016/0501.	£3,649.28.	12/04/2019.	No.	
H/2017/0649.	£682.48.	16/08/2019.	No.	
H/2013/0573.	£1,711.00.	13/09/2019.	No.	
H/2013/0573.	-	13/09/2019.	No.	£33.44.
Total tennis including interest.			£6,184.58.	
Total tennis excluding interest.			£6,151.14.	
Education.				
H/2016/0083.	£32,389.00.	02/04/2019.	No.	
H/2016/0083.	£30,146.00.	02/04/2019.	No.	
H/2016/0364.	£20,780.10.	09/07/2019.	No.	
H/2014/0196.	£63,513.45.	12/08/2019.	No.	
H/2013/0573.	£57,959.00.	13/09/2019.	No.	
H/2013/0573.	-	13/09/2019.	No.	£1,132.58.
Total education including interest.			£205,920.13.	
Total education excluding interest.			£204,787.55.	
Off - site affordable housing.				
H/20154/0196.	£291,720.00.	12/08/2019.		No.
H/2018/0407.	£9,641.00.	28/06/2019.		No.
H/2016/0364.	£65,188.12.	09/07/2019.		No.
Total off site affordable housing amount.			£366,549.12.	
Total Contributions Excluding interest.			£762,300.35.	
Total Contributions Including interest.			£764,473.51.	

- 4.9 With regard to money received, 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 reporting year but not spent.

Planning reference	Amount received	Infrastructure project
Green infrastructure.		
H/2016/0083.	£4,750.00.	In the vicinity of the development, Bridleway - Brierton Ln – Summerhill.
H/2017/0649.	£3,000.00.	Maintenance of GI at Hartlepool Footpath no 8.
H/2017/0649.	£3,000.00.	East section of the multi user route Summerhill Park.
H/2013/0573.	£7,500.00.	Green Infrastructure, Walking Links - Enhancement to walking link B within Wynyard.

H/2017/0017.	£23,250.00.	Towards enhancement and maintenance of the Middle Warren Green Wedge and the footpaths within it.
Total Green infrastructure.		£42,507.14.
Cycle links.		
H/2013/0573.	£29,460.00.	In creating new, or in extending, or securing improvements to the cycle links on the site or in such other location in the vicinity of the site.
Total cycle links.		£29,460.00.
Play.		
H/2016/0083.	£4,750.00.	Offsite play within the vicinity of the development - play area within Seaton Carew, towards the maintenance of the play area on the front.
H/2015/0353.	£66,641.00.	Play area - Dalton Piercy village, if there is no suitable site the funds would go to regeneration of the village hall, if this is not achievable it would then go to public transport for Dalton Piercy Village.
H/2017/0649.	£3,000.00.	Play facilities Ward Jackson Park.
Total Play.		£74,391.92.
Built sports.		
H/2016/0501.	£1,600.00.	Brierton Sports Centre.
H/2016/0353.	£3,342.09.	Fitness facilities at Mill House.
H/2014/0196.	£9,075.00.	Provision of and/or improvement of fitness facilities at Brierton Sports Centre.
H/2017/0649.	£2,799.48.	Sport facilities High Tunstall College.
Total Built sports.		£31,216.57.
Bowling greens.		
H/2016/0083.	£94.43.	Provision and/or upkeep of bowling green facilities within the vicinity of the development.
H/2016/0501.	£318.08.	Borough wide bowling green provision.
H/2017/0649.	£56.94.	Bowling green Eldon Grove.
Total Bowling greens.		£469.45.
Playing pitches.		
H/2016/0083.	£4,432.51.	Provision and/or upkeep of playing pitches within the vicinity of the development.
Total Playing pitches.		£4,432.51.
Tennis.		
H/2016/0501.	£3,649.28.	Creation of/improvements to facility at Brierton Sports Centre.
H/2013/0573.	£1,711.00 £33.44 (interest).	Greatham Village tennis courts.
H/2017/0649.	£682.48.	Creation of/improvements to facility at Eldon Grove.
Total Tennis.		£6,076.20.
Education.		
H/2016/0083.	£32,389.00.	Primary education facilities in the vicinity of the development.
H/2016/0083.	£30,146.00.	Secondary education facilities in the vicinity of the development.
H/2016/0364.	£20,780.10.	In extending or securing improvements to secondary schools in the vicinity of the site.
H/2014/0196.	£63,513.45.	Towards providing 21 primary school places in north west planning area.

H/2013/0573.	£57,959.00.	Towards secondary education at Manor Community Academy or such other educational establishment as may be identified by the council.
Total Education.		£205,920.13.
Off - site affordable housing.		
H/2014/0196.	£291,720.00.	Completion of acquisitions and demolitions in the Carr/Hopps Housing Market Renewal Scheme; and/or acquisition and refurbishment of properties through the council's borough-wide empty property scheme.
H/2018/0407.	£9,641.00.	Off-site contribution. 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/2016/0364.	£65,188.12.	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.
Total Off - site affordable housing.		£366,549.12.
Total.		£761,023.04.

- 4.10 With regard to money received that was spent by the authority, table 12 below sets out information pertaining to the planning application, the amount received and where the money was spent.

Table 12. Money received in 2019/20 and spent.

Planning reference	Amount received and spent	Infrastructure project
Green infrastructure		
H/2016/0353.	£3,342.09.	i) Contributed to initial design and investigatory works for the Neighbourhood Investment Programme (NIP) memorial Wood. ii) And iii) the money received was spent wholly on the infrastructure improvements above.
Tennis courts		
H/2016/0083.	£108.38.	i) Additional funding for the Neighbourhood Investment Programme (NIP) at Seaton Carew tennis courts. ii) And iii) The money received was spent wholly on the infrastructure improvements above.
Total spent in reporting year.		£3,450.47.

- 4.11 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 the reporting 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 13. Money held by the council as at 31/03/2020.

Infrastructure group	Money held
Green infrastructure.	£174,209.36.
Play facilities.	£125,145.23.
Sports (Tennis, pitches and bowling).	£107,434.36.
Education.	£368,282.00.
Bus stops.	£15,000.00.
Cycling.	£39,786.00.
Ecology.	£70,500.00.
Off-site recreation.	£59,481.00.
Public art.	£5,000.00.
Restoration security.	£100,000.00.
Traffic calming.	£15,000.00.
Affordable housing off site sum.	£391,727.00.
Maintenance specifically cited in s106.	£35,611.00.
Total amount held.	£1,507,175.95.
Total amount held excluding maintenance.	£1,471,564.95.

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)

Matts 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)