



North Tyneside Council

Finance Sub Committee

Wednesday, 11 November 2020

Tuesday, 17 November 2020 This meeting will be held remotely via Teams - Remote Meeting commencing at 6.00 pm.

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7. Section 106 Update Report	3 - 94

To receive a report that provides information in relation to the Section 106 schedule.

Circulation overleaf ...

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Members of the Finance Sub Committee

Councillor Debbie Cox (Deputy Chair)
Councillor Anthony McMullen (Chair)
Councillor John Stirling
Councillor Paul Richardson

Councillor Naomi Craven
Councillor John O'Shea
Councillor Judith Wallace



North Tyneside Council

Briefing note

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To: Finance Sub Committee

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Date: 12 November 2020

Title of Briefing: Section 106 overview and update on spend and project delivery

Background:

Planning obligations under Section 106 (s106) of the Town and Country Planning Act 1990, are commonly known as s106 agreements. They are a mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable, and are focussed on mitigating the impact of the development on an area. S106 agreements are often called 'developer contributions' or '**planning gain**' and include a range of identified categories, historically including highways, affordable housing, sport and leisure, health and play sites, amongst others.

Investment Programme Board (IPB) s106 subgroup:

Concerns regarding the efficiency and transparency of the s106 process had been raised by Members and Officers within the Authority. Issues identified which needed to be resolved, included:

- A strategic position was not developed for service areas delivering planning gain projects resulting in uncoordinated adhoc delivery
- Individual planning gain projects were not being developed or delivered due to under resources and uncertainty about the process
- S106 needed to be clearly linked to the Authority's priorities and plans allowing for strategic context
- Changes to the teams and officers who dealt with the s106 process resulted in a lack of clarity and management
- Lengthy timescales involved with the planning gain process

IPB agreed to set up a s106 sub group to provide political oversight of the s106 process and to overcome the identified issues set out above. The sub group would approve and manage all the Authority's s106 spend and project delivery in an agreed, transparent way, linked to agreed service area priorities and wider Authority's priorities and plans. Through Cabinet Member

oversight and scrutiny the IPB s106 group has been developing policy and procedures to deliver planning gain for the Borough since spring 2019.

To ensure a fair distribution of monies across North Tyneside, the group, in line with the Authority's strategic plans and priorities, agreed that for all future s106 allocations, the Borough would be split into four areas / quadrants: North East, North West, South East and South West. This allowed a more flexible approach to projects and spend through maximising opportunities. Additional management of this process has also been achieved through the appointment of a dedicated s106 Capital Programme Manager. This post will oversee all areas of planning gain and will work closely with service areas to develop projects for the IPB s106 group to approve.

This group, which includes the Deputy Mayor, Cabinet Member for Finance, The Head of Environment, Housing & Leisure and Senior Officers, meets on a fortnightly basis to consider how, when and where s106 monies are spent, in line with the set legal agreements attached to each developer contribution. A key function of the group is to also assess relevant new planning permission requests and their associated s106 requirements based on the impact of that development and agree the appropriate level of planning gain. This ensures that future s106 receipts can easily be aligned to the Authority's plans and priorities.

Proposals from Officers are presented to the IPB s106 group indicating how and when the monies should be spent and then approved if deemed acceptable. The s106 strategies and projects deliver projects which adhere to the Our Ambition for North Tyneside aligning with the Authority's policies and priorities.

Following discussion at the IPB s106 sub group, engagement is undertaken with relevant Ward Members, prior to discussions at IPB, to ensure there is transparency. All matters are then referred to the main IPB for consideration / decision as appropriate. The Investment strategy Gateway process is utilised with all capital and revenue spend following the appropriate approval processes.

Service area s106 strategies developed and approved by the IPB S106 subgroup:

As part of the IPB s106 sub group's continued knowledge collation and project development, work was commissioned to develop two strategies (play sites and allotments) in order to better understand the current status of both offers and to identify where need was located and the type of developments required in those areas. Both strategies were presented to the IPB s106 sub group in summer 2020 and now form the lynchpin for all future s106 decisions and spend for play site and allotment projects moving forward.

Play sites Strategy – Appendix 1
Allotment Strategy – Appendix 2

Examples of s106 projects approved and delivered in the last 12 months:

Many s106 projects have been approved and delivered during the IPB s106 sub group's creation, from a range of service areas, including play sites, parks, sport and leisure, health and highways.

Some recent examples include:

Burradon Recreation Ground - £520k

Provision of a new artificial grass pitch and natural grass pitch improvements as well as a new bowling green irrigation system and football changing facilities improvements. Project due to complete end of December 2020.

Rising Sun Sports Ground - £22k

Various sports facility and site improvements, including new dug outs, goal posts and car park improvements.

Project due to complete November 2020.

White Swan Surgery – £8.8k

New consultation room for surgery.

Project completed.

Affordable housing - £3.377m

The s106 committed sums for affordable homes that is currently available has been approved by Cabinet to be spent by Aurora Properties to provide more affordable housing. The Company target is 100 by April 2022. Therefore, the above figure is now allocated, and will be included within the Financial Management report for approval by Cabinet in November 2020.

Additionally, there was £1.554m which was already allocated to Affordable Homes in the 20/21 budget/Investment Plan. Of this, we have spent £0.482m to date on the 4 properties bought so far. Therefore, there is a total of £4.409m which has been allocated to the Affordable Homes programme by the Development Company which at the time of writing remains unspent (but allocated). Of this, £1.872m is in the Investment Plan to be spent in the current year, and the remaining £2.537m in 2021/22.

S106 monies:

The s106 Capital Programme Manager and s106 service area leads utilise the information collated within the Authority's s106 spreadsheets to define what monies are available for what and where this can be allocated, and develop projects based on this information.

The s106 programme of works aims to supplement and support the wider Authority budget, to ensure a good spread of spend for all areas of the Borough and to provide

flexibility and value for money. An example of this, would be where significant condition related improvements were achieved to The Lakeside Centre in Killingworth through a mix of funding, including various s106 contributions.

Service areas are routinely reviewing this information and developing projects, which are then presented to the IPB s106 sub group for consideration prior to securing the IPB approval. If approved the projects are then delivered. The examples referenced above are a small snapshot of this process in action.

The latest s106 spreadsheets which include the financial information of all developer contributions, either as 's106 allocated monies' or 's106 pipeline monies' can be found in the appendices below:

Appendix 3 – s106 Allocated monies

Appendix 4 – s106 Pipeline monies

S106 allocated monies relates to money received by the Authority through planning gain, this totals £8.997m as at 12 November 2020. In order to deliver projects within this figure, service areas are developing and completing projects based on the legal parameters set within the wording of the planning obligations, all overseen by the s106 sub group. Significant work is happening with relevant officers in developing key projects and allocating the spend within all service areas.

Pipeline s106 monies are those amounts which have been attached to a planning approval, but where the set triggers have yet to be hit, and therefore the money has yet to be received by the Authority. Even though the money may not have been received by the Authority, the figure relates to planning permissions which have not commenced (and may never commence). Service areas and the s106 sub group are aware of what may become available and strategies and project plans are developed based on this information, allowing for future planning and delivery. Pipeline monies are also monitored by the s106 Capital Programme Manager.

The list below sets out the detail of both s106 spreadsheets (Appendix 3 and 4):

Section A – s106 allocated monies: £8.997m

1. Education - £2.752m

£742k has identified specific primary schools

£1.170m is specific to Secondary education but not school specific.

£738k is either not specified or includes 'or other schools in locality', as well as naming specific schools.

It should be noted that the planned spend of Education s106 monies would be subject to review by Officers while accessing the movement of pupils and needs. This is an

integrated decision to move resources where they are most required to ensure the best use of the money available and may take several years to complete.

Officers are currently exploring the opportunities to invest in the school estate based on the above allocations as part of the impact of those builds on the schools in the locality.

2. Highways - £742k (and Travel provisions - £268k)

The Highways team are continuing to undertake a full review of all the Highway s106 schemes with the aim of submitting a phased approach of project delivery over 2020/21, using the appropriate Gateway 2 approval process through the IPB governance arrangements.

The first Gateway 2 approval form, following the aforementioned review, was submitted and considered by the IPB s106 sub group on the 18th March 2020 (see attached Appendix 9). This Gateway form included seven schemes which will be delivered over the next 18 months. See attached delivery plan (Appendix 10) which was issued to the IPB s106 sub group on the 22nd September 2020.

Highways have also obtained IPB approval in July 2020 for the Coach Lane development in Wideopen. The monies associated with these works have subsequently been drawn down from Newcastle City Authority and the highway works are currently being delivered on site.

3. Health - £579k

The s106 Capital Programme Manager continues to work with the NHS North Tyneside Clinical Commissioning Group (CCG) to develop health projects based on the s106 funding available. The CCG are currently working on a number of smaller projects using smaller pots of s106 monies to provide Covid-19 adaptations to existing NHS buildings and sites.

Project development and spending is managed by the CCG and involves approval from the Authority's Public Health team and the s106 Programme Manager. Progress has been delayed due to the significant impacts of Covid-19 on the health system.

The CCG is also working on some larger projects. £129k is allocated for the new Wallsend Town Centre Medical Centre to the rear of The Forum Shopping Centre. The CCG and Planning have agreed this, and the proposals will come before the s106 sub group for approval in due course to ensure it aligns with the Authority's plans and priorities. There is also a large pipeline sum that once the triggers are hit with the development will be added to this already received amount to assist with the delivery of this prominent project.

4. Sport and Leisure - £1.172m

A number of s106 projects have been successfully developed, approved and delivered within this service area, including:

- Burradon Recreation Ground – New artificial pitch and grass pitch improvements, new bowling green irrigation system and football facility improvements - £520k
- Rising Sun Sports Ground – Various sports equipment and facility improvements and car park improvements - £22k

S106 project plan for sport and leisure: Appendix 7

Officers are currently exploring the opportunities to deliver additional investment with the residual balances. This will be reported to future meetings of the IPB s106 sub group

5. Green Infrastructure and Play - £2.003m

These monies will be assessed as part of the agreed s106 strategies and Our Ambition for North Tyneside, to ensure the best use of the Authority's monies.

Officers are currently exploring the opportunities to deliver investment opportunities with the available funding. This will be reported to future meetings of the IPB s106 sub group.

Play Sites

Linked to the newly completed play sites strategy (Appendix 1), which has been considered by the IPB s106 subgroup, this strategy is an investment plan for play sites using the available s106 monies which come into the Authority.

5 year s106 investment plan for play sites: Appendix 6

The play sites service area also has projects totalling £50k currently being delivered as part of the existing Investment Plan linked to the scrutiny and approval process of the IPB governance arrangements

Allotments

Linked to the newly completed allotment strategy (Appendix 2), which has been considered by the IPB s106 subgroup, this strategy is an investment plan for allotments using the available s106 monies which come into the Authority.

Allotment s106 project plan: Appendix 5

6. Recreation and Community - £986k

Officers are currently exploring the opportunities to deliver investment opportunities with the available funding which aligns with the Our Ambition for North Tyneside aims and priorities. This will be reported to future meetings of the IPB s106 sub group.

7. Employment Initiatives - £45k

S106 project plan for employment and skills, including investment plan for the next 12 months: Appendix 8

8. Culture - £28k

S106 project update:

- Lidl Commission – Artist is contracted for this work, Andy Mayers (Mayers Design Ltd). Target timeline for completion/installation of artwork Spring/early Summer 2021.
- Travelodge: Works to facilitate artist select and contract drafting.
- Weetslade: £5k investment to be considered as part of the Waggonways Project for a potential piece of artwork which would be iron cast depicting the industrial/mining history.

Section B – s106 Pipeline monies: £8.438m

This figure relates to planning permissions which have not commenced (and may never commence) or where set triggers have yet to be met, which releases planning gain monies to the Authority. This amount is unallocated, not received and would not require projects to be developed due to the uncertain nature of the developments.

Next Steps / Recommendation:

The Finance Sub Committee are asked to note the information contained within this briefing note and the associated appendices.

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North Tyneside Council Play Site Strategy 2020 – 2030



Date: January 2020

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1.0 INTRODUCTION

Play is an essential part of every child's life and is vital to their development. It is the way children explore the world around them to develop and practice skills. It is essential for physical, emotional and spiritual growth, for intellectual and educational development, and for acquiring social and behavioural skills.

We recognise the contribution play makes to mental and physical health, wellbeing and fitness. Our shared aim with children, young people, parents and carers is for all to enjoy a range of local, safe and exciting places to play which are valued and continue to reflect the distinct needs of each community.

We will continue to do this by providing play spaces that are diverse and dynamic with flexible features and natural spaces that encourage self-directed play. We will provide spaces that support children to encounter and manage risk for themselves, while being as safe as they need to be.

The Play Site Strategy supports the Council's 'Our North Tyneside Plan' priorities, providing a great place to live, work and visit and the 'Green Space Strategy 2015'.

Importantly, the strategy sets out priorities for ongoing play site investment and provision, with the purpose of providing communities in North Tyneside with a network of high-quality play areas.

2.0 BACKGROUND

2.1 Participation and consultation

In 2007, North Tyneside Council received £5.5m of funding to improve play equipment across the borough bringing it up to national standards.

The then Play Partnership which consisted of the voluntary and community sector, and the council, undertook extensive participation and consultation activities throughout 2005 and 2006.

Local provision was examined in detail and a variety of initiatives were undertaken with 13% (4,123) of children and young people aged 4 - 19 across the Borough.

The initiatives included mapping and a quality audit of local provision, along with the hosting of focus groups including children, carers and young people. The main findings identified that children and young people wanted:

- More places and spaces to hang out
- More affordable public transport
- More sports facilities
- Skate parks
- Safe and secure parks

Since the study, there have been significant improvements in play sites:

- 16 sites have been significantly improved
- 27 sites have been created or rebuilt
- 15 MUGAs have been constructed
- 1 Adventure Playground has been constructed

2.2 The 2007 Play Strategy ‘Things to do, places to hang out’

The previous Play Strategy ‘Things to do, places to hang out’ ensured that North Tyneside Council, and its partners through the Play Partnership, worked towards the Council’s key priority reflected in the Council Plan and the then Children and Young People’s Plan.

This included providing a whole range of opportunities for personal and social development, recreational and cultural activity, creative self-expression and independent play.

The outcomes that were achieved relevant to play sites included:

- The completion of an audit of play facilities and related activities and services across the Borough.
- Localities with limited provision being prioritised.
- Establishing the needs of children and young people, with many given improved access to good quality play opportunities.
- Children and young people participating in the design and delivery of provision to increase access to play.
- Improved quality and quantity of designated play areas in the borough.
- The implementation and completion of an investment plan.
- The creation of a variety of facilities, services and locations in response to children and young people’s demands including designated green spaces for play.

2.3 Play site improvements

Since the initial strategy was adopted by the Council, many improvements and other changes have taken place. The main changes to occur are explained below:

- Many sites have been improved raising standards and increasing accessibility and quality
- Previous investment has enabled the Council to deliver many of the 2007 Strategy action points, resulting in larger and better equipped play sites
- Capital funding opportunities have changed: S106 residential contributions have become the main contributor to enhancing play sites, as other funding has reduced

- In 2015, the Council adopted the Green Space Strategy, which underlines the importance of play in a child's development. The strategy also states the current approach in setting standards for the provision of equipped play based on quality, quantity and accessibility.

3.0 CURRENT PLAY SITE PROVISION

North Tyneside Council provides 56 outdoor play facilities and 1 staffed Adventure Playground located in Shiremoor. Included within our outdoor facilities are:

- Traditional play areas
- 7 wheeled sports areas (skate parks and a BMX pump track)
- 18 multi use games areas (MUGA's)
- 7 teen shelters.
- 3 water play sites

Shiremoor Adventure Playground is unique in its play offer and is the only staffed Adventure Playground in the North-East of England. It was built with Play Pathfinder funding in 2010 and its aim is to attract visitors from across the whole borough.

4.0 PLAY SITE CATEGORIES AND STANDARDS

4.1 Play site categories

North Tyneside has developed categories for its play facilities based on the nationally recognised guidelines of the 6 Acre Standard which was created by Fields in Trust (FIT), formerly the National Playing Fields Association (NPFA). **(See appendix 1)**

Each category gives a catchment area for individual play sites, which is illustrated in the North Tyneside Play Site Coverage map **(see appendix 2)**. The catchment area increases based on the facilities offered, recognising that people will travel further to use larger better equipped sites.

A detailed breakdown of individual play sites and their designation is provided in the North Tyneside Play Area Categories table **(See appendix 3:)**. North Tyneside's coverage is now regarded as good with only a few gaps in play provision remaining.

4.2 Play site standards

The Play Site Strategy sets out standards based on five objectives; Quantity, Quality, Accessibility, Safety and Management:

4.2.1 Quantity

The Six Acre Standard (FIT) of 0.80 hectares of play space per 1000 population was adopted. The classifications of this standard were modified by North Tyneside Council to create two extra categories, the SEAP and MUGA designations.

LAP:	Local Area for Play	
LEAP:	Local Equipped Area for Play (up to 7 types of play)	
NEAP:	Neighbourhood Equipped Area for Play (up to 10 types of play)	
SEAP:	Settlement Equipped Area for Play (11 types of play incl.)	
MUGA:	Multi Use Games Area	

The designations created in the 6 Acre Standard are commonly used throughout the country and are based on size of play area and the variety of play activities available. For example, LAP's representing small areas and NEAP's much larger areas with an increased range of equipment, catering to a wider age range of children.

Experience shows that children and their families prefer to go to larger sites where the variety and range of equipment on offer provides good play value and enhanced experiences.

For a site to be designated a LEAP or a NEAP in the 6 Acre Standard, the site must also include an area of informal kick-about space, which North Tyneside Council does not always include in these categories.

The SEAP category was added by North Tyneside Council to describe our largest best equipped sites. The MUGA category was added to designate areas for informal ball games where no traditional play items are located.

4.2.2 Quality

This objective reflects the 'play value' offered at the site based on the range of equipment provided and quality of play experience encountered. The aim is to increase the range of equipment available for play and create an attractive environment to maintain maximum interest.

Experience has shown that when these facilities are provided, they generally prove popular with children and the wider community they serve.

Maintaining existing sites to the required standard is of paramount importance to ensure the safety of children and others. Play areas should be clean, litter free and provide a safe and stimulating environment for as wide an age group as possible. The Council will also seek to ensure that any new facility constructed via the planning process meets the required standard.

Quality of experience will often be influenced by other site features for instance public toilets and appropriate seating areas. Good landscaping is fundamental to the success of any play site; appropriate tree planting which provides shade, metalled footpaths permit wheelchair access encouraging inclusivity, appropriate fencing to control access, prevent dog entry or to guard against children running onto busy roads.

Equipped children's play space should provide a sufficient variety of play experiences to offer enjoyment for all within the target age range. Encompassing as appropriate, fixed equipment and innovative facilities that encourage experimental play and social exchange, and features for passive recreation.

Quality standards should be informed by professional assessment of each site's play value.

4.2.3 Accessibility

This objective aspires to guidelines produced within the adopted 'Six Acre Standard'.

All households should be, where practicable, within an acceptable distance of an equipped play area (**see appendix 1 Table 1**).

Equipped children's play space should be created within a safe and easy walking distance, minimising the need to cross roads and other significant barriers.

Distance can be a useful tool in helping to identify deficiencies in provision but it will also be necessary to identify any barriers to children accessing those areas within the recommended distance (e.g. major roads, railways, watercourses, isolated or secluded routes, social divisions associated with location) and to make allowance for these in assessing existing facilities, particularly relevant for those with mobility issues.

4.2.4 Safety and Management of play areas

North Tyneside Council has a legal duty of care to maintain its play spaces for the health and safety of the public. It must adhere to the Health & Safety at Work Act 1974 and international standards BS EN 1176 and BS EN 1177 which cover general safety requirements and test methods for playground equipment and impact absorbing playground surfacing. The Authority must also ensure that commercial equipment meets approved standards.

The only exception to this is Shiremoor Adventure Playground in relation to equipment which is 'self-built or bespoke' as stated in the standard 'It is not applicable to Adventure Playgrounds with the exception of those items which have been commercially sourced' (BS EN 1176)

4.2.5 The Play Site Service

The Play Team currently consists of a Play Site Officer and a maintenance team of three who are responsible for the design, management, maintenance and inspection of all North Tyneside Council's open access equipped play provision.

North Tyneside Council's play sites are inspected regularly and a maintenance and repair program is provided throughout the year. This proactive management approach prolongs the life span of equipment, as well as helping to meet the expectations of children, young people, parents and the general public. This integrated approach to provision and maintenance of equipment has been instrumental in successful defence against litigation.

An annual audit is conducted by RoSPA (Royal Society for the Prevention of Accidents) and an annual maintenance program result.

4.2.6 Weekly recorded inspection of play sites

This examines the equipment's basic condition, any faults from vandalism, breakages and cleanliness of the play area. These inspections are carried out weekly as a minimum and recorded in writing.

Seasonal demand for litter collection on heavily used sites means daily visits are frequently made during high season. On these occasions faults and breakages may be noted.

These inspections are carried out by our play site team who are appropriately trained (Register of Play Inspectors International: Operational Level).

4.2.7 Annual independent inspection of play sites

This is carried out by an independent external specialist. This inspection checks for vandalism, wear and tear, long term structural problems, and compliance with approved standards. A report is provided outlining the overall safety of the play area and full documentation is received from the external inspector.

The report also informs future improvement particularly regarding equipment use and its suitability. Ensuring that the right play equipment is located at the right site enables efficient use of resources and helps reduce maintenance costs.

5.0 ACTION PLAN

In order to continue to meet the high standard of play site provision across the borough we will carry out the following:

	Action
1.	Provide the range and variety of equipment aimed at desired age groups. Provision for children will be classified under LAPS, LEAPS, NEAPS, MUGA's and SEAP's.
2.	Ensure that Settlement Equipped Areas for Play (SEAP) will include at least 10 types of play, providing a wide range of activities and offering a unique experience.
3.	Ensure that Neighbourhood Equipped Areas for Play (NEAP) will include at least 8 types of play and where appropriate informal kick-about areas providing a wide range of activities.
4.	Ensure that Local Equipped Areas for Play (LEAP) will include at least 5 types of play providing a variety of activities.
5.	Appropriately design spaces and consider layout, use of natural contours, attractiveness, quality of material used, functionality, inclusion of appropriate signage, efficient use of the space available and appropriate safety surfacing.
6.	Continue to engage with Ward Councillors and communities on play site design.
7.	Ensure play sites comply with legislation and quality standards and we will maintain current inspection regimes to ensure public safety and quality of provision.
8.	Consider physical barriers to access, such as busy roads and railway lines. Crossing points will be considered and accessibility for people with additional needs.
9.	Seek funding including section 106 in line with the priorities identified as part of the investment plan.
10.	Consider areas of the borough with greater need such as those areas deficient in provision or with poor access to facilities. (Appendix 2).
11.	At Shiremoor Adventure Playground we will continue to embed the Playwork Principles in our programme so that we can maintain our 'Quality in Play Status' which is valid until 2022.
12.	Shiremoor Adventure Playground will continue to work in partnership with the Shiremoor Adventure Playground Trust to support the ongoing development of the facility.
13.	Annually review the play site investment plan.

Explanation of 6 Acre Standard site categories and North Tyneside Council adaption:

The framework below is based on the categories and their characteristics of the 6 Acre Standard which was originally developed by the National Playing Fields association (now Fields in trust FIT). These categories are recognised across the country.

The NPFA play area categories were adapted to enable the Council and other service providers to look at the positive impact of small-scale improvements to existing play areas in relation to the area around them.

Table 1

The Six Acre Standard						
The National Playing Fields Association recommended minimum levels of provision for different types of facility:						
Facility	Time	Walking distance	Radial Distance	Minimum size	Nearest dwelling	Characteristics
LAP Local Area Play	1 min	100m	60m	100m ²	5m from activity zone	Small low-key games area
LEAP Local Equipped Area for Play	5 min	400m	240m	400m ²	10m from activity zone	Five types of play, small games area
NEAP Neighbourhood Equipped Area for Play	15 min	1000m	600m	1000m ²	30m from activity zone	Eight types of equipment opportunities for ball games or wheeled activities

Using the NPFA play area categories (summarised in the table above) it is recommended that the LAP category should only be considered for development if there is a genuine need based on local demand and if ongoing maintenance is assured. Many LAPs are located within housing estates near to houses.

It is important that both the LEAP and NEAP play areas have quality equipment in appropriately designed and located parts of the play area for younger children to use.

The LEAP and NEAP categories have been further subdivided into three categories. This results in a positive progression in the minimum size of equipped play area and the minimum number of play activities.

Consequently, the radial straight-line distance has also been increased. The subdivision within a LEAP occurs with every additional 200m² of equipped play area and with an additional play activity. This is shown in the table below.

North Tyneside Council play area categories

Play area type	Minimum size equipped play area	Minimum number	Catchment area - radial straight-line distance for play area
LAP	Up to 400m ²	Less than 5 types of play	100m
LEAP (1)	Up to 400m ²	5 types of play	240m
LEAP (2)	Up to 600m ²	6 types of play	360m
LEAP (3)	Up to 800m ²	7 types of play	480m
NEAP (1)	Up to 1,000m ²	8 types of play	600m
NEAP (2)	Up to 1,200m ²	9 types of play	750m
NEAP (3)	Up to 1,400m ²	10 types of play	900m
SEAP	Up to 1,600m ²	11 types of play	+1,000m

The NEAP (1) in the table above is similar in characteristics to the NPFA's. However, it does not include a hard surface area as a prerequisite to a site being classified within the NEAP categories. If a hard-surfaced area is located near to a play area the study accounts for this by adding a percentage to the radial straight-line distance (see below for further information). The NEAP is also split into three sub-categories at every additional 200m² of equipped play area and with an additional play unit.

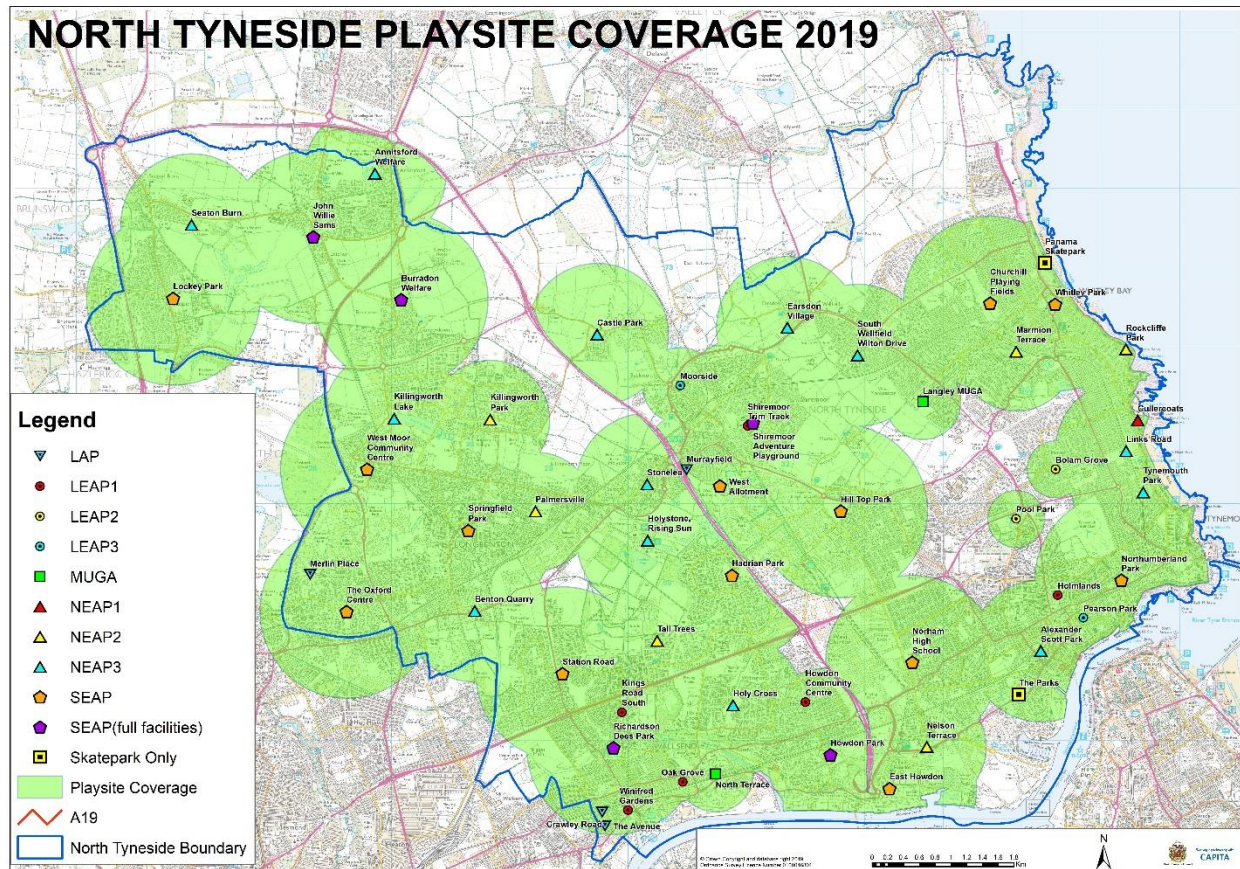
To take account of the combined LEAP/NEAP category highlighted in the NPFA's Six Acre Standard a final play area category called Settlement Equipped Play Area (SEAP) has been created. This category should include either multi-use games area, Skateboard/BMX Park and/or youth shelter.

North Tyneside's local standards consider additional facilities that could be located near to a play area that would further extend its catchment zone. These may include; a kick-wall, multi-sports rebound wall, basketball or other hard surfaced area, a multi-use games area or a skateboard/BMX park. If the site includes these facilities, the catchment zone for the play area as shown in the table above is increased by 10%.

Furthermore, the locational context of the play area is considered, such as, whether it stands alone, is located on a recreation ground or on an area with formal sport and recreation facilities. The catchment zone of the play area increases by 10% if it is located on a recreation ground and by 20% if it is located on an area with formal sport and recreation facilities. The rationale for the above is that it is assumed that people will travel greater distances to sites that have a greater variety of facilities.

As a unique facility we consider the that the catchment area for the Adventure Playground covers the whole of the borough.

North Tyneside Play Site Coverage 2019

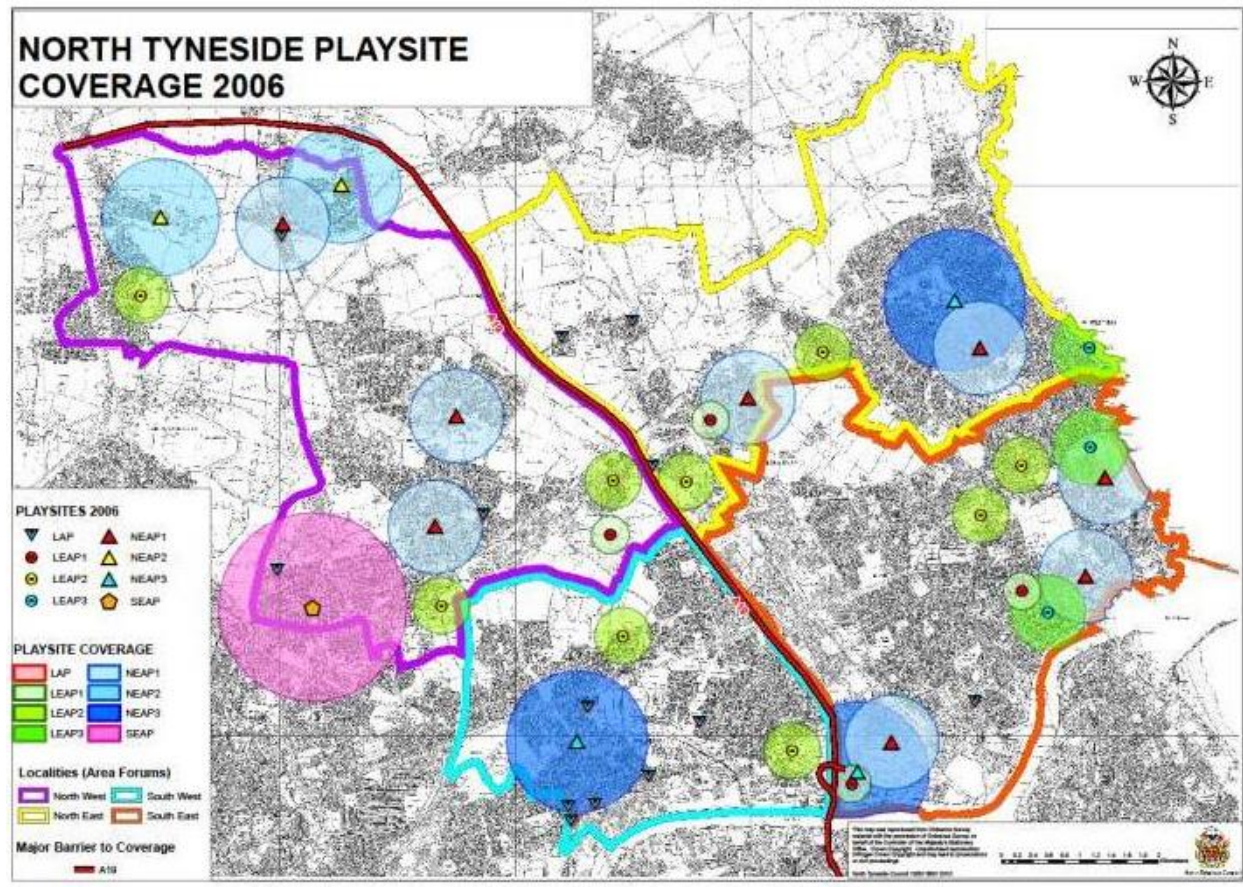









Gaps in current play site provision include:

- Murton
- Killingworth
- Areas of the coast including North Shields Fish Quay and St Mary's Lighthouse.

Play site provision is currently being considered for Murton and Killingworth as part of the Local Plan. The other areas listed above will be considered as part of any future funding opportunities for play site provision.

North Tyneside Play Site Coverage 2006



Ward & Number of Play Areas	Site Name	Play Area	Wheeled Sports	MUGA	Type	Age Range
Battle Hill (2)	Hadrian Park	✓		✓	SEAP 	1+, 8-14
	Tall Trees	✓		✓	NEAP 2 	1+, 8-12, Teens
Benton (2)	Benton Quarry	✓			NEAP 3 	1+, 8-12, Teens
	Springfield Park	✓		✓	SEAP 	1+, 8-12, Teens/Youth
Camperdown (3)	Annitsford Welfare	✓			NEAP 3 	1+, 8-12, Teens
	Burradon Welfare	✓	✓	✓	SEAP 	1+, 8-12, Teens/Youth
	Killingworth Lake	✓			NEAP 3 	1+, 8-12, Teens/Youth
Chirton (1)	Norham High School	✓		✓	SEAP 	1+, 8-12, Teens/Youth
Collingwood (1)	Hill Top Park	✓		✓	SEAP 	1+, 8-12, Teens/Youth
Cullercoats (2)	Bolam Grove	✓			LEAP 2 	1+, 8-10
	Cullercoats	✓			NEAP 1 	1+, 8-12
Howdon (2)	Holy Cross	✓			NEAP 3 	1+, 8-12, Teens
	Howdon CC	✓			LEAP 1 	1+, 8-12
Killingworth (4)	Holystone Rising Sun	✓			NEAP 3 	1+, 8-12
	Killingworth Park	✓			NEAP 2 	1+, 8-12
	Palmersville	✓			NEAP 2 	1+, 8-12, Teens/Youth
	Stonelea	✓			NEAP 3 	1+, 8-12
Longbenton (3)	Merlin Place	✓			LAP 	1+, Up to 8
	Oxford Centre	✓		✓	SEAP 	1+, 8-12, Teens/Youth
	West Moor C Centre	✓			SEAP 	1+, 8-12, Younger teens
Monkseaton North (2)	Churchill PF	✓		✓	SEAP 	1+, 8-12, Teens
	Panama		✓		SKATEPARK 	Younger children, 8-12, Teens/Youth
Monkseaton South (2)	Langley MUGA			✓	MUGA 	Younger children, 8-12, Teens/Youth
	South Wellfield (Wilton Drive)	✓			NEAP 3 	1+, 8-10
Northumberland (1)	Station Road	✓		✓	SEAP 	1+, 8-12, Teens/Youth
Preston (2)	Holmlands	✓			LEAP 1 	1+, 8-10
	Pool Park	✓			LEAP 2 	1+, 8-12
Riverside (5)	Alexander Scott Park	✓			NEAP 3 	1+, 8-12, Teens
	East Howdon	✓		✓	SEAP 	1+, 8-12, Teens
	Howdon Park	✓	✓	✓	SEAP 	1+, 8-12, Teens/Youth
	Nelson Terrace	✓			NEAP 2 	1+, 8-12, Teens
	The Parks		✓		SKATEPARK 	Younger children, 8-12, Teens/Youth
St Mary's (1)	Earsdon Village	✓			NEAP 3 	1+, 8-12, Teens

Ward and & number of Play areas	Site Name	Play Area	Wheeled Sports	MUGA	Type	Age Range
Tynemouth (4)	Links Road	✓			NEAP 3 ▲	1+ 8-12 Teens
	Northumberland Park	✓	✓		SEAP ▲	1+ 8-12 Teens/youth
	Pearson Park	✓			LEAP 3 ●	1+ 8-10
	Tynemouth Park	✓			NEAP 3 ▲	1+ 8-12 Younger teens
Valley (6)	Castle Park	✓			NEAP 3 ▲	1+ 8-12 Teens
	Moorside	✓		✓	LEAP 3 ●	1+ 8-12 Teens/youth
	Murrayfield	✓			LAP ▼	1+ Up to 8
	Shire Trim Track	✓			LEAP 1 ●	6 -10
	West Allotment	✓		✓	SEAP ▲	1+ 8-12 Teens/youth
	Shiremoor Adventure Play	✓		✓	SEAP ▲	1+ 8-teens/youth
Wallsend (7)	The Avenue	✓			LAP ▼	1+ 8 -10
	Crawley Road	✓			LAP ▼	1+ Up to 6
	Kings Road	✓			LEAP 1 ●	1+ Up to 8
	North Terrace			✓	MUGA ■	Younger children 8-12, Teens/youth
	Oak Grove	✓			LEAP 1 ●	1+ , up to 6
	Richardson Dees Park	✓	✓	✓	SEAP ▲	1+ , 8-12 Teens/youth
	Winifred Gardens	✓			LEAP 1 ●	1+ , up to 6
Weetslade (3)	John Willie Sams Centre (PFI)	✓	✓	✓	SEAP ▲	1+ , 8-12 Teens/youth
	Lockey Park	✓		✓	SEAP ▲	1+ , 8-12 Teens/youth
	Seatonburn	✓			NEAP 3 ▲	1+, 8-12, Teens
Whitley Bay (3)	Marmion Terrace	✓			NEAP 2 ▲	1+ , 8-12 Teens
	Rockcliffe Park	✓			NEAP 2 ▲	1+ , 8-10
	Whitley Park	✓		✓	SEAP ▲	1+ , 8-12 Teens/youth

North Tyneside Allotment Strategy 2020 - 2030



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1. Introduction

This strategy sets out our commitment to allotment gardening and outlines our ambition for the allotment service in North Tyneside. In the strategy we identify:

- What we want to achieve through the allotment service for current and future plot holders and other North Tyneside residents over the next 10 years
- How we will work with plot holders, site associations, members of the local community and other voluntary and statutory organisations to make our ambition a reality
- The resource implications of our strategy and how we plan to attract those resources

1.1 What are allotments?

An allotment is historically defined as a plot of land, rented to individuals so that they can grow fruit and vegetables for themselves and their families to eat.

“An allotment not exceeding 40 poles (equivalent to 1210 square yards or 1012 square metres) in extent to which is wholly or mainly cultivated by the occupier for the production of vegetable or fruit crops for consumption by himself or his family.” Definition of Allotment Garden, Allotment Act 1922

Allotments originate from the enclosure legislation of the 18th and 19th centuries. The word 'allotment' comes from land being 'allotted' to an individual under an enclosure award. The General Enclosure Act 1845 required that provision should be made for the 'landless poor' in the form of 'field gardens' limited to a quarter of an acre. At this time, allotments were largely confined to rural areas although during the second half of the 19th century, parcels of land in urban areas began to be used as allotments. The first Allotment Act which obliged local authorities to provide allotments if there was demand, was passed by Parliament in 1887. Local authorities have been required to meet statutory responsibilities regarding allotments ever since.

Allotment sites can be statutory or temporary. Statutory sites are those that have been acquired by the council for the purpose of being allotment gardens whilst temporary sites have been acquired for other purposes and are being used as allotments in the interim. Some allotments belong to private landowners rather than the council.

Fact: Allotment gardening is the only recreational activity to enjoy the protection of Law (Allotment Acts 1908-1950)

1.2 Why are allotments important?

In North Tyneside, we have long valued allotments as the green beating heart of the community because we recognise that they help to deliver the following benefits:

- **Health improvement:** Gardening is often recommended as a suitable form of exercise and can help prevent coronary heart disease and related problems. In some areas, formal GP referral schemes have been set up so that family doctors can 'prescribe' allotment gardening. Although we do not have such a scheme in North Tyneside, there have been many examples of doctors suggesting allotment gardening to a patient whose health has since improved.

We have an ageing population and by 2021 it is estimated that, nationally, a quarter of the population will be over 60. In later life, physical activity has an important role to play in maintaining functional ability, preventing disability and isolation and promoting independence. Allotment gardening has traditionally been enjoyed by older people and has an important role to play in helping older people participate in exercise.

- **Positive mental health:** Allotments help people get out of their house, give them a focus and the opportunity to be part of a social group whilst developing a sense of ownership. They allow residents to socialise, make friends and become part of the wider community or enjoy solitude in a safe environment. Gardening is also recognised as being useful in stress relief and relaxation.
- **Healthy food:** Growing your own vegetables and fruit can be relatively cheap, and it can be a distinct advantage for those who are feeling the pinch of economic downturn, have an interest in fresh food or would like to reduce food miles or their carbon footprint. Evidence strongly suggests that the type and amount of food we eat plays an important role in preventing the development of many chronic conditions including cancer, coronary heart disease, diabetes, dental disease and obesity. Allotments can be particularly valuable for people who don't have a garden at home in helping them to achieve their horticultural ambitions.
- **Bringing communities together:** Allotment growing attracts people from all backgrounds and can help promote community cohesion. The Local Government Association Growing in the Community guide states that "allotments have a distinctive contribution to make to the achievement of social inclusion at local levels, as communities of interest bring in a wide range of people, including people from different gardening traditions and cultures, together for a common purpose."

An example relates to the Balkwell C Allotment Site, North Shields which has community plots. These plots have been allocated to a number of groups including, young people, people who are in rehabilitation and also older people. These plots give individuals an accessible growing space without the pressure to individually work a large plot.

The community groups have collectively become an important part of a traditional site where the existing tenants offer advice, materials and assistance to the community plot users.

Allotments in North Tyneside currently help to support people with disabilities, enabling them to access sites and plots providing therapeutic outdoor green space and access to the wider community.

- **Biodiversity** – Many of North Tyneside's cultivated allotments make a distinctive contribution to local biodiversity. Natural features, including hedges, mature trees and waterways can make working allotments a wildlife haven. Compost heaps are also mini biodiversity centres in their own right. Insects and other invertebrates as well as hedgehogs are attracted to compost heaps as they require shelter when not active. In turn, insects attract birds and other wildlife into the allotment; some plot holders have set aside a small area within their plot for wildlife.

Areas within three allotment sites have been specifically designated as wildlife areas in North Tyneside.

- **Learning** - People engaged in gardening learn to use many skills. Whilst horticulture is the obvious one, community and social skills are also developed. More experienced allotment holders enjoy sharing their knowledge with newcomers. Allotments and the principles of allotment gardening can help in educating children within all key stages across many curriculum areas. Additionally, they can deliver lifelong 'experiential' learning - via extended schools, family learning and intergenerational teaching and learning. Currently eight schools have allotments in North Tyneside and many other schools visit sites to enrich their curriculum.

Allotment gardening also has a role in terms of employment. In addition to helping to develop new skills, which can help increase employability, it can help individuals maintain work patterns where they have become unemployed.



2. National and Local Strategic Context

There is a range of legislation and guidance covering the provision and protection of allotments that our strategy must comply with.

Allotment law has developed in rather a piecemeal fashion with various Allotment Acts being introduced between 1908 and 1950.

A summary of allotment legislation is set out in Appendix B.

Allotments and Planning Policy

At a national level the recently updated National Planning Policy Framework (NPPF) (updated in February 2019) refers to allotments within the context of healthy, inclusive and safe places. Planning should enable and support healthy lifestyles and allotments are specifically identified as an example of good practice.

The Health and Wellbeing sub section of the National Planning Practice Guidance (NPPG) goes into a little more detail of the role of planning to help create a healthier food environment and allotments are seen as a way to support this ambition:

- Local planning authorities can consider bringing forward, where supported by an evidence base, local plan policies and supplementary planning documents, which limit the proliferation of certain use classes in identified areas, where planning permission is required. In doing so, evidence and guidance produced by local public health colleagues and Health and Wellbeing Boards may be relevant. Policies may also request the provision of allotments or allotment gardens, to ensure the provision of adequate spaces for food growing opportunities. (Para 6, Health and Wellbeing, NPPG, 2017)

The need for an Allotment Strategy is important for the Council to draw upon it as evidence to ensure adequate spaces for food growing opportunities. The relationship between allotments and health and wellbeing is referenced in Local Plan policy S1.2 'Spatial Strategy for Health and Well-being':

- 'Promoting allotments and gardens for exercise, recreation and for healthy locally produced food'.

In the broader scope of planning for the environment, allotments fall within the category of green infrastructure, which is defined by the subsection Natural Environment of the NPPG as:

- Green infrastructure is a network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities

- Green infrastructure is not simply an alternative description for conventional open space. As a network it includes parks, open spaces, playing fields, woodlands, but also street trees, allotments and private gardens. It can also include streams, canals and other water bodies and features such as green roofs and walls. (Para 27, Natural Environment, NPPG, 2016).

As recommended by the NPPG the Council produced a Green Infrastructure Strategy (2015) for the whole Borough that supports the Local Plan (2017). The Green Space Strategy also supports the Local Plan, setting out the current provision of different types of green space across the borough. The Green Space Strategy includes a chapter on allotment provision (chapter 12), which draws upon the previous Allotment Strategy (2009-2015).

Allotments are therefore an important component of Green Infrastructure and Local Plan Policy S5.1 'Strategic Green Infrastructure' aims to deliver the Authority's support towards 'the protection, enhancement, extension and creation of green infrastructure in appropriate locations within and adjoining the Borough'.

Based on the current Allotment Strategy the areas of greatest need for new allotment sites as identified in the Local Plan are Killingworth, North Shields/Tynemouth and Whitley Bay. Demand for allotments is Borough wide and North Tyneside Allotment Service will continue to seek appropriate S106 contributions to develop and enhance existing allotments.

The strategic sites of Murton Gap and Killingworth Moor are two large areas of housing growth in the borough and through the adoption of the Local Plan and the subsequent Masterplans for each site; both recognise the need for allotment provision with a shared objective:

- The site will include the provision of high-quality community facilities and services (such as allotments and play sites) to meet identified needs. These will be located in accessible areas around the site and delivered in line with the development phasing plan.

Each Masterplan includes minimum requirements for onsite allotment provision, 75 plots at Killingworth Moor and 111 on Murton Gap.

Our allotment strategy has followed The Local Government Association Growing in the Community guide "to assist those managing allotments, either within local authorities or under schemes for devolved management, to work efficiently and effectively by emulating examples of good practice."

As well as being guided by key national legislation and policies, this strategy has also been shaped by the local context. This includes:

North Tyneside Local Plan

The Allotment Strategy contributes to the aims of our North Tyneside Plan specifically in the 'Our People' theme. This aims to increase the health of our residents and promote access to healthier lifestyles. It acknowledges the network of allotments and provides opportunities for outdoor recreation, contributing to physical and mental wellbeing. It states 'allotments provide a place for people to interact and produce healthy locally grown food, which can help to improve the diet of residents'.

The Green Space Strategy

The Green Space Strategy aims to “provide green spaces that are attractive, safe, accessible and well managed and to look at the future of sites to see how they can be protected, enhanced or even adapted to provide equal access to the various types of green space.” It acknowledges the work done in recent years to improve the condition of allotments by North Tyneside Council, allotment associations and individual tenants

Low Carbon Strategy 2016 - 2027

The Allotment Strategy supports the Low Carbon Plan by reducing the carbon footprint of the borough.

2015 JSNA

The Joint Strategic Needs Assessment (JSNA) shows the health and wellbeing needs of local people which is used to provide and develop health, wellbeing and social care services. Allotments contribute to the health and wellbeing of local people.

Fact: The Luxembourg-based Office International du Coin de Terre et des Jardins Familiaux is Europe's largest body representing allotment gardeners (it claims to have three million members). All councils in England & Wales (with the exception of certain inner London Boroughs) have to, by law, provide allotments.



3. Current allotment provision across North Tyneside

3.1 Our Allotments

Within North Tyneside there are a total of 70 allotment sites containing 2211 plots. The size of plots varies from 60m² to 600m², with an average plot being between 150m² and 250m²

- The Authority directly manages 48 of these sites, a total of 1306 plots.
- There are 13 sites which are self-managed; these have a total of 768 plots
- Non-Council sites have a total of 137 plots.
- The number of plots on Council managed and self-managed sites has increased by over 200 since 2009.

There are also:

- 9 allotment plots/sites managed by community organisations
- 4 community plots
- 4 wildlife spaces

In North Tyneside, we have a combination of statutory and temporary sites. Statutory sites are directly protected by Allotment Acts but temporary sites are not. Private landlords including Nexus, Duke of Northumberland and Northumbrian Water own some allotment sites.

Thirteen of our sites are under devolved management. This means that the formally constituted allotment association leases the site from the Authority and reinvests revenue (which it manages) on maintenance, repairs and capital items. Other responsibilities that associations under devolved management undertake include:

- Administering waiting lists and letting plots
- Collecting rents
- Carrying out the programming of works and repairs
- Promoting good site maintenance by quickly identifying any plots which are becoming neglected

17 of the 48 Council managed sites have a letting representative. This person is a volunteer who is appointed by the Authority's Allotment Officer. They assist the Allotment Officer by:

- Accompanying the Allotment Officer in any plot inspections
- Representing the Allotment Officer when any minor works are being carried out on site, taking delivery of skips etc.
- Meeting prospective new tenants to show them any recently vacated plots
- Updating on-site notice boards (where applicable)

Please see Appendix A for a detailed profile of our allotment provision.

3.2 Community horticultural projects

In addition to allotments, North Tyneside Council also provides or supports a number of other gardening projects and services across the Borough. These include:

- The Rising Sun Country Park- within its boundaries is a farm which includes day opportunities for people with a learning disability. The farm is operated by the Rising Sun Country Park Trust.
- The Grow and Eat project is for residents in targeted areas of North Tyneside encouraging them to grow their own food.
- Our parks provide opportunities for volunteers to get involved in growing their own.
- Community based horticultural projects including:
 - Justice Prince in Longbenton
 - Cedarwood, North Shields
 - The Community Garden at Redhouse Allotments, Whitley Bay
 - East Howdon Association Community Garden, Wallsend
 - Howdon Community Centre, Wallsend
 - John Willie Sams Centre, Dudley
 - Westmoor Community Centre Gardeners Group
 - Youth Justice Garden, North Shields
 - Age UK Garden, North Shields
 - Oaktrees Recovery Garden, North Shields
 - St Pauls Centre, Willington Quay Community Garden
 - The Meadows at Meadowell Connected (incorporating Tyne Fresh)
 - Community Gardens At Howdon and Shiremoor Childrens Centres
 - Foundation Futures Garden, Wiltshire Drive, Wallsend



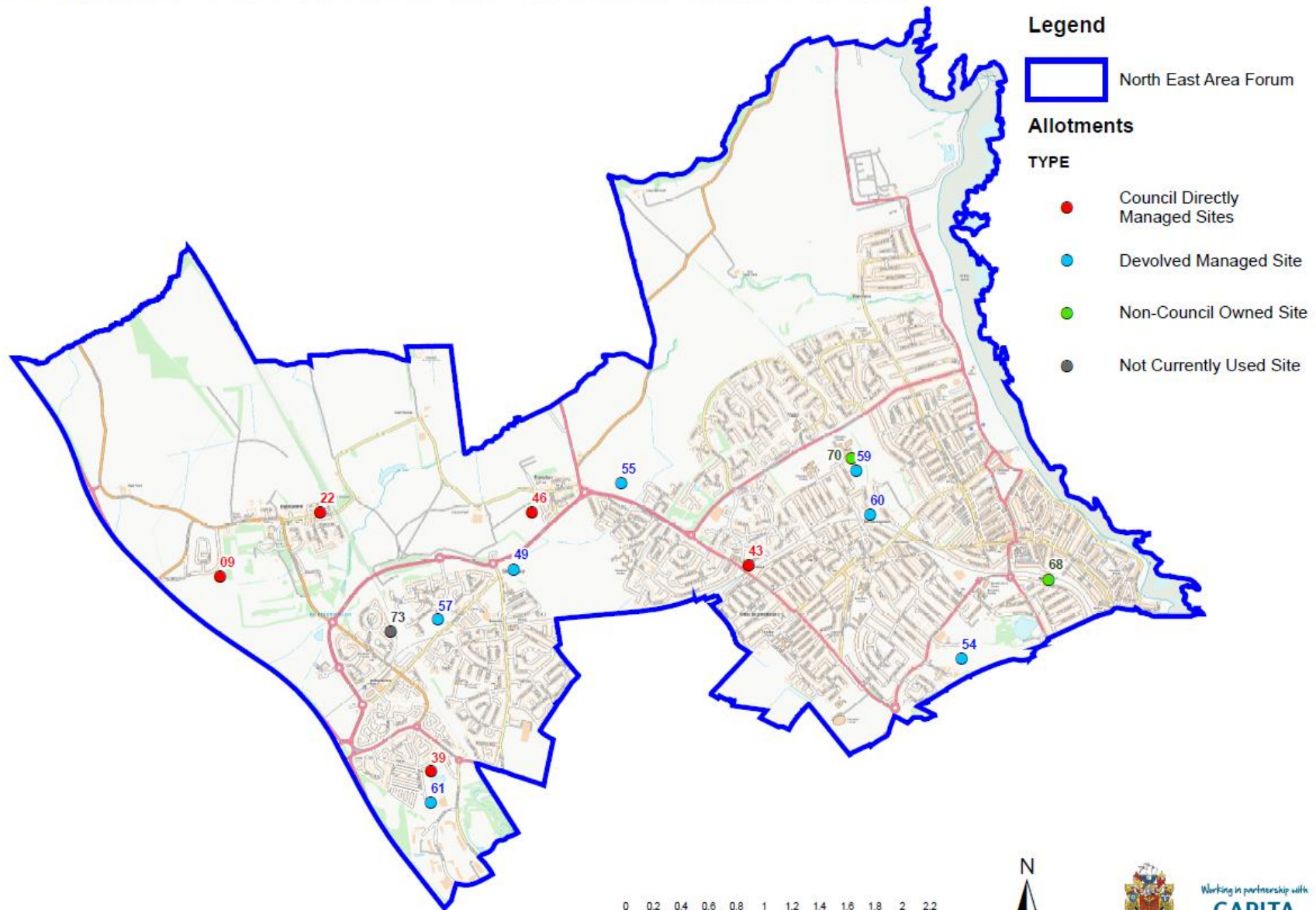
(Small wildlife area within an allotment plot)

3.3 Where are our allotments?

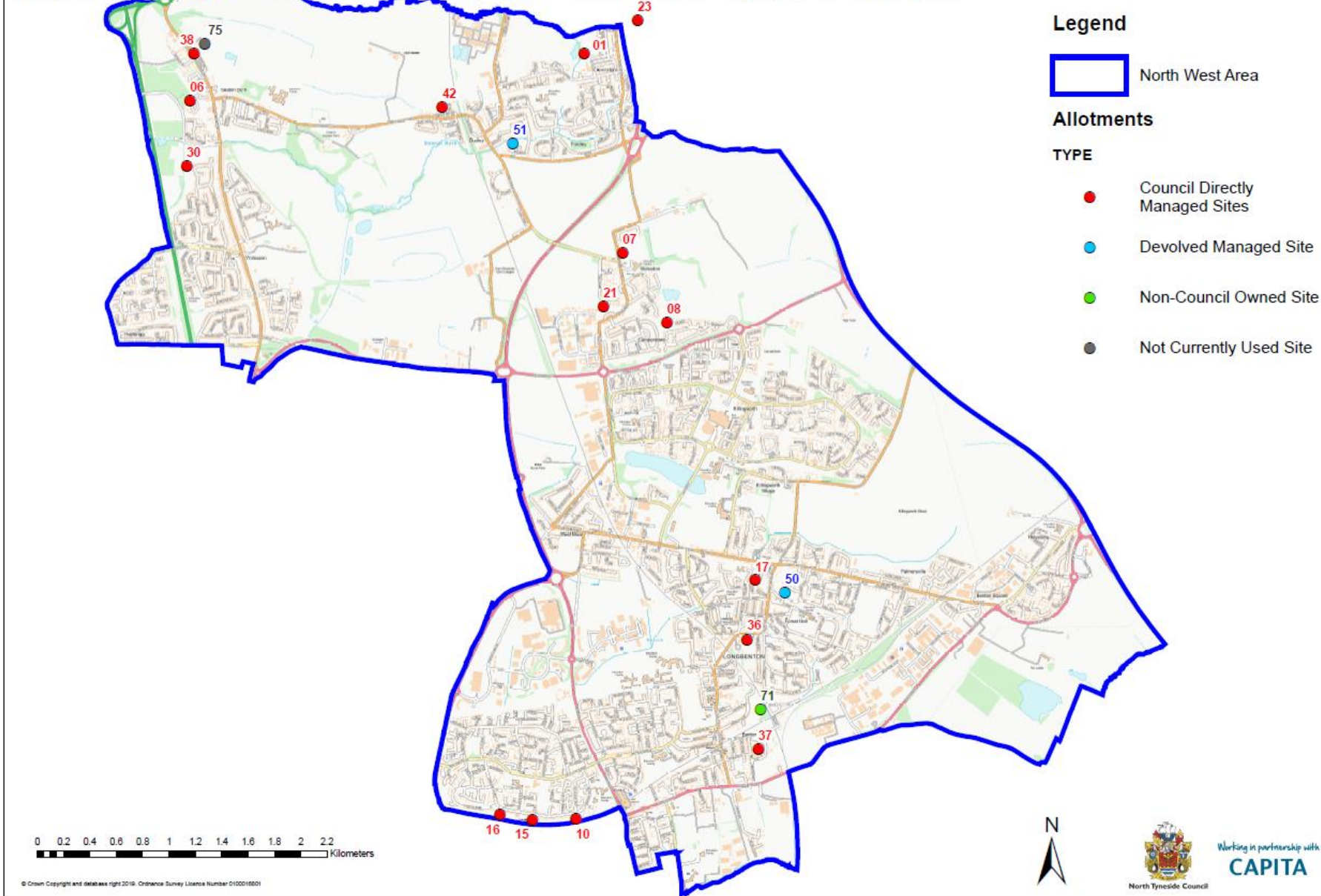
Allotments are distributed across the Borough.

The following maps illustrate the distribution of allotments within the four localities of North Tyneside. Each individual site has a unique number, which identifies the name of the site as listed on Appendix A.

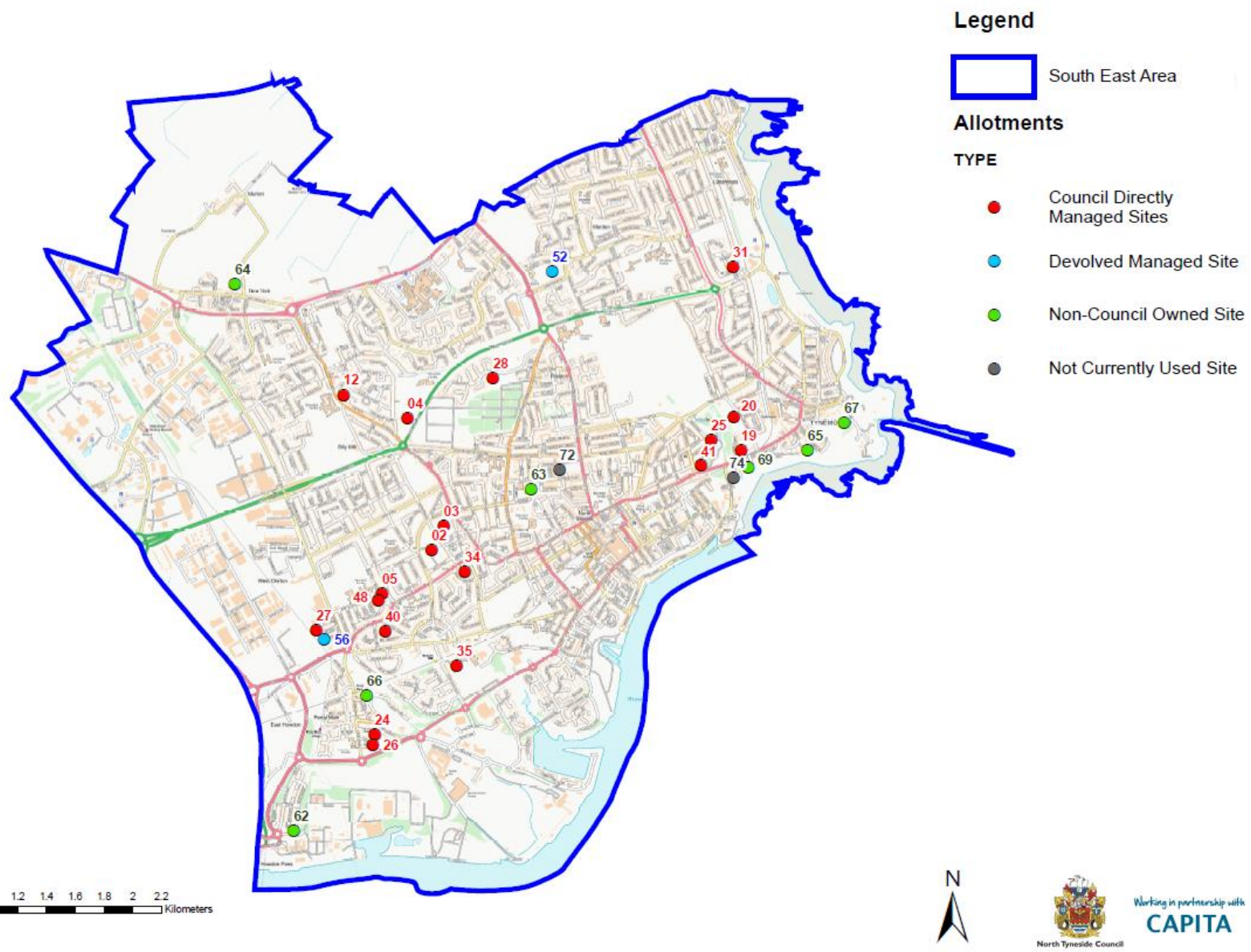
ALLOTMENT PROVISION IN NORTH EAST AREA



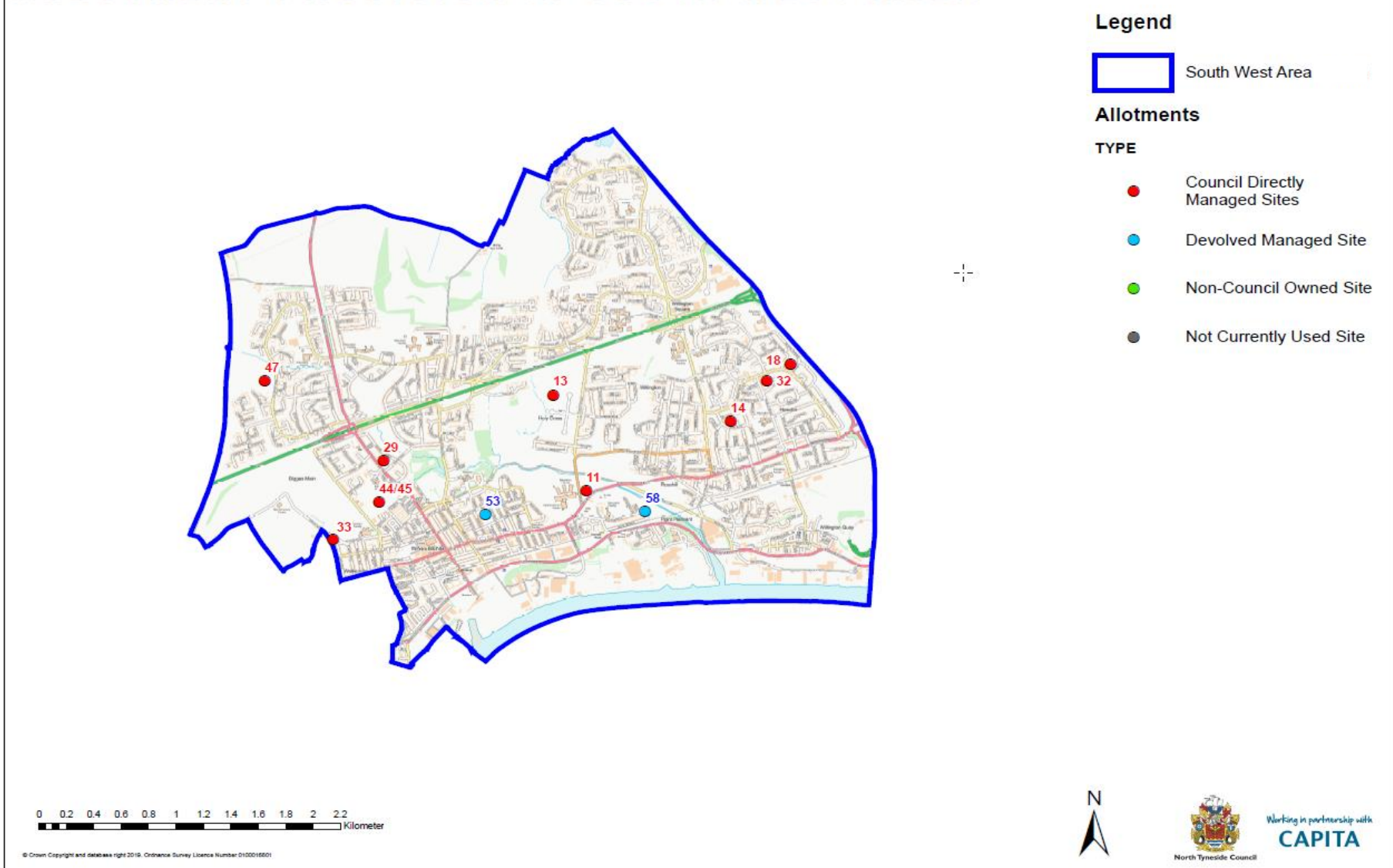
ALLOTMENT PROVISION IN NORTH WEST AREA



ALLOTMENT PROVISION IN SOUTH EAST AREA



ALLOTMENT PROVISION IN SOUTH WEST AREA



4. Costs and income associated with the Allotment Service

4.1 Costs

The approximate cost for operating the Allotment Service is circa £110,000 which includes repairs and maintenance such as repair fencing and clearance of unlettable plots, removal of waste, payments for water and employee costs.

4.2 Income

The Allotment Service income generates approximately £110,000 per annum. The income received derives mainly from the rent paid by allotment holders.

The annual rental for an allotment plot must be paid in advance for the twelve-month period beginning the 1st October each year. The rental charges reflect the size of plots and whether water is provided on site. Prices range from £31.20 to £288.00 as detailed in the table below:

In North Tyneside there are 4 allotment sites which do not have a water supply; these are charged at £3.90 per 10 square metres. (Oct 2019)

Plot Size (Square Metres)	Charges (Indicative)
A B	A B
80 to 100	£31.20 to £39.00
110 to 200	£42.90 to £78.00
210 to 300	£81.90 to £117.00
310 to 400	£120.90 to £156.00

44 allotment sites that do have a water supply are charged at £4.80 per 10 square metres. (Oct 2019)

Plot Size (Square Metres)	Charges (Indicative)
A B	A B
80 to 100	£38.40 to £48.00
110 to 200	£52.80 to £96.00
210 to 300	£100.80 to £144.00
310 to 400	£148.80 to £192.00
410 to 500	£196.80 to £240.00
510 to 600	£244.80 to £288.00

4.3 Other funding

Section 106 funding associated with new developments across the Borough, has enabled investment into allotment plots. There are also opportunities for allotment associations to apply for grant funding. Individual associations, who have been able to obtain grant funding, have carried out various schemes on their sites. These include roadway improvements, fencing, biodiversity and communal projects and provision of storage containers and toilets.

5. Performance of the Allotment Service

5.1 Performance measures

There are a number of indicators that help to measure performance across the allotment service. These include;

- the percentage of plots let (quarterly)
- the number of unlettable plots (quarterly)
- the number on waiting list (reviewed every 2 years)
- the number of unworkable plots brought back into use (annually)
- the number of sites that are under devolved management (annually)

5.2 Current Performance

The following summarises our current performance:

- 3 un-lettable plots due to flooding and invasive weeds (Nov 19). As further funding becomes available these issues will be addressed and the plots relet
- 15 un-lettable plots have brought back into use in the previous 12 months
- 512 residents applied for an allotment (previous 12 months)
- 99% of plots let (Nov 19)***
- 1259 individual people on Council waiting lists
- 1093 people on self managed waiting lists

*** this figure fluctuates throughout the year due to surrender and termination of allotment tenancies

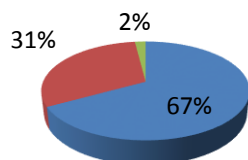
6. Profile of allotment holders

6.1 Our Allotment Holders in North Tyneside

A survey of Council managed allotment holders in North Tyneside has identified profiles of our allotment holders as follows:

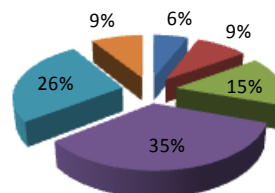
Gender profile

■ Male ■ Female ■ Prefer not to say



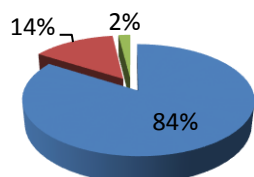
Age Profile

■ 20-34 ■ 35-44 ■ 45-54 ■ 55-64 ■ 65-74 ■ 75 or over



Disability Profile

■ No ■ Yes ■ Prefer not to say



6.2 What our allotment tenants want

People's needs regarding allotments are evolving:

- we have an ageing population and some allotment holders want to downsize to a smaller plot
- busy families prefer a more manageable sized allotment plot.

New housing tends to have smaller gardens or no gardens at all, which can lead to homeowners looking to allotments to meet their gardening and self-sufficiency ambitions. Our allotment tenants told us which aspects they value most about allotments.

Secure boundary fences	94%
Water supply	93%
Paths	88%
Rubbish removal	85%
Close proximity to home	82%
Quiet environment	72%
Vehicle access to site	62%
Access for the disabled	59%
On-site information board	51%
Car Parks	48%
Site shop	10%
Site meeting room	6%

Our allotment holders have told us that they would like to see the following improvements:

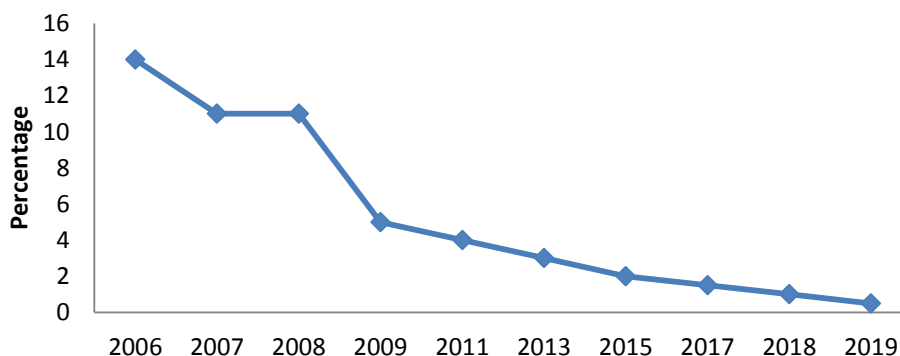
- Regular deliveries of skips and waste disposal provision were the highest requested improvements on allotment sites. Then maintenance of pathways, overgrown trees and hedges, security issues, water supplies and a timely turnaround of overgrown/vacant plots.
- The Allotment Service is striving to deliver the Good Allotment Standard across all Council managed sites in the Borough. Tenants are encouraged to compost and avoid bringing onsite/storing materials which cannot be utilised on plot, therefore reducing the need for skips or burning onsite. Where fires cause a nuisance, the Allotment Service takes appropriate action, which includes time restrictions or a complete ban.

7. Achievements to date (since 2009)

The Allotment Service has delivered a number of improvements since the introduction of the last strategy in 2009. These include:

- Developed the '**North Tyneside Good Allotment and Good Plot Standard**' in line with good practice (see appendices) this is the standard we aspire to for all North Tyneside allotments in the long term. It includes individual standards on:
 - Good access
 - Good security
 - Well-maintained paths
 - Adequate water provision
 - Freedom from neglected plots
- Improved allotment information on the council website.
- Secured funding to enable:
 - The creation of 89 new allotment plots since 2009 across new and existing sites
 - The creation of 1 new allotment site
 - The creation of 2 extensions to allotment sites
 - The reclamation of 2 areas within existing allotment sites which were previously unusable.
 - The creation of 2 community plots
 - increased the profile of the Allotment Service
- The Allotment Service has brought back into use more than 50 unlettable plots
- Plots are frequently returned in a poor condition following termination or surrender. Sometimes we are unable to immediately relet a plot due to fly tipping, dangerous structures or collapsed fencing etc. We would class these as unlettable plots. We relet these as soon as practically possible.
- Reducing levels of vacant plots (plot not currently let by a tenant and not designated as unworkable).
- The graph below illustrates the improvement associated with reducing the level of vacant plots.

Vacancy Levels



- Made allotment gardening more accessible to different communities. In North Tyneside there are many plots that are used and enjoyed by tenants with disabilities. The service has assisted such tenants in identifying both sites and plots where ease of accessibility is essential and where the allotments' components are 'user friendly'.
- The "Grow and Eat North Tyneside" project was launched in April 2014. Its objectives are to provide an opportunity for residents in targeted areas of North Tyneside to grow their own food within private gardens, community spaces, parks and other green spaces close to where they live. The project is working within communities to give people the skills and confidence to grow, harvest, cook and eat food that they have grown themselves.

8. Demand for Allotments

8.1 Determining a local standard for allotment provision

Local authorities have a statutory duty under Section 8 of the Small Holdings and Allotments Act 1908 to provide a sufficient number of allotments when they consider there is a demand.

The Local Government Association Growing in the Community guide identifies that waiting lists should not be treated as the only indicator of unmet demand: *"Expressed demand will also be conditional on the extent to which allotments have been actively promoted to all sections of the community and will remain latent if they are not."* However, it acknowledges that there is currently "no generally accepted procedure for assessing the gap between current use levels and waiting lists and the potential additional need for allotments if actively promoted."

There is no nationally agreed standard or formula for allotment provision.

We currently have waiting lists on all Council managed sites, which are maintained on a first come, first allocated basis for each site. We have almost as many people on the waiting lists as we have plots in the Borough.

Analysis of our waiting lists shows that:

- 8 - 12 people per week apply for an allotment plot. Approximately 500 applications per year are received, this has been consistent since 2009.
- There are 1259 residents on Council managed waiting lists
- The longest wait for a plot on a Council managed site is 13 years.
- The average wait for a plot from the date of application across the Borough is 3 - 5 years.

Given that there are a total of 2074 allotment plots (Council and Devolved Sites only); 1259 residents on Council waiting lists and 1093 residents on Self-Managed waiting lists, we would need 4426 plots to meet existing demand. There are 99379 households in the Borough; therefore our current level of demand is 1 allotment per 23 households.

The gap between the demand¹ for allotments and their availability can be shown as follows:

Area	No. households	No. plots	No. on waiting lists*	Availability	Demand ¹
North West	25352	363	298	1 plot per 69 households	1 plot per 38 households
South West	22078	424	352	1 plot per 52 households	1 plot per 28 households
North East	22380	646	822	1 plot per 34 households	1 plot per 15 households
South East	29569	641	700	1 plot per 46 households	1 plot per 22 households
Borough Wide	99379	2074	2172**	1 plot per 47 households	1 allotment per 23 households

* number of people on waiting lists differ from Appendix A due to multiple applications from residents

** this figure does not take into consideration the potential duplicate applications on self manages waiting lists.

9. Our ambition for allotments

9.1 Our ambition for allotments in North Tyneside

Our ambition is to deliver a good Allotment Service to current and future plot holders with allotments that are fully tenanted, well managed and maintain and are highly valued by ourselves, our partners and the communities we serve.

We will maximise the opportunities for our residents to enjoy the experience and benefits that allotment gardening can provide.

We will extend existing allotment sites and increase the number of allotment plots across the borough, where appropriate land is available and planning contributions support this.

9.2 Our objectives

As part of this Strategy we have identified six strategic objectives that we aim to achieve in order to deliver our ambition:

1. To maintain and improve the infrastructure, facilities and quality of allotment sites and make sure that sites are safe, welcoming and accessible to all.
2. To increase tenant participation in the management of allotment sites.
3. To provide allotments which meet local demand in terms of numbers and facilities wherever possible.

¹ Demand = current number of plots + number of households on waiting list

4. To promote the benefits of allotments to residents, partners and within North Tyneside Council so that the potential of allotments is maximised for the whole community.
5. To make the most of the resources available to allotment sites in North Tyneside and deliver value for money for plot holders, North Tyneside residents and North Tyneside Council.
6. To provide an effective management and administration process for allotments in North Tyneside.

9.3 Benefits

In achieving these objectives, we will deliver the following benefits:

- An agreed clear standard for the infrastructure, facilities and quality of allotment sites which will help focus and prioritise resources and investment.
- An increased number of sites that are under devolved management.
- Reduced waiting lists for allotments.
- An increased number of plots.
- Maintain the vacancy levels below 1% and reduce the number of un-lettable plots.
- An increased amount of external funding raised by North Tyneside allotment Service via S106 contributions, the requested funding is based on the current level of demand
- Follow the allotment Waiting List Policy and Plot Succession Policy, which ensure that access to allotments is fair and equitable.

10. Further Information

For further information about allotments in North Tyneside, please contact:

Allotment Officer
Quadrant East – Second Floor
The Silverlink North
Cobalt Business Park
North Tyneside
NE27 0BY

Tel: 0191 6437459

email - allotments@northtyneside.gov.uk

Appendix A: Profile of North Tyneside Allotments

	Council's Directly Managed Sites	No. Plots	Statutory Status	No. unlettable plots	No. on waiting list
1	Annitsford, Barrass Gardens, Annitsford	13	Statutory	0	15
2	Balkwell A, Heaton Terrace, North Shields	98	Statutory	1	73
3	Balkwell C, Eustace Avenue, North Shields	37	Statutory	0	36
4	Beach Road, Beach Road, North Shields	123	Statutory	0	111
5	Biddlestone Crescent, North Shields	2	Statutory	0	2
6	Blagdon Terrace, Blagdon Terrace, Seaton Burn	13	Statutory	0	23
7	Burradon Road, Burradon Road, Burradon	10	Statutory	0	8
8	Camperdown, Moor View, Camperdown	19	Non-Statutory	0	35
9	Castle Park, Killingworth Avenue, Backworth	4	Non-Statutory	0	14
10	Chesters Avenue, Chesters Avenue, Longbenton	11	Statutory	0	9
11	Church Bank, Church Bank, Wallsend	28	Statutory	0	70
12	Cragside, North Shields	6	Non-Statutory	0	11
13	Holy Cross, St Peter's Road, Wallsend	56	Statutory	0	95
14	Ilford Road, Howdon, Wallsend	10	Non-Statutory	1	13
15	Innisfree East, Chesters Avenue, Longbenton	20	Statutory	0	10
16	Innisfree West, Chesters Avenue, Longbenton	10	Statutory	0	10
17	Letchwell, Letchwell Villas, Forest Hall	44	Statutory	1	46
18	Lonsdale Gardens, Lonsdale Gardens, Wallsend	7	Non-Statutory	0	22
19	Mariner's Asylum, Mariners Lane, North Shields	25	Statutory	0	143
20	Mariner's Lane, Mariners Lane, North Shields **	102	Non-Statutory	0	196
21	Means Drive, Means Drive, Burradon	14	Statutory	0	11
22	Melrose Avenue, Melrose Avenue, Backworth **	17	Non-Statutory	0	19
23	Mill Lane, Mill Lane, Annitsford	29	Statutory	0	31
24	Nelson Crescent/St James' Terrace, Percy Main **	3	Non-Statutory	0	12
25	Park Terrace, Park Terrace, North Shields	5	Statutory	0	98
26	Percy Main, Nelson Terrace, North Shields **	12	Non-Statutory	0	7
27	Percy Main Extension, Mindrum Terrace, North Shields	16	Statutory	0	8
28	Preston Village, Monkswood, North Shields **	26	Non-Statutory	0	86
29	Queens Crescent, Queens Crescent, Wallsend	9	Statutory	0	27
30	Rayleigh Drive, Rayleigh Drive, Wideopen	31	Statutory	0	33
31	Rennington Avenue, North Shields	1	Statutory	0	0
32	Ridley Avenue, Ridley Avenue, Wallsend	11	Statutory	0	34
33	Rutland Road, Rutland Road, Wallsend	7	Statutory	0	17
34	Silkey's Lane, Silkeys Lane, North Shields	11	Statutory	0	25
35	Smiths Park, Bridge Road South, North Shields	56	Statutory	0	18
36	Springfield Park, Station Road, Forest Hall	28	Statutory	0	66
37	The Oval, The Oval, Benton	18	Statutory	0	44
38	Thorntree Avenue, Front Street, Seaton Burn	6	Statutory	0	7
39	Turner Street North, Turner Street, West Allotment *	11	Statutory	0	31
40	Wantage Avenue, Wantage Avenue, North Shields	19	Statutory	0	6
41	Washington Terrace, Park Terrace, North Shields	16	Statutory	0	85
42	Western Terrace, Western Terrace, Dudley	23	Statutory	0	16
43	West Monkseaton, Sunningdale, West Monkseaton	8	Statutory	0	82
44/45	West Street / Balmoral Street, West Street, Wallsend *	129	Statutory	0	66
46	West View, West View, Earsdon **	64	Non-Statutory	0	119
47	Wiltshire Drive, Wiltshire Drive, Wallsend	94	Statutory	0	63
48	Wooler Avenue North Shields	4	Statutory	0	13
Total		1306		3	1966

* 2 sites at the same location

** Sites leased in from the Duke of Northumberland

	Devolved Managed Sites	No. Plots	Statutory Status	No. unlettable plots	No. on waiting list
49	Bertram Place, Bertram Place, Shiremoor	39	Statutory	0	100
50	Clousden Drive, Forest Hall	43	Statutory	0	54
51	Dudley Depot, Weetslade Road, Dudley	31	Statutory	0	7
52	Edington Road, Edington Road, North Shields	54	Statutory	0	92
53	Ferndale Avenue, Ferndale Avenue, Wallsend	44	Non-Statutory	0	63
54	Hillheads, Hillheads, Whitley Bay	102	Statutory	0	320
55	Leg of Mutton, Earsdon Road, Whitley Bay	80	Statutory	0	75
56	Percy Main, Milldrum Terrace, North Shields	25	Statutory	5	54
57	Moor Edge, Eardon Road, Shiremoor	56	Statutory	0	100
58	North Terrace, North Terrace, Wallsend	29	Statutory	0	20
59	Redhouse, Alder Grove, Whitley Bay***	137	Non-Statutory	0	203*
60	Redhouse Extension, Dene Gardens, Whitley Bay **	30	Non-Statutory	0	
61	Turner Street East & South, Turner Street, West Allotment	98	Statutory	4	5
	Total	768		4	1093

* Redhouse and Redhouse extension are managed by 1 Association therefore 1 waiting list

**Site leased in from Duke of Northumberland

*** Site leased in from private owner

	Non Council owned sites	No. Plots	Statutory Status
62	East Howdon, Lesbury Street, East Howdon	4	Non-Statutory
63	Cleveland Road Terrace, North Shields	35	Non-Statutory
64	Murton Lane, New York Village, North Shields	20	Non-Statutory
65	Oxford Street, Oxford Street, Tynemouth	6	Non-Statutory
66	Percy Main, St Johns Green, Percy Main	26	Non-Statutory
67	Priors Park, West of Pier Road, Tynemouth	43	Non-Statutory
68	Whitley Bay Station Masters Garden, Station Road, Whitley Bay (Community Garden)	1	Non-Statutory
69	Sir James Knott Memorial Garden (Community Allotment/Garden)	1	Non-Statutory
70	Redhouse Community Gardens	1	Non-Statutory
	Total	137	

	Sites identified as allotment space, not currently used	Statutory Status
71	Benton Curve, rear of Granville Crescent, Benton (Non-Council owned - Nexus)	Non-Statutory
72	Camp Terrace, North Shields (Non-Council owned - Private)	Non-Statutory
73	Moorside rear of 138-140 Hartside Crescent, Backworth	Statutory
74	River View, Tanners Bank, North Shields (Non-Council owned - Private)	Non-Statutory
75	Seaton Burn Welfare, Seaton Burn	Statutory

Appendix B: Allotments - Key legislation and guidance

- **The Small Holdings & Allotments Act 1908**

This consolidated all previous allotment legislation. It placed a duty on local authorities to provide sufficient allotments according to demand.

- **The Allotments Act 1922**

This limited allotment size to a quarter of an acre and that they should be “mainly cultivated by the occupier for the production of vegetables and fruit crops for consumption by himself or his family.” This implies that only a limited proportion of a plot may be used for growing flowers and no commercial use may be made of produce.

The act protected tenants in terms of laying down periods of notice and requiring compensation for terminating tenancies. This act has since been amended by the Local Government Act 1972.

Any revenue obtained from the sale of land or exchange of statutory allotment land should be spent on discharging debts associated with the acquisition of allotment land, in acquiring new land for use as allotments or improving the existing stock of allotments. Only the surplus may be used for other purposes.

- **Allotment Act 1925**

The Allotment Act requires local authorities to give special consideration to allotments in any town planning development

Allotments are protected by Section 8 of the Act, which requires that local authorities seek the secretary of state's consent, via the relevant local office for disposal or appropriation to other use. Consent cannot be given unless the secretary of state is satisfied that:

- the allotment in question is not necessary and surplus to requirements
- adequate provision will be made for displaced plot holders
- the number of people on the waiting list has been effectively taken into account
- the authority has actively promoted and publicised the availability of allotment sites and has consulted the National Society of Allotment and Leisure Gardeners.

- **Allotment Act 1950**

This strengthened the requirements on councils to provide allotment gardens. Provisions relating to rents were also affected. This Act included issues relating to notices to quit and compensation

- **Town and Country Planning Act 1971:**

Removed requirement made in 1925 Act for town planning authorities to consider allotment provision within town planning schemes.

- **Planning and Compulsory Purchase Act 2004**

Has considerable influence on the forward planning of allotments and is relevant to the council's Local Plan.

- **The Local Government Planning & Land Act 1980 and the Local Government & Planning (Amendment) Act 1981**
Consolidated planning legislation, which has further influenced the forward planning of authorities.
- **Planning Policy Statement (PPS) 3 (housing)** (revised 2011)
Annex B explicitly excludes allotments and associated buildings from the definition of 'previously-developed' land which should be the subject of ongoing search for suitable new sites for housing
- **National Planning Policy Framework (2014)**
Allotments are a specific category in the classification of open space
Local Authorities are obliged to undertake robust assessments for needs of open spaces of different kinds combined with audits of existing provision. This has therefore meant that allotments should be included in local authorities Green Space or Open Space Strategies.
- **National Planning Policy Framework (2014) Assessing needs and opportunities: a companion guide to PPG17 (2002, DLTR, now CLG)**
The number of allotments required in any area is a function of demand and there needs to be a demand-led methodology based on local authority records. Local Authorities should provide and rent allotments and keep a waiting list. There is likely to be a need for a population based provision standard, coupled with an accessibility standard or distance threshold. Waiting lists should not be treated as the only indicator of demand.
- **The Local Government Association Growing in the Community guide** Its aim is "to assist those managing allotments, either within local authorities or under schemes for devolved management, to work efficiently and effectively by emulating examples of good practice." It sets out:
 - The opportunities and challenges that allotments provide to councils and local communities
 - How they contribute to a wide range of local authority agendas including wellbeing, health, cohesive communities and quality green space
 - A model for developing an allotment strategy as a clear map of the way forward for the allotments service

Appendix C: Allotment Plot Succession Policy

1. Any current tenant who wishes to share his/her plot with a friend/relative may do so providing that the tenant registers this person as a plot co-worker, co-workers will then be added to the waiting list at this date. Note: only 1 co-worker per plot.
2. A co-worker will not, under normal circumstances be permitted to become the new tenant until they have reached the top of the waiting list for that chosen site.
3. If the current named tenant surrenders their tenancy prior to the co-worker reaching the top of the list, the plot will be offered to the person at the top.
4. In the event of the death of the current tenant the Allotment Service/Association will consider any request for succession from the Spouse/family/co-worker.

Appendix D: Allotment Waiting List Policy

1. Applications for an allotment must be made by either completing a paper or electronic application form.
2. Any adult resident (18+) of North Tyneside can apply for an allotment.
3. Residents can apply for a maximum of 4 sites across the borough.
4. There is a waiting list for every site and all lists are kept in order of date.
5. When a plot becomes vacant it will be offered to the person at the top of the waiting list for that site.
6. When new sites are developed, the waiting lists for the nearest sites within a 1 mile radius will be used

Appendix E: The Good Allotment Site Standard

1. Good access – all plots should be easily accessible from an entrance gate. Sites should be located within communities and easy to get to.
2. Good security – all sites shall have a secure external boundary fence with a minimum height of 1.6m. All gates will have a locking system and all tenants will be provided with a key for this system. The Council will make every effort to ensure that current tenants and co-workers hold the key only.
3. Well-maintained paths - All access paths will be free from major potholes, with a possible presence of minor undulations. The surface can be compacted loose fill material (e.g. road planings), bitmac, concrete or grass, paths should be free from overhanging / overlapping tree, hedge or weed growth.
4. Adequate water provision – all tenants on a site with more than 8 plots will be able to access a mains supply of water. This supply shall be compliant with all water regulations, and no permission will be granted for any additional standpipes or extensions for tenants for individual plots. A minimum provision of 1 tap per 8 plots is the requirement standard.
5. Freedom from neglected plots – tenants will ensure that they regularly cultivate their plot and that the plot is maintained to ensure that it complies with 'The Good Plot Standard'.

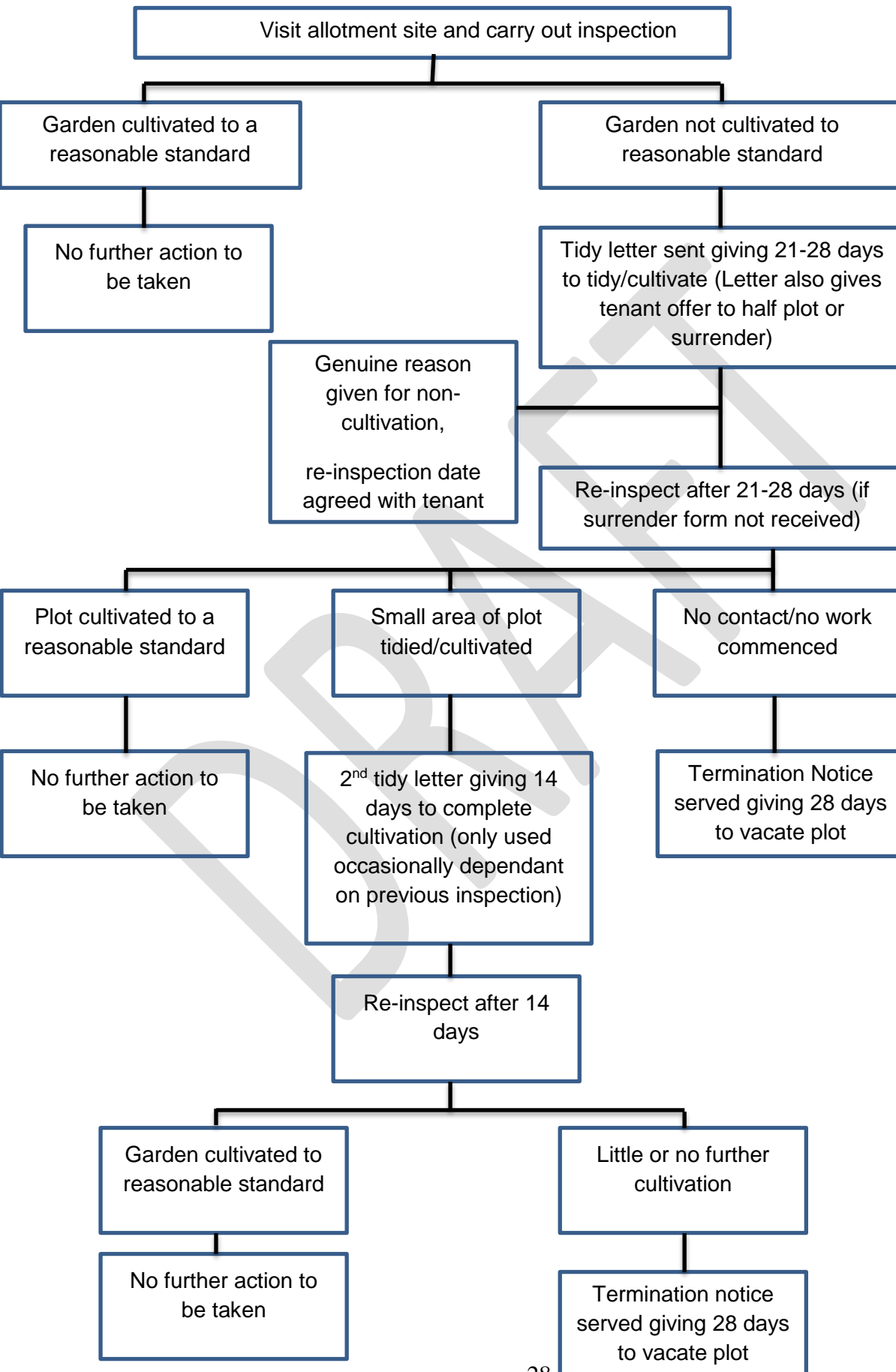
Appendix F: The Good Allotment Plot Standard

The Allotment Service, when carrying out plot inspections to determine that a plot is in compliance with the Allotment Tenancy Agreement will, under normal circumstances, measure this standard against the following criteria:-

1. A minimum of 70% of the entire plot is either prepared for crops or has crops growing on this space.
2. Any remaining space, including access paths, structure bases and the edge of boundary paths are kept free of perennial weed growth or annual weed seed.
3. Plot boundary fences are secure and not overhanging adjacent plots, access paths or tracks.
4. Any surplus crops from the previous season are lifted and disposed of within 4 weeks of the new growing season. Note: the exception to this being wintering crops (e.g. brussel sprouts, spring cabbage or fruits).
5. Boundary hedges are pruned as required to retain desired height/vigour and avoid shade or overhang nuisance.
6. No materials shall be stored on plot other than those that can be used for allotment purposes.

Appendix G: Allotment Plot Inspection Schedule

Monthly inspections - April to October



Section 106 - 12th November 2020
Allocated Monies

Appendix 3

[illegible]

Development	Third Party Works	Travel Provisions	Environmental Works	Highway Works	Open Spaces	Recreation	Allotments	Cultural Facilities	Parks	Healthcare/ Facilities	Employment Initiatives	Playsites	Sports Facilities	Education	Affordable Housing	Community Facilities	Coastal Mitigation	Grand Total
	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£	£
11/01967/S106 - Riverside Ward (S0043) - Site of Unit 1, Howdon Green Industrial Estate, Norman Terrace - Bellway Homes - 11/01346/FUL			-1,365							-6,776								-8,141
11/02303/S106 - Collingwood Ward (S0044) - Plot 4, Cobalt Business Park, Silver Fox Way - Highbridge - 11/01957/FUL				0														0
12/00415/S106 - Preston Ward (S0073) - Cleveland Adult Training Centre - - 11/02423/FUL									-5,038									-5,038
12/01166/S106 - Collingwood Ward (S0066) - North Tyneside General Hospital - - 11/00765/OUT		-49,296		-283,133														-332,429
12/01234/S106 - St Mary's Ward (S0046) - Glebe School Site - Charles Church Ltd - 12/00896/FUL										-6,776		-2,306						-9,082
12/01392/S106 - Collingwood Ward (S0074) - Lynn Club Cragside Avenue And Land Adjacent To 24/26 Netherton Avenue North Shields - - 12/00699/FUL												-11,822						-11,822
12/01514/S106 - Collingwood Ward (S0076) - Land To The East Of, Unit A, Mallard Way - - 12/00565/FUL				0														0
12/01957/S106 - Cullercoats Ward (S0054) - Stanton Grove Eden Place Cullercoats - Dere Street Housing - 12/01265/FUL									-6,412									-6,412
13/00572/S106 - Collingwood Ward (S0048) - Cinema Osprey Drive Wallsend - Nortrust Nominees - 12/00380/FUL				0														0
13/00579/S106 & 16/01375/S106 & 17/0162/S106 - Camperdown Ward (S0086) - Stephenson House, Killingworth - Bellway - 16/00232/FUL					-20,772				-19,923		-3,501	-32,554	-22,872					-99,622
13/00947/S106 - Weetslade Ward (S0064) - Land at East Wideopen Farm - - 13/00198/FUL			-20,865				-8,100											-28,965
13/01064/S106 - Valley Ward (S0050) - St Edmunds Building Station Road Killingworth - Bett Homes - 13/00622/FUL												-1,082						-1,082
13/01392/S106 & 15/01941/S106 - Killingworth Ward (S0063) - Scaffold Hill - Bellway & Taylor Wimpey - 11/01600/FUL		-54,264	-11,507											-927,119				-992,890
13/01433/S106 - Wallsend Ward (S0062) - Land East of the Covers, Wallsend - Bellway - 13/00987/FUL			-11,310				-2,700		-13,012			-19,961	-180,214	-20,790				-247,987
13/01571/S106 & 14/00473/S106 - Camperdown Ward (S0059) - Former Norgas House Site, Northumbrian Way - Barratts - 13/00691/FUL			-20,815									-15,000						-35,815
13/01614/S106 - Killingworth Ward (S0058) - The Limes Development, Palmersville - Taylor Wimpey -				-153,000						-31,918				-68,082				-253,000
13/01736/S106 & 15/00513/S106 & 17/01036/S106 - Valley Ward (S0069) - Shiremoor West - Hotspur Land Ltd - 14/01931/FUL		-26,723	-213,787						-100,000					-65,000		-334,042		-739,552
13/01737/S106 - Killingworth Ward (S0061) - Land North of Forest Gate, Palmersville - Avant Homes - 13/01412/FUL									-78,301			-43,981		-7,000				-129,282
13/01901/S106 - camperdown Ward (S0055) - Land at White House Farm, Station Road, Killingworth - Bellway Homes - 11/02337/FUL	-3,000		-101,146						-296,279	-311,277		-294,454	-517,735	-437,280	0			-1,961,171
13/02005/S106 - Whitley Bay Ward (S0072) - Site Of Former, 35 Esplanade - John Spencer Harvey - 13/01526/FUL			-3,582				-2,755		-8,414			-1,484						-16,235
14/00242/S106 - Battle Hill Ward (S0060) - Hadrian Education Centre - Gladedale - 12/02047/FUL			-13,348	-5,500			-39,844		-8,002			-48,462	-48,462					-163,618
14/01721/S106 - Northumberland Ward (S0089) - Former Parkside Special School, Wallsend - Bellway Homes - 14/00897/FUL			-81,502	0	-2,100		-5,400				-15,208	-23,425	0	-32,400				-160,035
14/01744/S106 - Howdon Ward (S0093) - St Marks Church, Wallsend - Marine Buildings Ltd - 13/01655/FUL			-1,384						-3,251									-4,635
14/01904/S106 - Longbenton Ward (S0095) - Former St Stephen's School, Longbenton - Diocese of Hexham - 14/01490/FUL									-145,871			-5,000						-150,871
14/01905/S106 (S0123) - Wallsend Community Centre 196A and 196 Vine Street - -						-36,013												-36,013

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SECTION 106: PIPELINE S106 MONIES (4 SEPTEMBER 2020)

APPENDIX 2

Spending Directorate/ Organisation	Application Reference	S106 Reference	Site Location	Proposal	Parties to Agreement	Date Agreement Signed (or permission granted)	Amount Due	Purpose	Trigger Event	amount still due
	16/01889/FUL	19/00262/S106 20/00033/S106	Land East Of Salters Lane, Longbenton	Residential development of 200 new homes (including 50 new affordable homes, access, gardens, car parking, landscaping and amenity space and associated infrastructure) Legal Agreement section 106 of planning approval 16/01889/FUL	NTC and Avant Estates Limited and Geoffery Stanley Oliver and National Westminster Bank Plc	27/04/17	£592,100			£592,100.00
Highways	16/01889/FUL	19/00262/S106 20/00033/S106	Land East Of Salters Lane, Longbenton	Residential development of 200 new homes (including 50 new affordable homes, access, gardens, car parking, landscaping and amenity space and associated infrastructure) Legal Agreement section 106 of planning approval 16/01889/FUL		27/04/17	£1,500	Bus Shelter Maintenance Contribution: initial payment of £300.00 and then subsequent payments of £300.00 per annum on the same date as the initial payment to be paid annually for a period of four years.	to paid within 28 days of written demand of the bus stop becoming operation. Thereafter on the anniversary of the initial payment and for four subsequent years.	£1,500.00
Parks and Biodiversity	16/01889/FUL	19/00262/S106 20/00033/S106	Land East Of Salters Lane, Longbenton	Residential development of 200 new homes (including 50 new affordable homes, access, gardens, car parking, landscaping and amenity space and associated infrastructure) Legal Agreement section 106 of planning approval 16/01889/FUL		27/04/17	£125,000	towards improvements to existing and/or the provision of new play equipment at Burradon Welfare and/or Killingworth Lakeside play areas.	To be paid in three instalments: -Prior to the occupation of no more than 45 of the dwellings £41,666.00. -Prior to the occupation of no more than 90 dwellings £41,666.00. -Prior to the occupation of no more than 145 dwellings £41,667.00	£125,000.00
Highways	16/01889/FUL	19/00262/S106 20/00033/S106	Land East Of Salters Lane, Longbenton	Residential development of 200 new homes (including 50 new affordable homes, access, gardens, car parking, landscaping and amenity space and associated infrastructure) Legal Agreement section 106 of planning approval 16/01889/FUL		27/04/17	£130,000	towards improvements to the local public rights of way network serving the development and surrounding areas in order to improve connectivity to shops, schools and employment areas.	To be paid in three instalments: Prior to the occupation of no more than 45 of the dwellings £43,333.00. -Prior to the occupation of no more than 90 dwellings £43,333.00. -Prior to the occupation of no more than 145 dwellings £43,334.00.	£130,000.00
Highways	16/01889/FUL	19/00262/S106 20/00033/S106	Land East Of Salters Lane, Longbenton	Residential development of 200 new homes (including 50 new affordable homes, access, gardens, car parking, landscaping and amenity space and associated infrastructure) Legal Agreement section 106 of planning approval 16/01889/FUL		27/04/17	£205,000	Travel Plan Bond £175,000.00 and travel plan monitoring fee per annum for travel monitoring for the duration of construction and 2 years post construction.	Travel Plan Bond to be paid prior to the commencement of development. Travel Plan Monitoring Fees first £10,000.00 to be paid on occupation of first dwelling and then each subsequent payment to be made on each 12 month anniversary following the preceding payment and it is agreed that the final payment will be payable upon the second anniversary of practical completion of the final dwelling.	£205,000.00
Parks and Biodiversity	16/01889/FUL	19/00262/S106 20/00033/S106	Land East Of Salters Lane, Longbenton	Residential development of 200 new homes (including 50 new affordable homes, access, gardens, car parking, landscaping and amenity space and associated infrastructure) Legal Agreement section 106 of planning approval 16/01889/FUL		27/04/17	£91,600	towards improvements to Killingworth Lakeside Park and/or Killingworth Linear Park and/or Lockey Park and/or potentially the RSCP as the nearest destination park.	To be paid in three instalments: Prior to the occupation of no more than 45 of the dwellings £30,533.00. -Prior to the occupation of no more than 90 dwellings £30,533.00. -Prior to the occupation of no more than 145 dwellings £30,534.00.	£91,600.00
Parks and Biodiversity	16/01889/FUL	19/00262/S106 20/00033/S106	Land East Of Salters Lane, Longbenton	Residential development of 200 new homes (including 50 new affordable homes, access, gardens, car parking, landscaping and amenity space and associated infrastructure) Legal Agreement section 106 of planning approval 16/01889/FUL		27/04/17	£39,000	towards biodiversity improvements within Weetslade Country Park including habitat creation and enhancement projects and footpath/car park improvement works.	Prior to the occupation of no more than 1 dwelling.	£39,000.00
Housing	16/01889/FUL	19/00262/S106 20/00033/S106	Land East Of Salters Lane, Longbenton	Residential development of 200 new homes (including 50 new affordable homes, access, gardens, car parking, landscaping and amenity space and associated infrastructure) Legal Agreement section 106 of planning approval 16/01889/FUL		27/04/17		Affordable Housing Provision on-site		£0.00
	18/00081/OUT	19/01129/S106	Scaffold Hill Farm, Whitley Road, Benton, NE12 9ST	Outline application for up to 38 dwellings incorporating the undergrounding of overhead power cables and re-provision of allotments	Northumberland Estates Limited and North Tyneside Council	16/08/19	£285,136			£285,136.00
Environment and Leisure	18/00081/OUT	19/01129/S106	Scaffold Hill Farm, Whitley Road, Benton, NE12 9ST	Outline application for up to 38 dwellings incorporating the undergrounding of overhead power cables and re-provision of allotments	Northumberland Estates Limited and North Tyneside Council	16/08/19	£25,956	for the provision of equipped play to the Holystone area of Rising Sun Country Park	Prior to occupation of 18th dwelling	£25,956.00
Environment and Leisure	18/00081/OUT	19/01129/S106	Scaffold Hill Farm, Whitley Road, Benton, NE12 9ST	Outline application for up to 38 dwellings incorporating the undergrounding of overhead power cables and re-provision of allotments	Northumberland Estates Limited and North Tyneside Council	16/08/19	£21,852	for the provision and/or improvement of informal areas of play at the Rising Sun Country Park	Prior to occupation of 18th dwelling	£21,852.00
Environment and Leisure	18/00081/OUT	19/01129/S106	Scaffold Hill Farm, Whitley Road, Benton, NE12 9ST	Outline application for up to 38 dwellings incorporating the undergrounding of overhead power cables and re-provision of allotments	Northumberland Estates Limited and North Tyneside Council	16/08/19	£16,488	or the provision and/or improvement of recreational parks within the Rising Sun Country Park	Prior to occupation of 18th dwelling	£16,488.00
Education	18/00081/OUT	19/01129/S106	Scaffold Hill Farm, Whitley Road, Benton, NE12 9ST	Outline application for up to 38 dwellings incorporating the undergrounding of overhead power cables and re-provision of allotments	Northumberland Estates Limited and North Tyneside Council	16/08/19	£117,612	towards the cost of providing additional places at a school in the borough	Prior to occupation of 18th dwelling	£117,612.00
Environment and Leisure	18/00081/OUT	19/01129/S106	Scaffold Hill Farm, Whitley Road, Benton, NE12 9ST	Outline application for up to 38 dwellings incorporating the undergrounding of overhead power cables and re-provision of allotments	Northumberland Estates Limited and North Tyneside Council	16/08/19	£7,020	for the provision and/ogreenspace within the improvement and enhancement of greenspace within the vicinity of the site	Prior to occupation of 18th dwelling	£7,020.00
Highways	18/00081/OUT	19/01129/S106	Scaffold Hill Farm, Whitley Road, Benton, NE12 9ST	Outline application for up to 38 dwellings incorporating the undergrounding of overhead power cables and re-provision of allotments	Northumberland Estates Limited and North Tyneside Council	16/08/19	£52,000	to be used by the Authority for the provision of public transport to enable access to and from the Site and areas within the immediate vicinity of the Site	Prior to occupation of 18th dwelling	£52,000.00

Highways	18/00081/OUT	19/01129/S106	Scaffold Hill Farm, Whitley Road, Benton, NE12 9ST	Outline application for up to 38 dwellings incorporating the undergrounding of overhead power cables and re-provision of allotments	Northumberland Estates Limited and North Tyneside Council	16/08/19	£44,208	Contribution of £11,052 per annum for Travel Plan delivery and monitoring for the duration fo construction and two years post Occupation of the Development. The initial payment for the first two years (£22,104) shall be paid on Commencement of the Development; further payments of £11,052 per year shall be paid on the third anniversary of the initial payment and then each year thereafter until completion of the development and for two years post Occupation of the Development.	£22,104 on Commencement of the Development and £11,052 per year shall be paid on the third anniversary of the initial payment and then each year thereafter until completion of the development and for two years post Occupation of the Development.	£44,208.00
Housing Strategy	18/00081/OUT	19/01129/S106	Scaffold Hill Farm, Whitley Road, Benton, NE12 9ST	Outline application for up to 38 dwellings incorporating the undergrounding of overhead power cables and re-provision of allotments	Northumberland Estates Limited and North Tyneside Council	16/08/19		(viii) Affordable housing: 25% of the total number of dwellings as Affordable Housing Units; 75% of which shall be Affordable Rented Units and 25% shall be provided as Intermediate Housing Units.		£0.00
	19/00669/OUT	19/01130/S106	Scaffold Hill Farm, Whitley Road, Benton, NE12 9ST	Outline application for up to 35 dwellings incorporating the undergrounding of overhead power cables and re-provision of allotments	Northumberland Estates Limited and North Tyneside Council	16/08/19	£230,544			£230,544.33
Environment and Leisure	19/00669/OUT	19/01130/S106	Scaffold Hill Farm, Whitley Road, Benton, NE12 9ST	Outline application for up to 35 dwellings incorporating the undergrounding of overhead power cables and re-provision of allotments	Northumberland Estates Limited and North Tyneside Council	16/08/19	£8,633	to be applied by the Authority towards the provision of a mitigation service including warden provisions and associated projects to mitigate the impact of recreational activity along the Northumbria Coast Special Protection Areaand Durham Coast SPA as defined by Natural England.	Prior to occupation of 18th dwelling for contributions	£8,633.00
Environment and Leisure	19/00669/OUT	19/01130/S106	Scaffold Hill Farm, Whitley Road, Benton, NE12 9ST	Outline application for up to 35 dwellings incorporating the undergrounding of overhead power cables and re-provision of allotments	Northumberland Estates Limited and North Tyneside Council	16/08/19	£23,907	for the provision of equipped play to the Holystone area or Rising Sun Country Park;	Prior to occupation of 18th dwelling for contributions	£23,906.84
Environment and Leisure	19/00669/OUT	19/01130/S106	Scaffold Hill Farm, Whitley Road, Benton, NE12 9ST	Outline application for up to 35 dwellings incorporating the undergrounding of overhead power cables and re-provision of allotments	Northumberland Estates Limited and North Tyneside Council	16/08/19	£20,127	for the provision and/or improvement of informal areas of play at the Rising Sun Country Park	Prior to occupation of 18th dwelling for contributions	£20,126.84
Environment and Leisure	19/00669/OUT	19/01130/S106	Scaffold Hill Farm, Whitley Road, Benton, NE12 9ST	Outline application for up to 35 dwellings incorporating the undergrounding of overhead power cables and re-provision of allotments	Northumberland Estates Limited and North Tyneside Council	16/08/19	£15,186	or the provision and/or improvement of recreational parks within the Rising Sun Country Park;	Prior to occupation of 18th dwelling for contributions	£15,186.32
Education	19/00669/OUT	19/01130/S106	Scaffold Hill Farm, Whitley Road, Benton, NE12 9ST	Outline application for up to 35 dwellings incorporating the undergrounding of overhead power cables and re-provision of allotments	Northumberland Estates Limited and North Tyneside Council	16/08/19	£108,327	Primary School Education Contribution: Contribution of £108,326.84 towards the cost of providing additional places at a school in the borough	Prior to occupation of 18th dwelling for contributions	£108,326.84
Environment and Leisure	19/00669/OUT	19/01130/S106	Scaffold Hill Farm, Whitley Road, Benton, NE12 9ST	Outline application for up to 35 dwellings incorporating the undergrounding of overhead power cables and re-provision of allotments	Northumberland Estates Limited and North Tyneside Council	16/08/19	£6,470	for the provision and/ogreenspace within the improvement and enhancement of greenspace within the vicinity of the site;	Prior to occupation of 18th dwelling for contributions	£6,469.75
Highways	19/00669/OUT	19/01130/S106	Scaffold Hill Farm, Whitley Road, Benton, NE12 9ST	Outline application for up to 35 dwellings incorporating the undergrounding of overhead power cables and re-provision of allotments	Northumberland Estates Limited and North Tyneside Council	16/08/19	£47,895	for the provision and/ogreenspace within the improvement and enhancement of greenspace within the vicinity of the site;	Prior to occupation of 18th dwelling for contributions	£47,894.74
Highways	19/00669/OUT	19/01130/S106	Scaffold Hill Farm, Whitley Road, Benton, NE12 9ST	Outline application for up to 35 dwellings incorporating the undergrounding of overhead power cables and re-provision of allotments	Northumberland Estates Limited and North Tyneside Council	16/08/19	£44,208	Contribution of £11,052 per annum for Travel Plan delivery and monitoring for the duration fo construction and two years post Occupation of the Development. The initial payment for the first two years (£22,104) shall be paid on Commencement of the Development; further payments of £11,052 per year shall be paid on the third anniversary of the initial payment and then each year thereafter until completion of the development and for two years post Occupation of the Development.	£22,104 on Commencement of the Development and £11,052 per year shall be paid on the third anniversary of the initial payment and then each year thereafter until completion of the development and for two years post Occupation of the Development.	£44,208.00
Housing Strategy	19/00669/OUT	19/01130/S106	Scaffold Hill Farm, Whitley Road, Benton, NE12 9ST	Outline application for up to 35 dwellings incorporating the undergrounding of overhead power cables and re-provision of allotments	Northumberland Estates Limited and North Tyneside Council	16/08/19		Affordable housing: 25% of the total number of dwellings as Affordable Housing Units; 75% of which shall be Affordable Rented Units and 25% shall be provided as Intermediate Housing Units.		£0.00
	18/00426/FUL	19/00910/S106	The Bogie Chain, Western Road, Wallsend	Development of 10 new residential units, 4 bed dwellings in 2.5 storey townhouse blocks with ancillary parking, refuse and landscaped areas (AMENDED PLANS)	Steve Paul Frith and North Tyneside Council	08/07/19	£17,653			£17,653.00
Environment and Leisure	18/00426/FUL	19/00910/S106	The Bogie Chain, Western Road, Wallsend	Development of 10 new residential units, 4 bed dwellings in 2.5 storey townhouse blocks with ancillary parking, refuse and landscaped areas (AMENDED PLANS)	Steve Paul Frith and North Tyneside Council	08/07/19	£3,053	towards resurfacing and replacing equipment within Howdon Park	Prior to occupation	£3,053.00
Environment and Leisure	18/00426/FUL	19/00910/S106	The Bogie Chain, Western Road, Wallsend	Development of 10 new residential units, 4 bed dwellings in 2.5 storey townhouse blocks with ancillary parking, refuse and landscaped areas (AMENDED PLANS)	Steve Paul Frith and North Tyneside Council	08/07/19	£3,600	towards training and employment or employment of 1 apprentice	Prior to occupation	£3,600.00
Education and Employment	18/00426/FUL	19/00910/S106	The Bogie Chain, Western Road, Wallsend	Development of 10 new residential units, 4 bed dwellings in 2.5 storey townhouse blocks with ancillary parking, refuse and landscaped areas (AMENDED PLANS)	Steve Paul Frith and North Tyneside Council	08/07/19	£7,000	towards training and employment or employment of 1 apprentice	Prior to commencement of development	£7,000.00
Environment and Leisure	18/00426/FUL	19/00910/S106	The Bogie Chain, Western Road, Wallsend	Development of 10 new residential units, 4 bed dwellings in 2.5 storey townhouse blocks with ancillary parking, refuse and landscaped areas (AMENDED PLANS)	Steve Paul Frith and North Tyneside Council	08/07/19	£4,000	towards a Coastal Mitigation Service to mitigate for the impacts on the Northumbria Coast Special Protection Area	Prior to occupation	£4,000.00
	18/01759/FUL	19/00512/S106	Land North West Of Brierdene Way, Backworth. NEWCASTLE UPON TYNE	Change of use of land and construction of a 1,985 sqm Extra Care Home containing 28 apartments and communal living areas (C2 residential institution) and 4no specialist care bungalows (C3 residential) together with new access road, car parking, landscaping and other ancillary works	North Tyneside Council and Northumberland Estates Developments Limited and The Most Noble Ralph George Algernon Twelfth Duke of Northumberland, The Right Honourable Matthew White Fifth Viscount Ridley and The Honourable James William Eustace Percy	01/09/19	£29,700	In the event that the Allotments Proposal identifies, the owners to pay the Allotments Contribution (£29,700)	within 40 Working Days of the submission of the Allotments Proposal.	£29,700.00
	19/00436/FUL	19/00652/S106	30 - 37 Clive Street, North Shields, Tyne And Wear	Demolition of the former North Eastern Rubber Company factory buildings and construction of three residential apartment blocks, comprising of 49no one bedroomed and two bedroomed apartments and 1no two bedroom townhouse and associated parking	J C Quay Ltd	28/06/19	£10,000			£10,000.00

Environment and Leisure	19/00436/FUL	19/00652/S106	30 - 37 Clive Street, North Shields, Tyne And Wear	Demolition of the former North Eastern Rubber Company factory buildings and construction of three residential apartment blocks, comprising of 49no one bedroomed and two bedroomed apartments and 1no two bedroom townhouse and associated parking	J C Quay Ltd	28/06/19	£10,000	towards a Coastal Mitigation Service to mitigate for impacts on the Northumbria Coast Special Protection Area	On sale of last dwelling	£10,000.00
	18/01458/FUL	19/00653/S106	Preston Towers, Preston Road, North Shields	Change of use of existing Preston Towers from Nursing home (C2) into 4no 3 bedroom houses and 6no 2 bedroom apartments, together with parking and new access from Preston Road. Installation of timber windows (Legal Agreement Section 106 linked to planning approval 18/01458/FUL)	Preston Park Towers Ltd and North Tyneside Council	08/05/19	£36,450			£36,450.00
Environment and Leisure	18/01458/FUL	19/00653/S106	Preston Towers, Preston Road, North Shields	Change of use of existing Preston Towers from Nursing home (C2) into 4no 3 bedroom houses and 6no 2 bedroom apartments, together with parking and new access from Preston Road. Installation of timber windows (Legal Agreement Section 106 linked to planning approval 18/01458/FUL)	Preston Park Towers Ltd and North Tyneside Council	08/05/19	£1,950	towards habitat management/creation in Preston Cemetery	Prior to occupation	£1,950.00
Education and Employment	18/01458/FUL	19/00653/S106	Preston Towers, Preston Road, North Shields	Change of use of existing Preston Towers from Nursing home (C2) into 4no 3 bedroom houses and 6no 2 bedroom apartments, together with parking and new access from Preston Road. Installation of timber windows (Legal Agreement Section 106 linked to planning approval 18/01458/FUL)	Preston Park Towers Ltd and North Tyneside Council	08/05/19	£25,000	towards primary education	Prior to occupation	£25,000.00
Education and Employment	18/01458/FUL	19/00653/S106	Preston Towers, Preston Road, North Shields	Change of use of existing Preston Towers from Nursing home (C2) into 4no 3 bedroom houses and 6no 2 bedroom apartments, together with parking and new access from Preston Road. Installation of timber windows (Legal Agreement Section 106 linked to planning approval 18/01458/FUL)	Preston Park Towers Ltd and North Tyneside Council	08/05/19	£2,500	towards training and employment	Prior to occupation	£2,500.00
Highways	18/01458/FUL	19/00653/S106	Preston Towers, Preston Road, North Shields	Change of use of existing Preston Towers from Nursing home (C2) into 4no 3 bedroom houses and 6no 2 bedroom apartments, together with parking and new access from Preston Road. Installation of timber windows (Legal Agreement Section 106 linked to planning approval 18/01458/FUL)	Preston Park Towers Ltd and North Tyneside Council	08/05/19	£1,000	towards the provision of one refuse/dog fouling bin	Prior to occupation	£1,000.00
Environment and Leisure	18/01458/FUL	19/00653/S106	Preston Towers, Preston Road, North Shields	Change of use of existing Preston Towers from Nursing home (C2) into 4no 3 bedroom houses and 6no 2 bedroom apartments, together with parking and new access from Preston Road. Installation of timber windows (Legal Agreement Section 106 linked to planning approval 18/01458/FUL)	Preston Park Towers Ltd and North Tyneside Council	08/05/19	£6,000	towards a Coastal Mitigation Service to mitigate for the impacts on the Northumbria Coast Special Protection Area	Prior to occupation	£6,000.00
	18/00104/OUT	19/00059/S106	Land east of 9 Laurel End	Outline application for the residential development of 25 dwellings with associated roads, parking, landscaping, drainage and open space (with all matters reserved) (Flood Risk Assessment 16.05.18) (AMENDED INDICATIVE LAYOUT JULY 2018) (additional noise & air quality information 22.08.18) (Legal Agreement section 106 of planning approval 18/00104/OUT)	North Tyneside Council, Banks Property Limited and H. J. Banks and Company	11/01/19	£264,087			£264,087.00
Education	18/00104/OUT	19/00059/S106	Land east of 9 Laurel End	Outline application for the residential development of 25 dwellings with associated roads, parking, landscaping, drainage and open space (with all matters reserved) (Flood Risk Assessment 16.05.18) (AMENDED INDICATIVE LAYOUT JULY 2018) (additional noise & air quality information 22.08.18) (Legal Agreement section 106 of planning approval 18/00104/OUT)	North Tyneside Council, Banks Property Limited and H. J. Banks and Company	11/01/19	£87,500	(primary education) towards the provision and/or improvement of education facilities at Ivy Road primary school.	Not to occupy more than 10 dwellings until the contribution has been paid.	£87,500.00
Education	18/00104/OUT	19/00059/S106	Land east of 9 Laurel End	Outline application for the residential development of 25 dwellings with associated roads, parking, landscaping, drainage and open space (with all matters reserved) (Flood Risk Assessment 16.05.18) (AMENDED INDICATIVE LAYOUT JULY 2018) (additional noise & air quality information 22.08.18) (Legal Agreement section 106 of planning approval 18/00104/OUT)	North Tyneside Council, Banks Property Limited and H. J. Banks and Company	11/01/19	£57,000	(Secondary education) towards the provision and/or improvement of education facilities at Longbenton High School.	Not to occupy more than 10 dwellings until the contribution has been paid.	£57,000.00
Education and employment	18/00104/OUT	19/00059/S106	Land east of 9 Laurel End	Outline application for the residential development of 25 dwellings with associated roads, parking, landscaping, drainage and open space (with all matters reserved) (Flood Risk Assessment 16.05.18) (AMENDED INDICATIVE LAYOUT JULY 2018) (additional noise & air quality information 22.08.18) (Legal Agreement section 106 of planning approval 18/00104/OUT)	North Tyneside Council, Banks Property Limited and H. J. Banks and Company	11/01/19	£7,000	towards the delivery of employability intervention within the Authority's administrative area	Not to occupy more than 10 dwellings until the contribution has been paid.	£7,000.00
Greenspace	18/00104/OUT	19/00059/S106	Land east of 9 Laurel End	Outline application for the residential development of 25 dwellings with associated roads, parking, landscaping, drainage and open space (with all matters reserved) (Flood Risk Assessment 16.05.18) (AMENDED INDICATIVE LAYOUT JULY 2018) (additional noise & air quality information 22.08.18) (Legal Agreement section 106 of planning approval 18/00104/OUT)	North Tyneside Council, Banks Property Limited and H. J. Banks and Company	11/01/19	£4,875	Towards footpath improvements leading from the car park area and within the wildlife area and additional planting within Rising Sun Country Park	Not to occupy more than 10 dwellings until the contribution has been paid.	£4,875.00
Parks	18/00104/OUT	19/00059/S106	Land east of 9 Laurel End	Outline application for the residential development of 25 dwellings with associated roads, parking, landscaping, drainage and open space (with all matters reserved) (Flood Risk Assessment 16.05.18) (AMENDED INDICATIVE LAYOUT JULY 2018) (additional noise & air quality information 22.08.18) (Legal Agreement section 106 of planning approval 18/00104/OUT)	North Tyneside Council, Banks Property Limited and H. J. Banks and Company	11/01/19	£5,725	Towards footpath improvements leading from the car park area and within the wildlife area and additional planting within Rising Sun Country Park	Not to occupy more than 10 dwellings until the contribution has been paid.	£5,725.00

Children's Equipped Playspace	18/00104/OUT	19/00059/S106	Land east of 9 Laurel End	Outline application for the residential development of 25 dwellings with associated roads, parking, landscaping, drainage and open space (with all matters reserved) (Flood Risk Assessment 16.05.18) (AMENDED INDICATIVE LAYOUT JULY 2018) (additional noise & air quality information 22.08.18) (Legal Agreement section 106 of planning approval 18/00104/OUT)	North Tyneside Council, Banks Property Limited and H. J. Banks and Company	11/01/19	£9,000	towards the provision and/or improvement of play equipment at Rising Sun Country Park within the Countryside Centre.	Not to occupy more than 10 dwellings until the contribution has been paid.	£9,000.00
Highways	18/00104/OUT	19/00059/S106	Land east of 9 Laurel End	Outline application for the residential development of 25 dwellings with associated roads, parking, landscaping, drainage and open space (with all matters reserved) (Flood Risk Assessment 16.05.18) (AMENDED INDICATIVE LAYOUT JULY 2018) (additional noise & air quality information 22.08.18) (Legal Agreement section 106 of planning approval 18/00104/OUT)	North Tyneside Council, Banks Property Limited and H. J. Banks and Company	11/01/19	£80,000	towards improvements on Great Lime Road	Not to occupy more than 15 dwellings until the contribution has been paid	£80,000.00
Public Rights of Way	18/00104/OUT	19/00059/S106	Land east of 9 Laurel End	Outline application for the residential development of 25 dwellings with associated roads, parking, landscaping, drainage and open space (with all matters reserved) (Flood Risk Assessment 16.05.18) (AMENDED INDICATIVE LAYOUT JULY 2018) (additional noise & air quality information 22.08.18) (Legal Agreement section 106 of planning approval 18/00104/OUT)	North Tyneside Council, Banks Property Limited and H. J. Banks and Company	11/01/19	£12,987	towards the provision and/or improvement of pedestrian/cycle links within the vicinity of the site.	Not to occupy more than 10 dwellings until the contribution has been paid.	£12,987.00
Housing Strategy	18/00104/OUT	19/00059/S106	Land east of 9 Laurel End	Outline application for the residential development of 25 dwellings with associated roads, parking, landscaping, drainage and open space (with all matters reserved) (Flood Risk Assessment 16.05.18) (AMENDED INDICATIVE LAYOUT JULY 2018) (additional noise & air quality information 22.08.18) (Legal Agreement section 106 of planning approval 18/00104/OUT)	North Tyneside Council, Banks Property Limited and H. J. Banks and Company	11/01/19		Affordable housing: 6 units; a minimum of 4 social rented units and the remainder as Intermediate Housing Units. Affordable rent - 80% and discount price - 65% of the open market value.	Not more than 75% of the open market dwellings shall be occupied until all the affordable housing units have been constructed and are ready for occupation.	£0.00
	17/01777/FUL	19/00058/S106	26 - 32 South Parade, Whitley Bay	Change of use and conversion of three storey buildings to provide 12no quality residential apartments with associated external alterations and rear roof extension.	North Tyneside Council and Moses and Esther Kaufman	11/01/19	£7,200			£7,200.00
Ecology	17/01777/FUL	19/00058/S106	26 - 32 South Parade, Whitley Bay	Change of use and conversion of three storey buildings to provide 12no quality residential apartments with associated external alterations and rear roof extension.	North Tyneside Council and Moses and Esther Kaufman	11/01/19	£7,200	Towards provision of a mitigation service to mitigate the impact of recreational activity along the coast of North Tyneside.	On the commencement of the development	£7,200.00
Page 62	18/00826/FUL	19/00015/S106	Car Park, Mallard Way, Silverlink Retail Park	Erection of a single storey building to provide new management suite and Class A1 Shops and Class A3 Restaurants and Cafes, reconfiguration of car parking and circulation including the provision of additional car and cycle parking spaces, new hard and soft landscaping and associated works	North Tyneside Council, Her Majesty the Queen and the Crown Estates Commissioners	04/01/18	£33,000			£33,000.00
Highways	18/00826/FUL	19/00015/S106	Car Park, Mallard Way, Silverlink Retail Park	Erection of a single storey building to provide new management suite and Class A1 Shops and Class A3 Restaurants and Cafes, reconfiguration of car parking and circulation including the provision of additional car and cycle parking spaces, new hard and soft landscaping and associated works	North Tyneside Council, Her Majesty the Queen and the Crown Estates Commissioners	04/01/18	£33,000	for the strategic cycle path along the A1058 in the vicinity of the Silverlink Retail Park and links into the retail park	Prior to occupation	£33,000.00
	17/00835/FUL	18/01180/S106	Land At Former Coleman N E Ltd Site Walker Place North Shields	Development of 14 no three storey townhouses with associated vehicle parking and landscaping (Various amendments 23.10.17 including amendments to heights of certain plots and alterations to garaging arrangements). Legal Agreement Section 106 of plnning approval 17/00835/FUL	North Tyneside Council and P North Developments Ltd	02/08/18	£88,400			£88,400.00
Housing Strategy	17/00835/FUL	18/01180/S106	Land At Former Coleman N E Ltd Site Walker Place North Shields	Development of 14 no three storey townhouses with associated vehicle parking and landscaping (Various amendments 23.10.17 including amendments to heights of certain plots and alterations to garaging arrangements). Legal Agreement Section 106 of plnning approval 17/00835/FUL	North Tyneside Council and P North Developments Ltd	02/08/18	£50,000	for off-site affordable housing	Occupation of 10th dwelling	£50,000.00
Education and Employment	17/00835/FUL	18/01180/S106	Land At Former Coleman N E Ltd Site Walker Place North Shields	Development of 14 no three storey townhouses with associated vehicle parking and landscaping (Various amendments 23.10.17 including amendments to heights of certain plots and alterations to garaging arrangements). Legal Agreement Section 106 of plnning approval 17/00835/FUL	North Tyneside Council and P North Developments Ltd	02/08/18	£30,000	enhancing existing facilities at King Edwards Primary School	Occupation of 10th dwelling	£30,000.00
Environment and Leisure	17/00835/FUL	18/01180/S106	Land At Former Coleman N E Ltd Site Walker Place North Shields	Development of 14 no three storey townhouses with associated vehicle parking and landscaping (Various amendments 23.10.17 including amendments to heights of certain plots and alterations to garaging arrangements). Legal Agreement Section 106 of plnning approval 17/00835/FUL	North Tyneside Council and P North Developments Ltd	02/08/18	£8,400	mitigation services including warden and associated facilities at the coast	Occupation of 10th dwelling	£8,400.00
	16/01858/OUT	18/00013/S106	Land At Former Grange Interior Building, Bird Street, North Shields	Outline application with all matters reserved for the development of 35no. residential units on land comprising the Former Grange Interiors and land adjoining at Bird Street/Beacon Street, North Shields	North Tyneside Council and P North Group Ltd	03/01/18	£37,573			£37,572.50
Health	16/01858/OUT	18/00013/S106	Land At Former Grange Interior Building, Bird Street, North Shields	Outline application with all matters reserved for the development of 35no. residential units on land comprising the Former Grange Interiors and land adjoining at Bird Street/Beacon Street, North Shields	North Tyneside Council and P North Group Ltd	03/01/18	£16,940.00	towards improvements to the provision of health facilities for sugeries in North Shields	prior to the occupation of the first dwelling	£16,940.00
Playsites	16/01858/OUT	18/00013/S106	Land At Former Grange Interior Building, Bird Street, North Shields	Outline application with all matters reserved for the development of 35no. residential units on land comprising the Former Grange Interiors and land adjoining at Bird Street/Beacon Street, North Shields	North Tyneside Council and P North Group Ltd	03/01/18	£12,617.50	towards improvements to the provision of improvements to play sites at Pearson Park and/or Northumberland Park	prior to the occupation of the first dwelling	£12,617.50
Parks	16/01858/OUT	18/00013/S106	Land At Former Grange Interior Building, Bird Street, North Shields	Outline application with all matters reserved for the development of 35no. residential units on land comprising the Former Grange Interiors and land adjoining at Bird Street/Beacon Street, North Shields	North Tyneside Council and P North Group Ltd	03/01/18	£8,015.00	towards open space improvements within Northumberland Park including footpath resurfacing	prior to the occupation of the first dwelling	£8,015.00
Employment	16/01858/OUT	18/00013/S106	Land At Former Grange Interior Building, Bird Street, North Shields	Outline application with all matters reserved for the development of 35no. residential units on land comprising the Former Grange Interiors and land adjoining at Bird Street/Beacon Street, North Shields	North Tyneside Council and P North Group Ltd	03/01/18	TBC	Either: a) employ a total number of 1 apprentice associated with the carrying out of the Development to be employed by the owner for two years or b) pay the authority the sum of £7,000.	Either: a) prior to commencement of development or b) within 14 days of the commencement of development	

Housing	16/01858/OUT	18/00013/S106	Land At Former Grange Interior Building, Bird Street, North Shields	Outline application with all matters reserved for the development of 35no. residential units on land comprising the Former Grange Interiors and land adjoining at Bird Street/Beacon Street, North Shields	North Tyneside Council and P North Group Ltd	03/01/18		8 affordable housing units on site (6 affordable rent and 2 discounted for sale) Affordable housing set out in agreement but Affordable Housing Scheme also required	Upon occupation of 75% of Open Market dwellings, 8 affordable units shall be constructed and ready for occupation	
	16/01885/FUL	18/00087/S106	Land To The West Of Station Road North And Land South Of East Benton Farm Cottages Station Road North Wallsend	Hybrid application; Outline application for approximately 418 residential dwellings (C3 use) with associated highways, infrastructure and landscaping, all matters reserved with the exception of access. Full planning permission for 175 dwellings (C3 use) with associated infrastructure, landscaping, Sustainable Urban Drainage system and access (Amended description)	The Authority of the Borough of North Tyneside Leech Homes Limited Kathleen Elizabeth Jones and Gwendolen Ann Harris Persimmon Homes Limited	12-Jan-18	£3,817,890			£3,817,890.00
Allotments	16/01885/FUL	18/00087/S106	Land To The West Of Station Road North And Land South Of East Benton Farm Cottages Station Road North Wallsend	Hybrid application; Outline application for approximately 418 residential dwellings (C3 use) with associated highways, infrastructure and landscaping, all matters reserved with the exception of access. Full planning permission for 175 dwellings (C3 use) with associated infrastructure, landscaping, Sustainable Urban Drainage system and access (Amended description)	The Authority of the Borough of North Tyneside Leech Homes Limited Kathleen Elizabeth Jones and Gwendolen Ann Harris Persimmon Homes Limited	12-Jan-18	£32,400	allotment provision within the vicinity of the site	To pay £16,200 prior or upon occupation of the 1st dwelling To pay £16,200 prior or upon occupation of the 250th dwelling	£32,400.00
Education	16/01885/FUL	18/00087/S106	Land To The West Of Station Road North And Land South Of East Benton Farm Cottages Station Road North Wallsend	Hybrid application; Outline application for approximately 418 residential dwellings (C3 use) with associated highways, infrastructure and landscaping, all matters reserved with the exception of access. Full planning permission for 175 dwellings (C3 use) with associated infrastructure, landscaping, Sustainable Urban Drainage system and access (Amended description)	The Authority of the Borough of North Tyneside Leech Homes Limited Kathleen Elizabeth Jones and Gwendolen Ann Harris Persimmon Homes Limited	12-Jan-18	£2,714,000	for secondary school places within George Stephenson Secondary School for additional places in secondary education provision that will arise from the Development	To pay £904,666.67 prior or upon occupation of the 176th dwelling To pay £904,666.67 prior or upon occupation of the 250th dwelling To pay £904,666.67 prior or upon occupation of the 500th dwelling	£2,714,000.00
Health	16/01885/FUL	18/00087/S106	Land To The West Of Station Road North And Land South Of East Benton Farm Cottages Station Road North Wallsend	Hybrid application; Outline application for approximately 418 residential dwellings (C3 use) with associated highways, infrastructure and landscaping, all matters reserved with the exception of access. Full planning permission for 175 dwellings (C3 use) with associated infrastructure, landscaping, Sustainable Urban Drainage system and access (Amended description)	The Authority of the Borough of North Tyneside Leech Homes Limited Kathleen Elizabeth Jones and Gwendolen Ann Harris Persimmon Homes Limited	12-Jan-18	£287,012	improvement of healthcare facilities within Wallsend	To pay £95,670.66 prior or upon occupation of the 1st dwelling To pay £95,670.66 prior or upon occupation of the 250th dwelling	£287,012.00
Parks	16/01885/FUL	18/00087/S106	Land To The West Of Station Road North And Land South Of East Benton Farm Cottages Station Road North Wallsend	Hybrid application; Outline application for approximately 418 residential dwellings (C3 use) with associated highways, infrastructure and landscaping, all matters reserved with the exception of access. Full planning permission for 175 dwellings (C3 use) with associated infrastructure, landscaping, Sustainable Urban Drainage system and access (Amended description)	The Authority of the Borough of North Tyneside Leech Homes Limited Kathleen Elizabeth Jones and Gwendolen Ann Harris Persimmon Homes Limited	12-Jan-18	£370,625	upgrading of footpaths and management of the Rising Sun Country Park	To pay £123,541.66 prior or upon occupation of the 1st dwelling To pay £123,541.66 prior or upon occupation of the 250th dwelling To pay £123,541.66 prior or upon occupation of the 500th dwelling	£370,625.00
Highways	16/01885/FUL	18/00087/S106	Land To The West Of Station Road North And Land South Of East Benton Farm Cottages Station Road North Wallsend	Hybrid application; Outline application for approximately 418 residential dwellings (C3 use) with associated highways, infrastructure and landscaping, all matters reserved with the exception of access. Full planning permission for 175 dwellings (C3 use) with associated infrastructure, landscaping, Sustainable Urban Drainage system and access (Amended description)	The Authority of the Borough of North Tyneside Leech Homes Limited Kathleen Elizabeth Jones and Gwendolen Ann Harris Persimmon Homes Limited	12-Jan-18	£30,000	improvements to connectivity for pedestrian/cycle routes between the site to Redesdale School	Prior to the first occupation of any dwelling in Phase 2	£30,000.00
Sports	16/01885/FUL	18/00087/S106	Land To The West Of Station Road North And Land South Of East Benton Farm Cottages Station Road North Wallsend	Hybrid application; Outline application for approximately 418 residential dwellings (C3 use) with associated highways, infrastructure and landscaping, all matters reserved with the exception of access. Full planning permission for 175 dwellings (C3 use) with associated infrastructure, landscaping, Sustainable Urban Drainage system and access (Amended description)	The Authority of the Borough of North Tyneside Leech Homes Limited Kathleen Elizabeth Jones and Gwendolen Ann Harris Persimmon Homes Limited	12-Jan-18	£383,853	towards sport and recreaional facilities in the Borough, specifically: pitch improvements and ancillary improvements within the vicinity of the site; improvements to the existing swimming pool and ancillary facilities at the Lakeside Centre; and improvements to the existing sports hall and ancillairy facilities at the Lakeside Centre and Hadrian Leisure Centre	To pay £127,951 prior or upon occupation of the 1st dwelling To pay £127,951 prior or upon occupation of the 250th dwelling To pay £127,951 prior or upon occupation of the 500th dwelling	£383,853.00
Highways	16/01885/FUL	18/00087/S106	Land To The West Of Station Road North And Land South Of East Benton Farm Cottages Station Road North Wallsend	Hybrid application; Outline application for approximately 418 residential dwellings (C3 use) with associated highways, infrastructure and landscaping, all matters reserved with the exception of access. Full planning permission for 175 dwellings (C3 use) with associated infrastructure, landscaping, Sustainable Urban Drainage system and access (Amended description)	The Authority of the Borough of North Tyneside Leech Homes Limited Kathleen Elizabeth Jones and Gwendolen Ann Harris Persimmon Homes Limited	12-Jan-18	TBC	Travel Plan Bond	To pay £60,000 prior to the first occupation of any dwelling (cover the costs of the first five years) Upon the 5th anniversary of the first installment and every annum thereafter until the completion of development and for two years post completion pay £12,000 for the administration of the travel plan	
Employment	16/01885/FUL	18/00087/S106	Land To The West Of Station Road North And Land South Of East Benton Farm Cottages Station Road North Wallsend	Hybrid application; Outline application for approximately 418 residential dwellings (C3 use) with associated highways, infrastructure and landscaping, all matters reserved with the exception of access. Full planning permission for 175 dwellings (C3 use) with associated infrastructure, landscaping, Sustainable Urban Drainage system and access (Amended description)	The Authority of the Borough of North Tyneside Leech Homes Limited Kathleen Elizabeth Jones and Gwendolen Ann Harris Persimmon Homes Limited	12-Jan-18		comply with the requireiments of the training and Emloyment Management Plan	n/a	
Ecology	16/01885/FUL	18/00087/S106	Land To The West Of Station Road North And Land South Of East Benton Farm Cottages Station Road North Wallsend	Hybrid application; Outline application for approximately 418 residential dwellings (C3 use) with associated highways, infrastructure and landscaping, all matters reserved with the exception of access. Full planning permission for 175 dwellings (C3 use) with associated infrastructure, landscaping, Sustainable Urban Drainage system and access (Amended description)	The Authority of the Borough of North Tyneside Leech Homes Limited Kathleen Elizabeth Jones and Gwendolen Ann Harris Persimmon Homes Limited	12-Jan-18		submit a Wildlife and Habitat Management and Maintenance Plan	Prior to the commencement of development	
Housing	16/01885/FUL	18/00087/S106	Land To The West Of Station Road North And Land South Of East Benton Farm Cottages Station Road North Wallsend	Hybrid application; Outline application for approximately 418 residential dwellings (C3 use) with associated highways, infrastructure and landscaping, all matters reserved with the exception of access. Full planning permission for 175 dwellings (C3 use) with associated infrastructure, landscaping, Sustainable Urban Drainage system and access (Amended description)	The Authority of the Borough of North Tyneside Leech Homes Limited Kathleen Elizabeth Jones and Gwendolen Ann Harris Persimmon Homes Limited	12-Jan-18		25% affordable housing	n/a	

	15/01172/FUL	17/00236/S106	Coleman N E Ltd Walker Place North Shields Tyne And Wear	Development of 27no. apartments along with associated vehicle parking and landscaping (amended plans)	North Tyneside Council and P North Developments Ltd	12-Apr-16	£50,000			£50,000.00
Housing	15/01172/FUL	17/00236/S106	Coleman N E Ltd Walker Place North Shields Tyne And Wear	Development of 27no. apartments along with associated vehicle parking and landscaping (amended plans)	North Tyneside Council and P North Developments Ltd	12-Apr-16	£50,000	Off site affordable housing	On or before the commencement of development	£50,000.00
	16/01952/OUT	17/01515/S106	Land West Of Station Rd Backworth South Of Backworth Hall North Of A191 East Of A19 Trunk Road Backworth Newcastle Upon Tyne	Outline planning permission with all matters reserved for the development of approximately 53 residential dwellings including 25% affordable housing with associated infrastructure	North Tyneside Concil & Northumbrand Estates Investments Limited	18-May-17	£135,329			£135,329.00
Playsites	16/01952/OUT	17/01515/S106	Land West Of Station Rd Backworth South Of Backworth Hall North Of A191 East Of A19 Trunk Road Backworth Newcastle Upon Tyne	Outline planning permission with all matters reserved for the development of approximately 53 residential dwellings including 25% affordable housing with associated infrastructure	North Tyneside Concil & Northumbrand Estates Investments Limited	18-May-17	£17,994	towards improvements to the provision of new play equipment at the Backworth Park housing site	Prior to the occupation of 10th dwelling	£17,994.00
Education	16/01952/OUT	17/01515/S106	Land West Of Station Rd Backworth South Of Backworth Hall North Of A191 East Of A19 Trunk Road Backworth Newcastle Upon Tyne	Outline planning permission with all matters reserved for the development of approximately 53 residential dwellings including 25% affordable housing with associated infrastructure	North Tyneside Concil & Northumbrand Estates Investments Limited	18-May-17	£95,000	for secondary school places within George Stephenson Secondary School for additional places in secondary education provision that will arise from the Development	Prior to the occupation of 20th dwelling	£95,000.00
Ecology	16/01952/OUT	17/01515/S106	Land West Of Station Rd Backworth South Of Backworth Hall North Of A191 East Of A19 Trunk Road Backworth Newcastle Upon Tyne	Outline planning permission with all matters reserved for the development of approximately 53 residential dwellings including 25% affordable housing with associated infrastructure	North Tyneside Concil & Northumbrand Estates Investments Limited	18-May-17	£10,335	towards biodiversity improvements within Silverlink Park and waggonway including habitat creation and enhanacement projects and footpath / car park improvement works	Prior to the occupation of the 1st dwelling	£10,335.00
Highways	16/01952/OUT	17/01515/S106	Land West Of Station Rd Backworth South Of Backworth Hall North Of A191 East Of A19 Trunk Road Backworth Newcastle Upon Tyne	Outline planning permission with all matters reserved for the development of approximately 53 residential dwellings including 25% affordable housing with associated infrastructure	North Tyneside Concil & Northumbrand Estates Investments Limited	18-May-17	£12,000	Travel Plan Bond	Prior to the commencement of development	£12,000.00
Housing	16/01952/OUT	17/01515/S106	Land West Of Station Rd Backworth South Of Backworth Hall North Of A191 East Of A19 Trunk Road Backworth Newcastle Upon Tyne	Outline planning permission with all matters reserved for the development of approximately 53 residential dwellings including 25% affordable housing with associated infrastructure	North Tyneside Concil & Northumbrand Estates Investments Limited	18-May-17		25% on site affordable housing plus		
	14/01018/OUT	17/01193/S106	West Chirton Industrial Estate South Norham Road North Shields	Outline planning permission for the demolition existing buildings and redevelopment of the site for up to 400 residential dwellings including access	(1) North Tyneside Council (2) Northern Trust Company Limited, HNM Investments Limited and C&P Investments Limited (3) Northern Trust Company Limited, HNM Investments Limited, SYD & Sidney & Gwyneth Lillian Snowball and C&P Invetments Limited (4) Situs Asset Management Limited (5) Barclays Bank PLC	03-Aug-17	£438,000			£438,000.00
Highways	14/01018/OUT	17/01193/S106	West Chirton Industrial Estate South Norham Road North Shields	Outline planning permission for the demolition existing buildings and redevelopment of the site for up to 400 residential dwellings including access	(1) North Tyneside Council (2) Northern Trust Company Limited, HNM Investments Limited and C&P Investments Limited (3) Northern Trust Company Limited, HNM Investments Limited, SYD & Sidney & Gwyneth Lillian Snowball and C&P Invetments Limited (4) Situs Asset Management Limited (5) Barclays Bank PLC	03-Aug-17	£90,000	Cost of implimentation and compliance with the targets/measures of the approved Travel Plan	Not to commence the dvelopment until a Travel Plan has been submitted to the Council. Not to occupy any dwelling until travel plan bond or surety has been provided	£90,000.00

Highways	14/01018/OUT	17/01193/S106	West Chirton Industrial Estate South Norham Road North Shields	Outline planning permission for the demolition existing buildings and redevelopment of the site for up to 400 residential dwellings including access	(1) North Tyneside Council (2) Northern Trust Company Limited, HNM Investments Limited and C&P Investments Limited (3) Northern Trust Company Limited, HNM Investments Limited, SYD & Sidney & Gwyneth Lillian Snowball and C&P Invetments Limited (4) Situs Asset Management Limited (5) Barclays Bank PLC	03-Aug-17	£348,000	Highway improvements at Norham Road/ Norham Road North Corridor	50% commencement of development of Phase 1 50% commencement of development of Phase 2	£348,000.00
Highways	14/01018/OUT	17/01193/S106	West Chirton Industrial Estate South Norham Road North Shields	Outline planning permission for the demolition existing buildings and redevelopment of the site for up to 400 residential dwellings including access	(1) North Tyneside Council (2) Northern Trust Company Limited, HNM Investments Limited and C&P Investments Limited (3) Northern Trust Company Limited, HNM Investments Limited, SYD & Sidney & Gwyneth Lillian Snowball and C&P Invetments Limited (4) Situs Asset Management Limited (5) Barclays Bank PLC	03-Aug-17		The provision of a bus shelter to the exitsng bus stop on Norham Road (Part 2 of Schedule 2)	Prior to first occupation	
Housing	14/01018/OUT	17/01193/S106	West Chirton Industrial Estate South Norham Road North Shields	Outline planning permission for the demolition existing buildings and redevelopment of the site for up to 400 residential dwellings including access	(1) North Tyneside Council (2) Northern Trust Company Limited, HNM Investments Limited and C&P Investments Limited (3) Northern Trust Company Limited, HNM Investments Limited, SYD & Sidney & Gwyneth Lillian Snowball and C&P Invetments Limited (4) Situs Asset Management Limited (5) Barclays Bank PLC	03-Aug-17		Relevant percentage on a phase or phases shall be between 2 and 15% as part of a reserve matters application		
Page 65	16/01922/FUL	17/00592/S106	Howdon Yard, Tyne View Terrace, Wallsend	Energy Recovery Facility (with fluidised bed reactors gasification technology) and associated infrastructure	Port of Tyne Authority, Howdon Green Energy Park Ltd and North Tyneside Council	20-Apr-17	TBC			#VALUE!
Employment	16/01922/FUL	17/00592/S106	Howdon Yard, Tyne View Terrace, Wallsend	Energy Recovery Facility (with fluidised bed reactors gasification technology) and associated infrastructure	Port of Tyne Authority, Howdon Green Energy Park Ltd and North Tyneside Council	20-Apr-17	up tp £70,000	To provide or procure 100 apprentices, or pay £7,000 per each apprentice not provided. Money to be used to deliver targeted interventions to increase the employability of North Tyneside residents	On commencemt of development	
	15/01307/FUL	16/01286/S106	Fenwick Colliery, East Holywell, Earsdon To Backworth Link Road, Backworth	Proposed residential development for 18 dwellings	North Tyneside Council and Honourable Ralph George Algernon 12th Duke of Northumberland et al.	20-Jul-16	£12,978			£12,978.00
Playsites	15/01307/FUL	16/01286/S106	Fenwick Colliery, East Holywell, Earsdon To Backworth Link Road, Backworth	Proposed residential development for 18 dwellings	North Tyneside Council and Honourable Ralph George Algernon 12th Duke of Northumberland et al.	20-Jul-16	£12,978	Towards the maintenance and/or improvement of existing play facilities in the ward within which the Site is situated	Prior to the occupation of the 2nd dwelling	£12,978.00
	16/01316/FUL	16/02016/S106	Land North Of, 1 Whitecroft Road, West Moor LINKS WITH WHITE HOUSE FARM	Amended redline boundary to remove previously approved landscaping areas and SUDs	North Tyneside Council, Bellway Homes Ltd	15-Dec-16	£1,051,238			£1,048,650.00
Affordable Housing	16/01316/FUL	16/02016/S106	Land North Of, 1 Whitecroft Road, West Moor LINKS WITH WHITE HOUSE FARM	Amended redline boundary to remove previously approved landscaping areas and SUDs	North Tyneside Council, Bellway Homes Ltd	15-Dec-16	£920,000	Off site affordable housing contribution	Prior to occupation of 364th Dwelling	£920,000.00
Health	16/01316/FUL	16/02016/S106	Land North Of, 1 Whitecroft Road, West Moor LINKS WITH WHITE HOUSE FARM	Amended redline boundary to remove previously approved landscaping areas and SUDs	North Tyneside Council, Bellway Homes Ltd	15-Dec-16	£44,846	To be used for health contribution purposes	Prior to occupation of 364th Dwelling	£44,846.00
Parks	16/01316/FUL	16/02016/S106	Land North Of, 1 Whitecroft Road, West Moor LINKS WITH WHITE HOUSE FARM	Amended redline boundary to remove previously approved landscaping areas and SUDs	North Tyneside Council, Bellway Homes Ltd	15-Dec-16	£30,757	To be used for neighbourhood park purposes	Prior to occupation of 364th Dwelling	£30,757.00
Allotments	16/01316/FUL	16/02016/S106	Land North Of, 1 Whitecroft Road, West Moor LINKS WITH WHITE HOUSE FARM	Amended redline boundary to remove previously approved landscaping areas and SUDs	North Tyneside Council, Bellway Homes Ltd	15-Dec-16	£4,019	To be used for allotment purposes	Prior to occupation of 364th Dwelling	£4,019.00
Education	16/01316/FUL	16/02016/S106	Land North Of, 1 Whitecroft Road, West Moor LINKS WITH WHITE HOUSE FARM	Amended redline boundary to remove previously approved landscaping areas and SUDs	North Tyneside Council, Bellway Homes Ltd	15-Dec-16	£35,267	To be used for education purposes	Prior to occupation of 364th Dwelling	£35,267.00

Employment	16/01316/FUL	16/02016/S106	Land North Of, 1 Whitecroft Road, West Moor LINKS WITH WHITE HOUSE FARM	Amended redline boundary to remove previously approved landscaping areas and SUDs	North Tyneside Council, Bellway Homes Ltd	15-Dec-16	£14,000	To be used for employment and training purposes	Prior to occupation of 364th Dwelling	£14,000.00
Ecology	16/01316/FUL	16/02016/S106	Land North Of, 1 Whitecroft Road, West Moor LINKS WITH WHITE HOUSE FARM	Amended redline boundary to remove previously approved landscaping areas and SUDs	North Tyneside Council, Bellway Homes Ltd	15-Dec-16	£2,349	To be used towards ecological and wildlife management objectives	Prior to occupation of 1st Dwelling	-£239.00
	15/00699/OUT	16/00273/S106	Land Adjacent To, Third Avenue, Tyne Tunnel Trading Estate	Construction of 20,754 sqm of B2/B8 business units with new access roads, HGV turning areas, yards and car parking spaces	NTC and Northumberland Estates Limited	12-Feb-16	£161,449			£161,449.00
Highways	15/00699/OUT	16/00273/S106	Land Adjacent To, Third Avenue, Tyne Tunnel Trading Estate	Construction of 20,754 sqm of B2/B8 business units with new access roads, HGV turning areas, yards and car parking spaces	NTC and Northumberland Estates Limited	12-Feb-16	£91,449	Towards highway improvements at High Flatworth roundabout and the A193 corridor	Prior to the occupation of 25% of the gross floor area of the site	£91,449.00
Ecology	15/00699/OUT	16/00273/S106	Land Adjacent To, Third Avenue, Tyne Tunnel Trading Estate	Construction of 20,754 sqm of B2/B8 business units with new access roads, HGV turning areas, yards and car parking spaces	NTC and Northumberland Estates Limited	12-Feb-16	£20,000	Towards an appropriate alternative habitat for off-site grassland to mitigate for the loss of semi-improved grassland and impacts on dingy skipper and wall butterfly	Prior to the commencement of development	£20,000.00
Highways	15/00699/OUT	16/00273/S106	Land Adjacent To, Third Avenue, Tyne Tunnel Trading Estate	Construction of 20,754 sqm of B2/B8 business units with new access roads, HGV turning areas, yards and car parking spaces	NTC and Northumberland Estates Limited	12-Feb-16	£50,000	To be deposited into the Account and in the event that the agreed targets are not achieved the sum will be used towards meeting the defined targets.	Prior to the site employing more than 40 full time staff (employment of staff within the commercial units)	£50,000.00
Highways	15/00699/OUT	16/00273/S106	Land Adjacent To, Third Avenue, Tyne Tunnel Trading Estate	Construction of 20,754 sqm of B2/B8 business units with new access roads, HGV turning areas, yards and car parking spaces	NTC and Northumberland Estates Limited	12-Feb-16	n/a	The Framework Travel Plan are the objectives and initiatives undertaken to manage the delivery of sustainable travel to and from the development subject to any variations from time to time as the owner considers necessary but subject to the prior written agreement of the Council	n/a	
	14/01348/FUL	14/01905/S106	Wallsend Community Centre 196A And 196 Vine Street, Wallsend, NE28 6JE	Town and Country Planning Act 1990 Section 106 Agreement for demolition of former community centre and existing dwelling and erection of 14no 2 bedroom flats	North Tyneside Council and A -& J Keith Ltd	20-Jul-15	£34,324			£34,324.00
Environment and Leisure	14/01348/FUL	14/01905/S106	Wallsend Community Centre 196A And 196 Vine Street, Wallsend, NE28 6JE	Town and Country Planning Act 1990 Section 106 Agreement for demolition of former community centre and existing dwelling and erection of 14no 2 bedroom flats	North Tyneside Council and A -& J Keith Ltd	20-Jul-15	£3,206	towards improvements to Richardson Dees Park and Wallsend Hall Grounds.	Upon commencement of development	£3,206.00
Environment and Leisure	14/01348/FUL	14/01905/S106	Wallsend Community Centre 196A And 196 Vine Street, Wallsend, NE28 6JE	Town and Country Planning Act 1990 Section 106 Agreement for demolition of former community centre and existing dwelling and erection of 14no 2 bedroom flats	North Tyneside Council and A -& J Keith Ltd	20-Jul-15	£1,365	towards woodland and grassland management along Hadrian's Cycleway at Davy Bank.	Upon commencement of development	£1,365.00
Environment and Leisure	14/01348/FUL	14/01905/S106	Wallsend Community Centre 196A And 196 Vine Street, Wallsend, NE28 6JE	Town and Country Planning Act 1990 Section 106 Agreement for demolition of former community centre and existing dwelling and erection of 14no 2 bedroom flats	North Tyneside Council and A -& J Keith Ltd	20-Jul-15	£4,753	towards improvements to existing playsites in the area.	Upon commencement of development	£4,753.00
Capital Support (Education)	14/01348/FUL	14/01905/S106	Wallsend Community Centre 196A And 196 Vine Street, Wallsend, NE28 6JE	Town and Country Planning Act 1990 Section 106 Agreement for demolition of former community centre and existing dwelling and erection of 14no 2 bedroom flats	North Tyneside Council and A -& J Keith Ltd	20-Jul-15	£25,000	towards improvements to primary schools in the area	Upon commencement of development	£25,000.00
	14/01687/OUT 16/01793/REM	15/00113/S106 17/01040/S106 18/00217/S106 18/01696/S106	Land South Of, 81 Killingworth Avenue, Backworth	Erection of around 290 dwellings (including affordable homes), 232sqm of commercial space, allotments, public open space, access to an existing highway, car parking, landscaping and associated works	NTC and Gladedale (South Yorkshire) Limited	27-Mar-15	£1,969,565	18/00217/S106 - Deed of Variation so that all of those obligations that were secured as part of application 14/01687/OUT remain enforceable.		£1,739,208.00
Highways	14/01687/OUT	15/00113/S106	Land South Of, 81 Killingworth Avenue, Backworth	Erection of around 290 dwellings (including affordable homes), 232sqm of commercial space, allotments, public open space, access to an existing highway, car parking, landscaping and associated works	NTC and Gladedale (South Yorkshire) Limited	27-Mar-15	£207,000	towards A19 Holystone junction improvements	To pay £207,000 prior to occupation of the 150th dwelling	-£23,357.00
Highways	14/01687/OUT	15/00113/S106	Land South Of, 81 Killingworth Avenue, Backworth	Erection of around 290 dwellings (including affordable homes), 232sqm of commercial space, allotments, public open space, access to an existing highway, car parking, landscaping and associated works	NTC and Gladedale (South Yorkshire) Limited	27-Mar-15	£360,000	to provide an extension to the bus route(s) within the vicinity of the Site to facilitat access to the Site.	To pay £360,000 prior to the occupation of the 150th dwelling	£360,000.00
Playsites	14/01687/OUT	15/00113/S106	Land South Of, 81 Killingworth Avenue, Backworth	Erection of around 290 dwellings (including affordable homes), 232sqm of commercial space, allotments, public open space, access to an existing highway, car parking, landscaping and associated works	NTC and Gladedale (South Yorkshire) Limited	27-Mar-15	£196,000	towards the cost of provision to equipped playspace within the vicinity of the Site, if not provided directly on Site	To pay £196,000 prior to occupation of the 150th dwelling. If the equipped play is to be provided on Site then the Children's Equipped Play Space shall not be payable to the Council	£196,000.00
Education	14/01687/OUT	15/00113/S106	Land South Of, 81 Killingworth Avenue, Backworth	Erection of around 290 dwellings (including affordable homes), 232sqm of commercial space, allotments, public open space, access to an existing highway, car parking, landscaping and associated works	NTC and Gladedale (South Yorkshire) Limited	27-Mar-15	£800,000	towards the cost of the primary school within the vicinity of the Site	To pay £800,000 prior to occupation of the 150th dwelling	£800,000.00
Sports	14/01687/OUT	15/00113/S106	Land South Of, 81 Killingworth Avenue, Backworth	Erection of around 290 dwellings (including affordable homes), 232sqm of commercial space, allotments, public open space, access to an existing highway, car parking, landscaping and associated works	NTC and Gladedale (South Yorkshire) Limited	27-Mar-15	£66,125	towrds improvements to Killingworth Lakeside Centre (Sports Hall Contribution)	To pay £66,125 prior to occpation of the 100th dwelling	£66,125.00
Sports	14/01687/OUT	15/00113/S106	Land South Of, 81 Killingworth Avenue, Backworth	Erection of around 290 dwellings (including affordable homes), 232sqm of commercial space, allotments, public open space, access to an existing highway, car parking, landscaping and associated works	NTC and Gladedale (South Yorkshire) Limited	27-Mar-15	£187,050	towards the maintenance/provision of sports pitches within the vicinity of the Site	To pay £187,050 prior to occupation of the 100th dwelling	£187,050.00
Ecology	14/01687/OUT	15/00113/S106	Land South Of, 81 Killingworth Avenue, Backworth	Erection of around 290 dwellings (including affordable homes), 232sqm of commercial space, allotments, public open space, access to an existing highway, car parking, landscaping and associated works	NTC and Gladedale (South Yorkshire) Limited	27-Mar-15	£56,550	towards the creation of habitat, access and recreational improvements in the vicinity of the Site	To pay £13,887.50 upon occupation of the 1st dwelling and the remaining £41,662.50 upon occupation of the 100th dwelling	£56,550.00

Sports	14/01687/OUT	15/00113/S106	Land South Of, 81 Killingworth Avenue, Backworth	Erection of around 290 dwellings (including affordable homes), 232sqm of commercial space, allotments, public open space, access to an existing highway, car parking, landscaping and associated works	NTC and Gladedale (South Yorkshire) Limited	27-Mar-15	£31,840	towards improvements at Killingworth Lakeside Centre (Swimming Pool Contribution)	To pay £31,840 prior to occupation of the 100th dwelling	£31,840.00
Highways	14/01687/OUT	15/00113/S106	Land South Of, 81 Killingworth Avenue, Backworth	Erection of around 290 dwellings (including affordable homes), 232sqm of commercial space, allotments, public open space, access to an existing highway, car parking, landscaping and associated works	NTC and Gladedale (South Yorkshire) Limited	27-Mar-15	£65,000	in the event that the agreed targets set out in the Travel Plan are not achieved. Sum to be used towards meeting the defined targets if targets not being met	To arrange to pay the Travel Plan Mitigation sum into an Account of the Council on before occupation of 100th dwelling	£65,000.00
Employment	14/01687/OUT	15/00113/S106	Land South Of, 81 Killingworth Avenue, Backworth	Erection of around 290 dwellings (including affordable homes), 232sqm of commercial space, allotments, public open space, access to an existing highway, car parking, landscaping and associated works	NTC and Gladedale (South Yorkshire) Limited	27-Mar-15		To submit a scheme for each phase where the owners undertake to employ apprentices associated with carrying out the development to be employed for a minimum period of 18 months	Prior to the commencement of development of each phase the owners of the relevant Phase shall submit to the Council in writing for the Council's written approval a Training Employment Management Plan	
Affordable Housing	14/01687/OUT	15/00113/S106	Land South Of, 81 Killingworth Avenue, Backworth	Erection of around 290 dwellings (including affordable homes), 232sqm of commercial space, allotments, public open space, access to an existing highway, car parking, landscaping and associated works	NTC and Gladedale (South Yorkshire) Limited	27-Mar-15		To provide affordable housing 25% overall. 75% of which to be affordable rented and 25% to be intermediate housing.	Not to commence the development of each phase until an affordable Housing Scheme for that Phase has been submitted to and approved in writing by the Council	
Affordable Housing	14/00897/FUL	14/01721/S106	Former Parkside Special School, Mullen Road, Wallsend	Demolition of existing school and development of 69 residential dwellings (Use Class C3) including associated access and landscaping (Amendments to boundary treatments and changes to some units including windows 18.07.2014) (Amendment to plot 69 05.09.2014) (Amendment to plots 13-17 22.09.2014)	North Tyneside Council, Bellway Homes Ltd	27-Feb-15		25% affordable housing (17 units) (11 Social Housing (plots 10-20) and 6 Intermediate Housing (plots 49-54))	Submission of Affordable Housing Scheme prior to commencement of development and approval by the Council prior to occupation of first dwelling	
	12/01185/OUT	15/00430/S106	Land At Former Grange Interior Building, Bird Street, North Shields	Redevelopment of the site and construction of a mixed residential healthcare development. Proposal comprises of 67 bed care home (C2), 32 sheltered flats (C3) and 4 flats (20 units) for specialist health care (C2). (Revised description and amended plans received 19.02.2013).	North Tyneside Council, P North Group and Paul Lemon, John Graham and Eric Steven	27-Feb-15	£172,250			£172,250.00
Affordable Housing	12/01185/OUT	15/00430/S106	Land At Former Grange Interior Building, Bird Street, North Shields	Redevelopment of the site and construction of a mixed residential healthcare development. Proposal comprises of 67 bed care home (C2), 32 sheltered flats (C3) and 4 flats (20 units) for specialist health care (C2). (Revised description and amended plans received 19.02.2013).	North Tyneside Council, P North Group and Paul Lemon, John Graham and Eric Steven	27-Feb-15	£153,000	Towards the cost of providing affordable housing in the borough of North Tyneside	On or before the commencement date	£153,000.00
Highways	12/01185/OUT	15/00430/S106	Land At Former Grange Interior Building, Bird Street, North Shields	Redevelopment of the site and construction of a mixed residential healthcare development. Proposal comprises of 67 bed care home (C2), 32 sheltered flats (C3) and 4 flats (20 units) for specialist health care (C2). (Revised description and amended plans received 19.02.2013).	North Tyneside Council, P North Group and Paul Lemon, John Graham and Eric Steven	27-Feb-15	£5,000	Establishing a bus stop in the vicinity of the property	On or before the commencement date	£5,000.00
Page 67	12/02047/FUL	14/00242/S106	Hadrian Education Centre, Addington Drive, Wallsend	Demolition of existing buildings and development of 66 family dwellings and associated parking, access, landscaping and highway works (Re-submission 11/02435/FUL)	North Tyneside Council and Gladedale (South Yorkshire) Limited	27-Feb-14	£144,609			£72,304.50
Allotments	12/02047/FUL	14/00242/S106	Hadrian Education Centre, Addington Drive, Wallsend	Demolition of existing buildings and development of 66 family dwellings and associated parking, access, landscaping and highway works (Re-submission 11/02435/FUL)	North Tyneside Council and Gladedale (South Yorkshire) Limited	27-Feb-14	£2,700	To be used to reclaim land to create additional allotment provision at the Wiltshire Drive site	£1,350 prior to occupation of 33rd dwelling, £1,350 prior to occupation of final dwelling	£1,350.00
Parks	12/02047/FUL	14/00242/S106	Hadrian Education Centre, Addington Drive, Wallsend	Demolition of existing buildings and development of 66 family dwellings and associated parking, access, landscaping and highway works (Re-submission 11/02435/FUL)	North Tyneside Council and Gladedale (South Yorkshire) Limited	27-Feb-14	£31,638	to be used towards the Northumberland Park restoration works specifically for: improvement of entrances to the Rising Sun Country Park from Hadrian Park Estate and update interpretation and signage; improvement of park furniture (benches and bins) along with infrastructure improvements to footpaths and fencing to the Rising Sun Country Park.	£15,819 prior to occupation of 33rd dwelling, £15,819 prior to occupation of final dwelling	£15,819.00
Sports	12/02047/FUL	14/00242/S106	Hadrian Education Centre, Addington Drive, Wallsend	Demolition of existing buildings and development of 66 family dwellings and associated parking, access, landscaping and highway works (Re-submission 11/02435/FUL)	North Tyneside Council and Gladedale (South Yorkshire) Limited	27-Feb-14	£96,923	to be used towards the upgrading of existing provision at St Peters Playing Fields and other suitable local alternatives	£48,461.50 prior to occupation of 33rd dwelling, £48,461.50 prior to occupation of final dwelling	£48,461.50
Ecology	12/02047/FUL	14/00242/S106	Hadrian Education Centre, Addington Drive, Wallsend	Demolition of existing buildings and development of 66 family dwellings and associated parking, access, landscaping and highway works (Re-submission 11/02435/FUL)	North Tyneside Council and Gladedale (South Yorkshire) Limited	27-Feb-14	£13,348	to be used to improve the existing woodlands through major thinning programmes and additional ground storey planting, wetland habitat introductions and improvements near Hadrian Pond and Wallsend Burn and new woodland plantings and improvements to the existing hedgerow network in this area of the park by laying hedges and introducing hedgerow trees along their length	£6,674 prior to occupation of 33rd dwelling, £6,647 prior to occupation of final dwelling	£6,674.00

TOTAL

£8,538,537

£8,437,875

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Plan for new allotment provision across the Borough September 2020

North East Housing Development	Location of new plots	Comments	Number of plots	2021	2022	2023
13/02005/S106 Esplanade Whitley Bay	Redhouse (existing site)	Self managed site	1	X		
Murton Development	Murton (new site)	Development not commenced Plots will be managed by the developer	111			
Total New Plots			112			

North West Housing Development	Location of new plots	Comments	Number of plots	2021	2022	2023
11/00939/S106 Wideopen	Rayleigh Drive (new extension)	Pre app submitted	8	X		
11/00939/S106 Wideopen farm	Rayleigh Drive (new extension)	(as above)	3	X		
13/01901/S106 Whitehouse Development	Unknown location at present	Within the vicinity of the development	8			
16/01316/FUL Whitecroft Road	Unknown location at present	Development not commenced - Location to be confirmed	2			

Killingworth Development	Killingworth (new site)	Development not commenced . Plots will be managed by the developer	85			
Scaffold Hill Development	Scaffold Hill (new site)	Development commenced Plots will be managed by the developer	100	X		
15/00100/S106 Reme Depot	Letchwell (existing site)	reclaim plots	2	X		
	Camperdown	Reclaim unused area within the site to create plots	2	X		
Total New Plots			210			
South West Housing Development	Location of new plots	Comments	Number of plots	2021	2022	2023
16/00467/S106 Darsley Park	Wiltshire Drive (existing site)		2			X
14/01721/S106 Parkside School	Wiltshire Drive (existing site)		2			X
14/00242/S106 Hadrian Ed Centre	Wiltshire Drive (existing site)		1			X
11/01867/S106 Kings Road North	Wiltshire Drive (existing)		2			X
10/00793/S106 Battle Hill Library	Holy Cross (existing site)		1	X		

14/01941/S106	East	Possible Wiltshire Drive Extension (new site)	Development commenced	21			
18/00087/S106	West	Possible Wiltshire Drive Extension (new site)	Development not commenced	12			
13/01433/S106	The Covers (2nd Phase)	West Street (existing site)		1	X		
Total New Plots				42			

South East Housing Development	Location of new plots	Comments	Number of plots	2021	2022	2023
11/02420/S106 Kendal Building	S/E Balkwell A (existing site)		1	X		
Total New Plots			1			

2024	2025+	106 Funding amount	Comments
		£ 2,755.00	
	X	Developer funded and managed	N/A
		£ 2,755.00	

2024	2025+	106 Funding amount	
		£ 21,863.00	Land identified
		£ 8,100.00	Land identified
	X	£ 24,300.00	Strategic Property, Planners and Allotment Service to identify suitable land for new allotment site/plots.
	X	£ 4,019.00	Strategic Property, Planners and Allotment Service to identify suitable land for new allotment site/plots.

	X	Developer funded and managed	N/A
		Developer funded and managed	N/A
		£ 4,000.00	Existing sites
		£ 5,014.00	
		£ 67,296.00	
2024	2025	106 Funding amount	
		£ 5,573.00	Existing site reclaiming land
		£ 5,400.00	Existing site reclaiming land
		£ 2,700.00	Existing site reclaiming land
X		£ 5,400.00	Existing site reclaiming land
		£ 2,700.00	Existing land reclaim plot/s

X		£ 61,954.00	Strategic Property, Planners and Allotment Service to identify suitable land for new allotment site/plots.
		£ 32,400.00	Strategic Property, Planners and Allotment Service to identify suitable land for new allotment site/plots.
		£ 2,700.00	Existing site reclaim plot/plots
		£ 118,827.00	

2024	2025	106 Funding amount	
		£ 2,700.00	Existing site reclaim plot
		£ 2,700.00	

5 YEAR CAPITAL INVESTMENT PLAN (Capital)

SOUTH EAST

Ward	Play area	Year 1	Year 2	Year 3	Year 4	Year 5	Total 5 year investment
CHIRTON	Norham	27175	0	0	0	1400	£ 28,575.00
COLLINGWOOD	Hill Top	1030	1400	30000	0	29169	£ 61,599.00
CULLERCOATS	Bolam Grove	3315	0	0	0	9214	£ 12,529.00
	Cullercoats	15906	4530	2400	12100	30785	£ 65,721.00
PRESTON	Holmlands	1015	2600	1310	500	500	£ 5,925.00
	Pool Park	515	0	0	0	8757	£ 9,272.00
RIVERSIDE	Alexander Scott Park	33704	0	700	0	0	£ 34,404.00
	East Howdon	9422	3530	24521	0	0	£ 37,473.00
	Howdon Park	3030	1400	81818	5683	0	£ 91,931.00
	Nelson Terrace	1330	4766	300	15430	2477	£ 24,303.00
	The Parks	0	0	4750	0	0	£ 4,750.00
TYNEMOUTH	Links Road	1530	500	27759	4014	12500	£ 46,303.00
	Northumberland Park	1030	22050	22256	7000	3534	£ 55,870.00
	Pearson Park	1030	0	0	5776	0	£ 6,806.00
	Tynemouth Park	1030	4542	3330	0	0	£ 8,902.00
	TOTAL	101062	45318	199144	50503	98336	£ 494,363.00

NORTH EAST

Ward	Capital	Year 1	Year 2	Year 3	Year 4	Year 5	Total 5 year investment
MONKSEATON	Churchill	20910	2130	12913	44990	750	£ 81,693.00
NORTH	Panama	5450	800	0	0	0	£ 6,250.00
MONKSEATON	Langly	400	0	0	20230	0	£ 20,630.00
SOUTH	Wilton Drive	22197	2200	12500	3028	0	£ 39,925.00
ST MARY'S	Earsdon Village	10846	24489	0	27200	0	£ 62,535.00
	Castle Park	1030	17790	1400	2500	3130	£ 25,850.00

VALLEY	Moorside	1030	0	0	3130	810 £	4,970.00
	Murrayfield	4906	0	0	700	520 £	6,126.00
	Shiremoor Trim Track						
		0	0	0	0	0 £	-
	West Allotment	11173	0	10143	0	0 £	21,316.00
WHITLEY BAY	Marmion Terrace	2530	0	0	1400	23266 £	27,196.00
	Rockcliffe Park	1030	14307	0	11000	1400 £	27,737.00
	Whitley Park	73448	7940	1000	2200	11070 £	95,658.00
	TOTAL	£154,950.00	£69,656.00	£37,956.00	£116,378.00	£40,946.00	£419,886.00

NORTH WEST

	Capital	Year 1	Year 2	Year 3	Year 4	Year 5	Total 5 year investment
BENTON	Benton Quarry	4160	0	0	29712	12000 £	45,872.00
	Springfield Park	1030	23373	9000	0	8630 £	42,033.00
CAMPERDOWN	Annitsford	2045	289	48	0	360	£2,742.00
	Burradon Welfare	56360	0	0	0	0 £	56,360.00
	Killingworth Lake	1030	0	0	1007	10749 £	12,786.00
KILLINGWORTH	Killingworth Park	14575	0	3130	32480	0 £	50,185.00
	Palmersville	10846	0	17199	15500	0 £	43,545.00
	Rising Sun						
	Countryside	25621	1400	0	0	0 £	27,021.00
	Stonelea	1030	0	0	4977	0 £	6,007.00
LONGBENTON	Merlin Place	515	0	0	2100	9520 £	12,135.00
	Oxford Centre	2780	21726	0	0	1400 £	25,906.00
	West Moor	1030	0	0	32099	0 £	33,129.00
WEETSLADE	Lockey Park	1530	500	3500	28823	3630 £	37,983.00
	Seatonburn	1030	0	2195	0	3130 £	6,355.00
	TOTAL	£58,957.00	£23,626.00	£26,024.00	£115,979.00	£17,680.00	£242,266.00

SOUTH WEST

Ward	Capital	Year 1	Year 2	Year 3	Year 4	Year 5	Total 5 year investment
RATTLE HILL	Hadrian Park	1780	1400	18497	36603	0 £	58,280.00

BATTEL HILL	Tall Trees	13142	0	0	0	6300	£	19,442.00
HOWDON	Holy Cross	3150	0	460	580	0	£	4,190.00
	Howdon Community Centre	19251	0	0	1740	0	£	20,991.00
NORTHUMBERLAND	Station Road	11346	500	18393	8500	6500	£	45,239.00
WALLSEND	Avenue	1200	0	1890	0	0	£	3,090.00
	Crawley	1400	7500	0	5213	0	£	14,113.00
	Kings Road South	1030	7749	0	2440	0	£	11,219.00
	North Terrace MUGA	0	0	0	0	0	£	-
	Oak Grove	515	3000	0	4164	1400	£	9,079.00
	Richardson Dees	13341	6995	39494	2495	39395	£	101,720.00
	Winifred Gardens	2165	0	0	0	0	£	2,165.00
	TOTAL	£30,997.00	£25,744.00	£59,777.00	£22,812.00	£47,295.00		£186,625.00

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Section 106 - Sport and
Leisure. Historical, unspent
and pending

#	master sheet ref #	Development	Status of Development and funding	Total Amount £	Contribution Breakdown	106 Agreement Detail	Timescales for Payment	Policy Context	Comment /Status
1	SW7	13/01433/S106 - Wallsend Ward (S0062) - Land East of the Covers, Wallsend - Bellway - 13/00987/FUL	Triggers met. Money received. 01/07/2015, must be comitted to a project by 01/07/2020	180,214	£180,214 playing pitch contribution .	Playing pitch contribution to be used towards new and/or improved sports pitch contription. Sports facilities to be used towards existing sports facilities in vicinity. Playing pitch contribution has to be spent or comitted to a project by July 2020.	payment on occupation of 29th house.Payment received.	Idenified as requirement in playing pitch strategy. Tackling deprivation on Wallsend and Howdon. Sense of Place/Regeneration for South West .Football Foundation local football facilty plan.	£180,214 Available now. Gateway 0 agreed at IPB in July 2019 to support development of new changing pavilion at St Peters Playing fields
2	SW11 & SW17	14/01941/S106 - Northumberland Ward (S0094) - Station Road East, Wallsend - Persimmon Homes - 12/02025/FUL	Triggers met £152,972 received on 16/11/2018 £175,135 received on 03/12/2018 £101,109 recived 01/07/2019	429219	£140,000 new clubhouse £140,000 all weather pitch £70,000 pitch improvements £12,350 indoor bowls	£140,00 To be used for new clubhouse at St Peters PF £140,000 to be used for all weather pitch at Lakeside Centre/George Stephenson HS or Amberley Playing fields £70,000 to be used for playing pitch improvemenst at St Peters PF £12,350 to be used for replacement bowls surface at Parks Indoor Bowling	£140,000 prior to Occupation of 1st dwelling £140,000 prior to occupation of 100th dwelling, £82,350 on occupation of 224th dwelling Index linked	Identified as prioritites in Playing Pitch Strategy. Sense of Place/Regeneration for Killingworth and South West .Tackling deprivation in Wallsend and Howdon and Chirton and Riverside. Football Foundation local football facility plan.	First payment of £152,972 recieved.(£140,000 plus interest) . Second payment of £175,135 received (£140,000 plus interest) 3rd payment of £101,109 received (£82,350 plus interest) Agreed at IPB in February 2019 that £175,135 could be used on Amberley AGP project along with #5 .Total project cost c750k . Other available payment (£152,972) gateway 0 agreed IPB in July 2019 that this could be used on clubhouse at St Peters PF along with £85,946 which must be used for pitch improvements at St Peters PF. £15,163 to be used to improve indoor bowls facilities at The Parks- gateway 2 agreed at IPB Sept meeting.
3	SW8	14/00242/S106 - Battle Hill Ward (S0060) - Hadrian Education Centre - Gladedale - 12/02047/FUL	Site complete. Triggers met funding received on 8/12/2015 and 15/02/2018	96923	Playing pitches £96,923	To be used towards upgrading the existing provison at St Peters PF and other suitable local alternatives.	£48,461.50 on occupation of 33rd dwelling £48,461.50 on occupation of final dwelling Funding received.	Playing pitch strategy. Sense of Place/Regeneration for South West. Tackling deprivation on Wallsend and Howdon.Football Foundation local football facility plan.	£96,923 available now. IPB agreed gateway 0 in July 2019 for this to be used for improvements at St Peters playing Field .
4	SW9	14/01721/S106 - Northumberland Ward (S0089) - Former Parkside Special School, Wallsend - Bellway Homes - 14/00897/FUL	Triggers met. £22,252 received 3.3.2017	22252	£22,252 playing pitch contribution	Playing pitch contribution to be used towards upgrade and improve existing sports pitches and playing fields at Rising Sun Sports Ground by improving pitch quality, resurfacing MUGA and new pitch fencing.	payment on occupation of 30th house	Playing pitch strategy	£22,252 Available now. Has to be used at Rising Sun Sport ground to improve existing facilities. No specific proposals yet
5	NW5	13/00579/S106 & 16/01375/S106 - Stephenson House, Killingworth - Bellway - 16/00232/FUL	Triggers met. £57,696 received on 03/03/2017	57696	£34,830 Playing pitch contribution £11,475 Sports hall Contribution £6,048 swimming pool contribution	To be used on infrastructure relating to playing pitches, sports hall and swimming pool.	payment on commencement of development	Idenified as requirement in playing pitch strategy. Sense of Place/Regeneration for Killingworth. Built Sports Facility Strategy.Football Foundation local football facility plan.	£57,696 (index linked) Available now. Sports hall £12,647 and £6,219 swimming pool contributions available now. Proposed to be used at Lakeside Centre to replace sports equipment. Awating quotes and tehn gateway 2 to be produced for IPB. Playing pitch contribution(£38,830)to be used to support all weather pitch at Amberly Playing Field agreed at IPB inFebruary 2019 combined with #2.

6	NW10	13/01737/S106 - Killingworth Ward (S0061) - Land North of Forest Gate, Palmersville - Avant Homes - 13/01412/FUL	Triggers met. Site complete.	39345	£39,345 for Playing pitches	to be utilised for improvments of exiting facilities at Palmersville sports ground and playing pitches	payment on occupation of 40th dwelling	Complete. Agreed at IPB	£39,345 used. Had to be spent at Palmersville sport ground.Used to contribute to new car park as agreed at IPB in June 2018. Work Completed. Approval given at IPB in August that this could also be used as match funding to football foundation for further improvements to site and new equipment. FF Confirmed in October 2019 a grant of £56,000 to carry out these works.
7	NW18	16/01598/S106 - Weetslade Ward (S0103) - Land at Former East Wideopen Farmhouse - Bellway - 16/00848/FUL	Triggers met. £2,748 paid 22/06/2018	2748	£2748 open space contribution	toward improvements to lockey park	payment on commencement of development	Sense of place/regeneration strategy	£2,748 Available now , has to be used to improve facilities at Lockey Park. No proposals at this point.
8	NW17	16/00467/S106 - Benton Ward (S0100) - Darsley Park, Benton - Taylor Wimpey - 15/01144/FUL	Development has commenced. £49,771 received 22/12/2018	49771	£47,085 Playing pitch contribution	Playing pitch contribution to be used towards improvements to existing facilities in line with playing pitch strategy	payable prior to occupation of 50% of dwellings	Playing pitch strategy. Sense of Place/Regeneration for Killingworth. Football Foundation local football facilty plan.	Payment (£49, 771.00 index linked) received. Some scope for use. No proposals at this point.
9	NE21	15/00113/S106 - Valley Ward (S0091) - Land South of 81 Killingworth Avenue - Duke of Northumberland 72 Settlement - 14/01687/OUT	Payments Received	358182	£83,106 Sport Hall Contribution(£66125 index linked) £235,060 Playing Pitch Contribution(£187050 index linked) £40,016 swimming pool contribution(£31840 index linked)	swimming pool and sports hall towards improvements to Killingworth Lakeside Centre Playing pitches towards maintenance /provision of sports pitches within vicinity of site	All payable prior to occupation of 100th dwelling	Sense of place/regeneration strategy. Built Sports Facility Strategy.Football Foundation local football facilty plan. Playing pitch strategy.	Payment received. Sports hall and swimming pool contribution must be used at Lakeside Centre. Agreed at IPB in Sepet 2019 that swimming pool contribution (£40016)could be used for sport hall floor and roof project . Proposed to use playing field improvements at Burradon and Annitsford recreation ground. Gateway 0 agreed at IPB in July 2019 for this proposal.
10	NW21	13/01901/S106 - Camperdown Ward (S0055) - Land at White House Farm, Station Road, Killingworth - Bellway Homes - 11/02337/FUL	Some payments received.	403538	£46,360 (£67626 index linked) Swimming pool contribution. £335,912 Playing Pitch Contribution	To be used to improve swimming facilities at Lakeside swimming pool and to improve and upgrade existing sports pitches and playing fields in vicinity of development in order to increase their capacity or contribute to provision of all weather pitch within vicinity of development	Swimming pool contribution on occupation of 100th house Playing pitch contribution on occupation of 200th house Index linked	Sense of place/regeneration strategy. Built Sports Facility Strategy. Football Foundation local football facility plan. Playing pitch strategy	Awaiting payment for playng pitch contribution . Swimming pool contribution of £67626 (index linked) has been recieved and has to be used at The Lakeside Centre. Agreed at Sept IPB that it could bel used as contribution to sport hall floor and roof project. Proposed to use playing pitch contribution to improve facilities at Burradon recreation ground which was agreed at IPB in July 2019 via Gateway 0.
11	SW20	18/00087/S106 - Northumberland Ward (S0121) - Land West of Station Road, Wallsend - - 16/01885/FUL	No Information available. Will be checked first Q 2019.	383853	wil beindex linked when paid	Funding contribution : £383,853 towards sport and recreation - pitch and ancillary improvements within the vicinity of the development, improvements to the swimming pools and ancillary facilities at Killingworth lakeside and Hadrian Leisure centres and improvements to existing sports halls and ancillary facilities at Killingworth Lakeside and Hadrian Leisure centres.	Sport and recreation : £127,951 paid prior to or on occupation of the first dwelling, £127,951 paid prior to or on occupation of the 250th dwelling and £127,951 prior to or on occupation of the 500th dwelling.	Sense of place/regeneration strategy for South West. Tackling deprivation on Wallsend and Howdon. Football Foundation local football facility plan. Playing pitch strategy	Awaiting payment. Lots of scope for useage. No proposals at this stage. Could be used toward new all weather pitch at St Peters with match funding from Football Foundation who have identified this as a priority. Possibe partnership with Churchill college and Tyne Met. Awaiting payment.
12	SW1	07/03648/S106 - Battle Hill Ward (S0092) - Emperor Hadrian, Bristol Drive, Wallsend - Keepmoat Homes - 07/00780/FUL	money received	14306	14306 to improve recreation facilities in vicinity of site	Payment in respect of new or improved recreational facilities in the vicinity of the development site.	Payment towards recreational improvements to be made before occupation of 10th market housing unit.	Sense of place/regeneration strategy. Tackling deprivation on Wallsend and Howdon. Built Sports Facility Strategy. Football Foundation local football facility plan. Playing pitch strategy	Payment received £14306. Proposed to beused at Hadrian LC to fix pool plant

13	SW2	08/00818/S106 - Wallsend Ward (S0028) - St Lukes Church, Frank Street, Wallsend - Riverside North East - 07/03042/FUL	money received	3938	3938 off site recreation	Contribution towards off site recreation provision in lieu of on site provision.	No further informaiton provided	Sense of place/regeneration strategy.Tackling deprivation on Wallsend and Howdon .Built Sports Facility Strategy. Football Foundation local football facility plan. Playing pitch strategy	Payment received £3938. Proposed to beused at Hadrian LC to fix pool plant.
			TOTAL	2,041,985					

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S106 Contributions to the Employment and Skills Service

Investment Plan for 2020-21 and 2021-22

As financial contributions continue to be committed to by Developers, the Employment and Skills Service has developed an investment plan for the delivery of these funds within each financial year, building on what has worked and delivered employment outcomes for residents with previous funding.

This includes:

- Jobs Fairs x 4 (Quorum, Health and Social Care, Cobalt, Silverlink)
- “Get into” courses x 6
- Ongoing support of the Council’s Working Roots project
- Promotional and Marketing campaigns
- Employability courses - upskilling residents to take advantage of job opportunities
- National Apprenticeship Week activities
- Annual “Get up and Go” apprenticeship event

As Covid-19 has impacted upon the delivery of services during 2020 we haven’t had the usual commitments for expenditure e.g. Jobs Fairs have not been possible since March 2020. The remaining balance of our funds is as follows:

Development	Employment Initiatives (S1006)	Balance
13/00579/S106 & 16/01375/S106 & 17/0162/S106 - Camperdown Ward (S0086) - Stephenson House, Killingworth - Bellway - 16/00232/FUL	£3,501	£0.00
14/01721/S106 - Northumberland Ward (S0089) - Former Parkside Special School, Wallsend - Bellway Homes - 14/00897/FUL	£15,208	£0.00
15/00496/S106 - Collingwood Ward (S0090) - Travelodge Hotel, Wallsend - Crown Estates - 14/01698/FUL	£11,520	£3,800
16/00274/S106 - Camperdown Ward (S0098) - Land at Former Chan Buildings, Stephenson Industrial Estate - 15/01708/FUL	£14,800	£14,800
Grand Total	£45,029	£18,600

Our investment plan for the remainder of 2020-21 and 2021-22 sets out our anticipated spend and we would normally expect to allocate upwards of £21k in total for the year made up of:

- Jobs Fairs x 3 = £12,000

- Get into Programmes in identified vocational areas x 5 = £5,000
- Get Up and Go Apprenticeship Fair / National Apprenticeship Week = £2,000
- Promotion, marketing and additional events e.g. Virtual Provider open days = £2,000
- Back to Work Service staffing and activities to support Covid-19 recovery = additional unallocated funds received.

Mark Barrett
28th October 2020

Project Name	Section 106 Schemes	Project /Programme Manager	Andy Flynn / Sam Lacy	Head of Service	Phil Scott
Programme Name (if applicable)		Service Area Senior Manager	Colin MacDonald	Investment Plan Ref No (if applicable)	
Service Area	Environment, Housing and Leisure	Finance Officer (Engie Officer)	Neil Urwin	Author	Andy Flynn
Ward (s)	All Wards	Project Location	Various		
Date of Gateway 0 Approval	N/A	Date of Gateway 1 Approval	N/A		
Council Plan & Theme	Our places will... have effective transport and physical infrastructure	UPRN number (if applicable)			

Gateway 2 (Project Approval and Delivery)

1. **Purpose of Document:** Spending approval at Gateway 2 must be secured before any capital expenditure is incurred on a programme / project. This template brings together all the information needed for an appraisal and approval to be given. If the request varies from the budget either in terms of expenditure, funding or both you must explain this variance in Section A7. Part A is normally completed by the Programme / Project Manager in consultation with the Engie Finance Officer. Part B should be completed by the Programme / Project Manager
2. **Complex Projects:** Project Officers need to take particular attention of the more complex (eg Civils) projects that are likely to be in excess of £1m. As such early emphasis should be focused around feasibility, early testing and ground issues, appropriate market expertise and understanding the commercial delivery arrangements for the project.
3. **Role of Gateway 2 Investment Programme Board:** Officers in both the Strategic Investment & Property Team and the Client Finance Team will complete final checks to confirm that relevant information has been submitted correctly.

PART A	
Guidance	A.1 Project Description
<p><i>Please provide a brief description of the project / programme to clarify the nature of the proposed expenditure (i.e. what are we spending money on and why?). In most cases, the narrative supplied in the Gateway 1 submission will suffice.</i></p> <p><i>Provide grant funding source information in Section A8</i></p>	<p>The S106 programme is a programme of schemes that are associated with planning applications that include improvements to the highway in order to successfully deliver the development and mitigate its impact on the highway network. The associated funds are obtained from the developer and held within an NTC GL account to be delivered at an appropriate time. A delivery programme of highway mitigation works associated with several historical planning applications has been developed, and it is proposed to commence / deliver these over an 18 month period in financial years 2020/21 and 21/22. The programme includes the following works:</p>

- 1) £3,000 - Emperor Hadrian, Bristol Drive, Wallsend, ref 07/00780/FUL, 07/03648/S106. Install traffic calming/speed cushion on Bristol Drive.
- 2) £120,000 - Former REME Depot, Killingworth Village, Killingworth, ref 14/00730/FUL, 15/00100/S106. Upgrade to traffic signals at the junction of the B1505 (Great Lime Road) & Killingworth Road, and installation of traffic calming on the local highway network in the vicinity of the site.
- 3) £10,000 - Site south of Quorum 9, Quorum Business Park, Benton Lane, Longbenton, ref 10/03104/FUL, 11/00390/S106. Upgrade of the existing footpath/ cycle route to the north of the site connecting to West Moor.
- 4) £8,000 - Former Parkside Special School, Mullen Road, Wallsend, ref 14/00897/FUL. Installation of traffic calming along Mullen Road in the vicinity of the development.
- 5) £30,000 - Land and buildings south of Burdon Main Row, North Shields, ref 00/00247/OUT, 06/00247/S106. Junction improvement at Borough Road/Clive Street/New Quay.
- 6) £10,000 - Cinema, Osprey Drive, Wallsend, planning ref 12/00380/FUL, 13/00572/S106. Vegetation cutback and reformatting bird's mouth fencing.
- 7) £24,700 – Cinema, Osprey Drive, Wallsend planning ref 12/00565/FUL, 12/01514/S106. New bridleway, footpath connection, dropped kerbs and improved signage.

A2. Anticipated Start and Completion Dates

Is there full capital budget provision for whole of project/ programme?	Yes
Is the expenditure profile in each year equal to or less than the Capital Budget profile?	Yes
Have Government/ other funding approvals been secured with proof attached?	Yes
Have the effects of revenue consequences been included in revenue budgets?	Yes
Has a Business Case been completed and signed off?	N/A

A3: Capital Costs

Please review the figures submitted at Gateway 1 and revise them as necessary.

NOTE: Please enter appropriate financial years in the brackets	Year One (2020/21)	Year Two (2021/22)	Year Three ()	Year Four ()	Year Five ()	Total

<p><i>A breakdown of indicative cost is required to ensure that an estimate of the revenue cost of any borrowing can be calculated and fee levels are reasonable. ICT costs must be separately. Advice should be sought from the Corporate Finance team on the requirement to split works costs over component items.</i></p>	Acquisitions (lands and buildings)						
	Works (split into component parts)	£115,700	£90,000				£205,700
	Furniture						
	Vehicles / Plant						
	ICT						
	Fees						
	Other Information <i>If this request is part of a larger budget please supply additional information</i>						
	Total	£115,700	£90,000				£205,700
A4. Funding Profile							
<p><i>Programme / project managers must ensure that reprogramming (slippage) does not create loss of external funding. Proof of application and approval are required in respect of any grants or external funding and should be attached to this submission.</i></p> <p><i>This should include any Section 106 or Section 278 planning and developer reference numbers where these are going to be delivered direct via North Tyneside Council.</i></p>	NOTE: Please enter appropriate financial years in the brackets Add rows if required	Year One (2020/21)	Year Two (2021/22)	Year Three ()	Year Four ()	Year Five ()	Total
		£000	£000	£000	£000	£000	£000
	Council capital resources - Borrowing - Capital receipts						
	Government specific grant secured						
	European specific grant secured (<i>please specify funder and source</i>)						
	Other capital resources – s106 monies	£115,700	£90,000				£205,700
	Revenue funding						
	Current capital expenditure request (Total)	£115,700	£90,000				£205,700

	If Government / other funding has been secured please provide information. See above												
A5. Spend Profile													
Please provide the monthly spend profile for the first financial year of the project (split between any component parts of the project)	Project	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6 (Sep)	Month 7 (Oct)	Month 8 (Nov)	Month 9 (Dec)	Month 10 (Jan)	Month 11 (Feb)	Month 12 (Mar)
	S106	£0	£0	£20,000	£5,000	£8,000	£10,000	£3,000	£25,000	£20,000	£14,700	£5,000	£5,000
	Project	Month 13	Month 14	Month 15	Month 16	Month 17	Month 18						
	S106	£10,000	£30,000	£50,000									
A6. Revenue Consequences													
Please review the figures submitted at Gateway 1 and revise them as necessary. The intention is to confirm consequential changes to the revenue budget arising from the capital spending proposal. Revenue consequences include longer term costs such as renewal of licences and replacement of equipment.	NOTE: Please enter appropriate financial years in the brackets						Year One (20/21)	Year Two (21/22)	Year Three ()	Year Four ()	Year Five ()	Total	
							£000	£000	£000	£000	£000	£000	
	Employees												
	Running costs												
	Cost of borrowing												
	Total gross expenditure						£115,700	£90,000				£205,700	
	Gross income						£115,700	£90,000				£205,700	
	Net expenditure												
	Existing revenue budget provision												
	Net revenue budget increase (+) decrease (-)						0	0				0	
Please identify link to the revenue business case, if applicable													
A7. Explanation of Funding / Revenue Consequences (to be aligned with the relevant business case, if applicable)													
Use this section to offer further explanation on funding and expenditure profiles. For example, will funding be provided under Invest to Save? Include a statement to						The funding for the proposed programme has already been received and is in the S106 GL account. The works will be completed by our technical partner Capita with the costs sitting with Capita for the duration of the works. At the end of the programme, the full amount will be invoiced.							

confirm whether adequate revenue budget provision or savings will be sufficient to meet revenue consequences and, if not, how the revenue budget will be brought into balance. If the request varies from the budget either in terms of expenditure, funding or both, you must explain the variance in this section.	
A8. Known key risks and mitigating actions (please refer to information detailed in Gateway 0 & 1)	
<p>This section should highlight any risks associated with this bid. A risk analysis or risk log should be kept and updated regularly. Please detail any mitigating actions that will be put in place in order to manage the risk.</p> <p>It should also pick up on any information provided at Gateway 0 & 1 with the necessary updates and will prompt us to actively manage risk in advance. Eg commissioning early work on site to improve ground conditions, deal with utilities or tackle party walls etc. This may require a review of currently feasibility funding to make this happen.</p>	<p>Objections to the proposals during the formal legal advertising process (Traffic Regulation Orders). Formal processes in place to deal with objections namely: -</p> <ul style="list-style-type: none"> • Ability to make minor scheme alterations to address concerns (if possible) • Formal Cabinet Member delegation process to consider and set aside objections
A9. Exit Strategy	
<p>Project Officers are requested to outline within this section the proposals around how the individual project will conclude and the implications, if any, would be required. Particularly if any potential overspend requires additional funding and/or ensuring the conditions of any grants are met.</p>	<p>The proposed mitigation measures will be installed by the Council's Technical Partner and maintained by the Council.</p>

PART B Please provide any relevant changes since submission approval in Gateway 1

	B1. Technical Appraisal		
This section is presented as a checklist to assist appraisal by the Investment Programme Board (IPB).	Technical checklist.	Y / N or N/A	Officer / Member contacted for advice

It is important to note that at this stage, the PID should be signed off by the Service Area Senior Manager but not sent with this document unless requested by the IPB).
Much of the information may already be contained on the Gateway 1 form and you may simply need to update the information

Please provide any relevant changes since submission approval in Gateway 1.

Facilities management (FM) normally becomes operational following handover. Activities might include any or all of the following: statutory and good practice maintenance (usually mechanical and engineering work), building fabric and finishes maintenance (to maximise lifespan and performance), lifecycle replacement for each component (costed over 25 years), reactive maintenance (breakages and repairs), cleaning to agreed standards and grounds maintenance.

a) Has a feasibility study / option appraisal been undertaken?	N	
b) Has procurement advice been sought?	N/A – delivered by Technical Partner	
c) Has legal advice on contracts, liability and insurance been sought?	N/A	
d) Has advice been sought on access design under the Equality Act 2010 and Designing for Access (DfA2)?	N	
e) Does the project lead to an asset disposal? Has this been discussed with the Strategic Property Manager?	N	
f) Are there any known planning and building control restrictions or issues?	N	
g) Have the Highways Section been consulted regarding highways and transport implications?	Y	
h) Have ICT been consulted re ICT Strategy and data security aspects?	N	
i) Have key stakeholders / delivery partners confirmed their agreement in principle?	Y	
j) Have the Environmental Sustainable Development Team been consulted?	N	
k) Has a high-level risk assessment or risk workshop been undertaken?	N	
l) Has an exit strategy been developed? Complete Section A9	Y	
m) Has an Equality Impact Assessment been completed?	Yes	
n) Are there any likely carbon impacts of the project?	Likely to be neutral / positive	
o) Are there appropriate Communications and engagement proposals in place?	Y	
p) Where relevant details of stakeholder approvals sighted <i>Please provide information.</i>	n/a	
q) Has assessment of any VAT implications been undertaken with the Engie Officer?	N	
r) Have the facilities management arrangements been established? (if no state reasons why)	N	

Submission Sign Off for Parts A and B.			
<p><i>Insert the relevant name and the date of their sign off.</i></p> <p>Please note:</p> <p><i>A signed off hard copy of this submission must also be provided to the Client Finance Manager for sign off by the Head of Finance.</i></p> <p><i>If there are any changes to this electronic submission a revised submission with a new version number must be provided. The hard copy must be the same as the latest version of the electronic copy</i></p>	Client Finance Manager	Cathy Davison / David Dunford	Insert Date
	Engie Finance Officer	Neil Urwin	Insert Date
	Service Area Senior Manager	Colin MacDonald / Dave Foster	Insert Date
	Head of Service	Phil Scott	Insert Date
	Head of Finance	Janice Gillespie	Insert Date

To be completed by Strategic Investment and Property Team only	
Outcomes	Investment Programme Board Scrutiny
Decision	<i>Approved, deferred or rejected</i>
Date of Decision	
Observations	
Decision communicated to:	
Further information and advice	

Please return completed form to the Strategic Investment & Property Team

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ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	
1		Osprey Drive Veg Cutback	36 days	Mon 10/02/20	Mon 30/03/20		
2		Design	10 days	Mon 10/02/20	Fri 21/02/20		
3		Contractor Engagement	21 days	Mon 24/02/20	Mon 23/03/20	2	
4		Construction	5 days	Tue 24/03/20	Mon 30/03/20	3	
5		Bristol Drive Traffic Hump	16 days	Mon 04/05/20	Mon 25/05/20		
6		Detailed Design	11 days	Mon 04/05/20	Mon 18/05/20		
7		Construction	5 days	Tue 19/05/20	Mon 25/05/20	6	
8		Borough Road Junction Improvement	30 days	Mon 04/05/20	Fri 12/06/20		
9		Detailed Design	15 days	Mon 04/05/20	Fri 22/05/20		
10		Construction	15 days	Mon 25/05/20	Fri 12/06/20	9	
11		Osprey Drive Bridleway Works	41 days	Mon 17/08/20	Mon 12/10/20		
12		Design	5 days	Mon 17/08/20	Fri 21/08/20		
13		Contractor Engagement	26 days	Mon 24/08/20	Mon 28/09/20	12	
14		Construction	10 days	Tue 29/09/20	Mon 12/10/20	13	
15		Mullen Road Traffic Calming	25 days	Mon 05/10/20	Fri 06/11/20		
16		Detailed Design	20 days	Mon 05/10/20	Fri 30/10/20		
17		Construction	5 days	Mon 02/11/20	Fri 06/11/20	16	
18		Quorum Footpath Upgrade	41 days	Mon 05/10/20	Mon 30/11/20		
19		Design	5 days	Mon 05/10/20	Fri 09/10/20		
20		Contractor Engagement	21 days	Mon 12/10/20	Mon 09/11/20	19	
21		Construction	15 days	Tue 10/11/20	Mon 30/11/20	20	
22		REME Depot Junction Improvement	66 days	Mon 09/11/20	Mon 08/02/21		
23		Detailed Design	51 days	Mon 09/11/20	Mon 18/01/21		
24		Construction	15 days	Tue 19/01/21	Mon 08/02/21	23	

Project: S106 20-21 Programme
Date: Wed 02/09/20

Task	Summary	External Milestone	Inactive Summary	Manual Summary Rollup	Finish-only	Deadline
Split	Project Summary	Inactive Task	Manual Task	Manual Summary	Progress	Start-only
Milestone	External Tasks	Inactive Milestone	Duration-only	Start-only	Progress	Start-only

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