

# Infrastructure Funding Statement 2024–2025

December 2025

**Sunderland  
City Council**





# Introduction

This statement provides a summary of the financial contributions the council has secured through Section 106 Agreements to mitigate the impact of new developments and to deliver the essential infrastructure required to support new development within the city. In addition, this statement provides a summary of affordable housing provision and other mitigation measures which are provided by the developer and secured as planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended).

Regulation 121A of the Community Infrastructure Levy (CIL) Regulations 2019 requires all Section 106 receiving authorities to produce an Infrastructure Funding Statement on an annual basis and to publish this on the council's website along with the dataset to support this statement. As a non-CIL receiving authority the City Council must only meet the requirements of paragraphs 3 and 5 of schedule 2 of the amended regulations. The optional requirements relating to highway agreements made under Section 278 of the Highways Act 1980, as set out in paragraph 4 of schedule 2 of Regulation 121A, are not included in this report.

## Approach to seeking developer contributions

Sunderland City Council, acting in its capacity as the Local Planning Authority (LPA), secures planning obligations via Section 106 of the Town and Country Planning Act 1990 (as amended). In accordance with the National Planning Policy Framework (NPPF) and the CIL Regulations planning obligations can only be sought when they meet the following three tests:

1. Necessary to make the development acceptable in planning terms
2. Directly related to the development
3. Fairly and reasonably related in scale and kind to the development

Sunderland's Core Strategy and Development Plan (CSDP) was adopted in January 2020 and sets out the overarching strategy, strategic policies and designations for the future change and growth of Sunderland.

In recent years the council has undertaken a comprehensive review of its approach to securing developer contributions from new developments. This approach has been developed alongside the CSDP and the policies contained therein. In order to support the delivery of infrastructure throughout the plan period the council first adopted its Planning Obligations Supplementary Planning Document (SPD) in June 2020. This has since been revised and an updated SPD was adopted in September 2025 which sets out the council's approach to securing contributions, both financial and non-financial, from new developments across Sunderland.

The South Sunderland Growth Area (SSGA) is a major growth area for housing development in the city, comprising 277ha. of land in the Ryhope and Doxford wards. Planning obligations for sites within the SSGA are considered separately to the standards set out in the Planning Obligations SPD and instead are assessed against the SSGA SPD and Infrastructure Delivery Study (IDS) which were adopted in June 2020. These documents provide specific guidance for planning obligations and infrastructure requirements in this strategic development area. Further information in relation to the SSGA is included later in this report.

## Types of planning obligations

The council seeks three main types of planning obligations:

1. Financial obligations
2. Non-financial obligations
3. On-site affordable housing provision

## Financial obligations

In some instances, it is not feasible or appropriate to provide the required infrastructure on site and instead a financial contribution is paid to the council to deliver the necessary works on behalf of the developer. Typical financial contributions include those towards education, highways, ecological improvements and equipped children's play space.

## Non-financial obligations

Non-financial obligations can be wide ranging depending on the specifics of the site and the development and usually require the developer to undertake the works on the development site and retain and maintain these in perpetuity. Such obligations include the provision and maintenance of public open space and areas of Suitable Alternative Natural Greenspace (SANG), ecological works and enhancements, highway improvements or the implementation of strategic planting schemes.

## On-site affordable housing provision

The CSDP requires all new housing developments of ten dwellings or 0.5ha. or more to provide at least 15% affordable housing on site. In accordance with the council's most up-to-date Strategic Housing Market Assessment (SHMA) a tenure split of 75% affordable rent and 25% affordable housing for home ownership is required. In relation to affordable housing for ownership this may include Discounted Market Value units, First Homes, Stater Homes, Shared Ownership or any other affordable route to home ownership, as defined in the National Planning Policy Framework (NPPF).

In some circumstances the council may accept the delivery of affordable housing off-site on an alternative housing site in the vicinity of the new development. In exceptional circumstances, and only where it can be demonstrated to the council's satisfaction that neither on-site nor off-site provision would be appropriate, the payment of a financial contribution in lieu may be acceptable. The council's approach to spending such contributions is set out later in this statement.

## Negotiation of planning obligations and the impact of viability

In accordance with the CIL Regulations and the NPPF planning obligations are negotiated on a case-by-case basis giving due regard to site-specific circumstances and the policy requirements set out in the CSDP. Whilst some formulas are set out in the Planning Obligations SPD this is not always appropriate for calculating the cost of mitigation for some measures and types of infrastructure. Examples of this include highways and ecological mitigation.

The council seeks to secure fair and reasonable developer contributions without adversely affecting the ability for new developments to take place in the city. The council recognises the wider benefits of development within the city in terms of the associated outputs from new developments such as regeneration or helping to meet housing need.

As such, the council will consider requests from applicants to reduce the level of planning obligations on the basis that it is not financially viable to provide the required contributions either fully or in part. Such requests must demonstrate what the applicant is willing to fund in terms of planning obligations and the reasons the development cannot deliver the full planning obligations requirement. Any viability assessment submitted to the council through the planning process will be independently assessed.

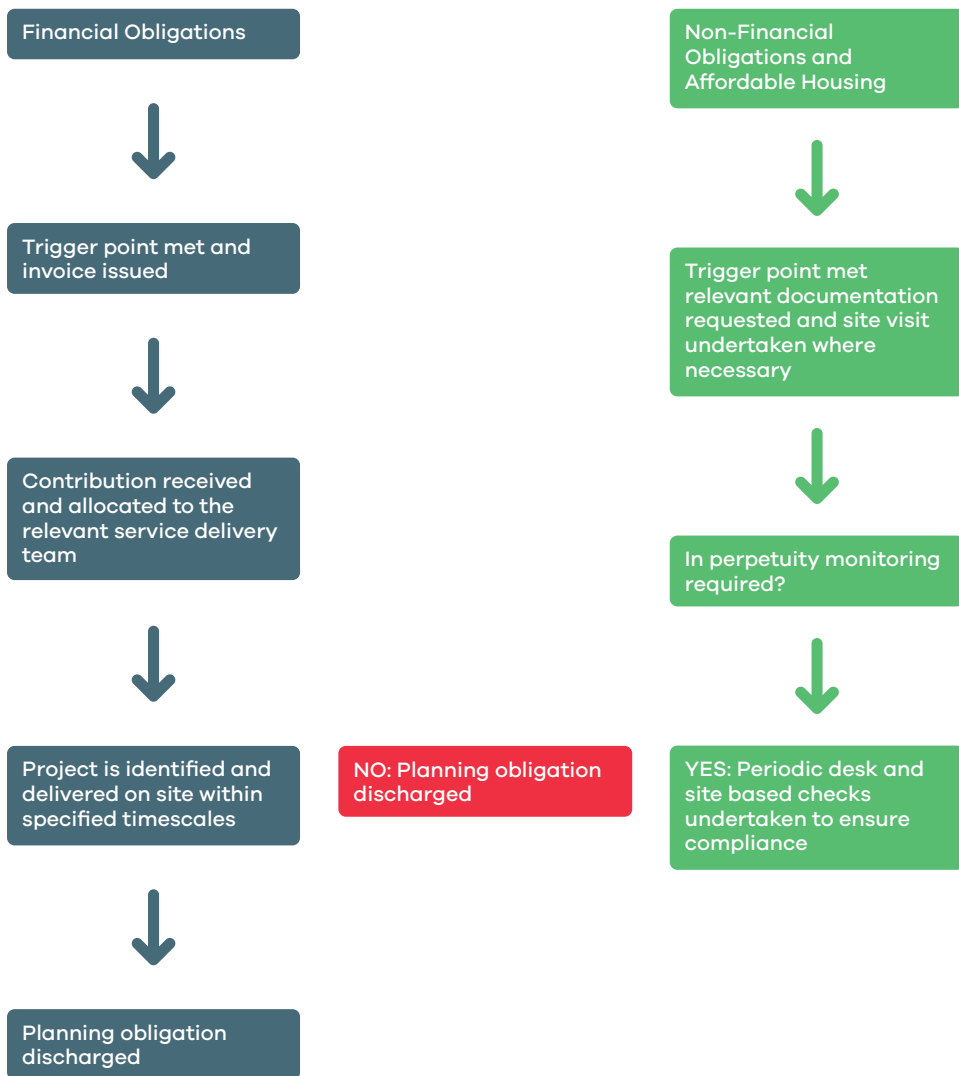
## Monitoring and delivery of planning obligations

Once the Section 106 Agreement, Deed of Variation or Unilateral Undertaking has been signed and the planning permission granted the deed is registered as a local land charge which is bound to the land, obligating any future owners until the terms of the agreement are met or if the planning permission is quashed, revoked, withdrawn or modified by any statutory procedure or expires prior to the commencement of development.

Following completion of the Deed the receipt of contributions from the development and the delivery of infrastructure will only be realised if the planning permission is implemented and the relevant trigger point is met. There may be multiple trigger points associated with each contribution contained in an agreement and these are typically set on commencement of development or completion or occupation of a specified number of units. In some instances, financial obligations may be payable on signing the legal agreement, this is typically for minor developments where the contribution is of lower value or the application is retrospective.

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

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



Under Regulation 122 of the amended CIL Regulations 2019 the council is permitted to charge a planning obligation monitoring fee to cover its costs of monitoring and reporting planning obligations until they have been met or over the lifetime of the development for a perpetuity clause. To undertake this work the council employs a Planning Obligations Officer working 28 hours per week. In order to effectively monitor planning obligations, the council uses Exacom, an ICT solution specifically designed for Local Planning Authorities to monitor planning obligations. The council’s cost for monitoring planning obligations in the reported year was £42,982 comprising of £38,610 of staff time and £4,372 for the ICT solution. In the reported year the council received £40,952 in monitoring fees.

**Current Section 106 Agreements and unilateral undertakings**

As of 31 March 2025 Sunderland had 232 legal agreements made under S106 of the Town and Country Planning Act which require a level of monitoring and reporting. For the purposes of this statement a live agreement is defined as an agreement which requires a level of monitoring or reporting, this may be prior to commencement, during construction, post completion for council covenant delivery or in perpetuity. For clarity, this does not include agreements associated with expired planning permissions.

Figure 1: Process of monitoring and delivering planning obligations



# Section 106 transaction summary 2024–25

This section of the report sets out a summary of the council's Section 106 activity in the 2024–25 financial year (the reported year).

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

Contribution type	Carried forward to 2024–25 (£)	Received 2024–25 (£)**	Spent 2024–25 (£)	Carried forward to 2025–26 (£)
Education	3,920,185	2,627,143	1,776,064	4,771,264
Equipped children's play space	943,946	129,383	132,850	940,479
Public open space	221,403	38,467	4,281	255,589
Ecological enhancements*	4,361,730	1,119,237	362,131	5,118,836
Highways	789,626	1,187,279	1,121,907	854,998
Sport and recreation	586,424	786,389	0	1,372,813
Affordable housing	1,762,961	87,788	0	1,850,749
Allotments	187,202	50,281	0	237,483
Public transport	369,628	204,146	0	573,774
<b>Total</b>	<b>13,143,105</b>	<b>6,230,113</b>	<b>3,397,233</b>	<b>15,975,985</b>

Figure 2: Summary of transactions by infrastructure type 2024–25

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

\*\*Including interest accrued

## Allocation of financial contributions 2024–25

All contributions are allocated on receipt to the appropriate service delivery team within the council. In some instances, contributions will be transferred to organisations outside of the council, for example Nexus as the local transport provider, in accordance with the provisions of the agreement.

## Expenditure of financial contributions 2024–25

In the reported year previously reported and planned projects have progressed which have been funded either fully or in part through developer contributions.

## Education

As shown in Figure 2 above the greatest spend continues to be for the provision of education facilities which makes up over half of the expenditure in the reported year. This expenditure was split across seven schemes including the South Sunderland Growth Area which is covered later in this report.

### Houghton Kepier Academy

Following works to temporarily increase the capacity at Houghton Kepier Academy in the 2023–24 financial year further works are planned to increase the capacity of the site from 1,150 pupils to 1,300 pupils. This next phase of the extension and refurbishment programme at the Academy will create additional classrooms, specialist teaching areas, ancillary support spaces and dining areas. In addition, enhanced outdoor sports facilities will be provided for the increased cohorts. In the reported year £1,964 received from the Persimmon Homes development on land north of Coaley Lane and £134,728 received from the Keepmoat Homes development on land adjacent to Blackthorn Way, Sedgelych has been used towards the delivery of this scheme.

### Usworth Colliery Primary School

In 2023–24 Usworth Colliery Primary School was expanded to increase the number of places for children with Autism. The scheme added a further 16 places to the existing unit to enable the city to respond to the increased demand for special educational needs school places in the Washington area. In the reported year £4,805 from the Homes by Esh development on land at Mount Lane, Springwell was used to support the delivery of this scheme.

### Mill Hill ASD Provision

A 16 place unit has been developed at Mill Hill Primary School for children with Autism who require a special educational needs school place. This new unit will allow children in the area, including those relocating to homes within the South Sunderland Growth Area, who may have needs that cannot be met within the mainstream school sector to access a local school place which provides both the

education and specialist support that may be required. Whilst places became available at the start of the 2024–25 academic year further works are required in relation to access and the provision of outdoor play and enrichment facilities. In the reported year this unit has been funded in part through a developer contribution of £186,948 received from the Persimmon Homes development on land at Silksworth Lane.

### The Link School – Springwell Dene

An additional 16 places have been created at the City's Alternative Provision provider through the conversion of unused garage spaces to classrooms and Special Educational Needs (SEN) support spaces. This added to the overall city capacity for children who require a SEN and/or Alternative Provision placement to support their educational requirements. These additional places became available at the start of the 2024–25 academic year and were funded in part through a developer contribution of £254,014 received from the Gentoo development on land west of Hylton Lane.

### Redhouse Nursery

£1,775 received from the Avant Homes development on land at Lowry Road, Seaburn was used in 2024–25 to increase the capacity of Redhouse Nursery to support local early years education requirements. Places have been increased across all age ranges with modifications to the building supporting increased capacity for two, three and four year olds in the north Sunderland area. This scheme will progress within the forthcoming year and will be funded in part through this developer contribution.

### Columbia Grange

An additional 20 places for children with Autism have been created at Columbia Grange School in Washington through the conversion of former office spaces to classrooms to meet the requirements of the additional pupils. Works were carried out in Summer 2024 with places made available from the start of the 2024–25 academic year. The delivery of this scheme was supported in part by £146,811 received from the Karbon Homes development on land at Albany Park.

## Children’s equipped play space

During 2024–25 there was an overall spend of £132,850 of developer contributions on delivering equipped play schemes across the city.

### Houghton wheeled sports park

Following the removal of the existing facility due to its poor condition work is continuing to install a new wheeled sports park on the site. In the reported year £720 from the Taylor Wimpey development on the site of the former SIG Combibloc and £3,000 from the Gentoo development on land at Hawthorn Street were used to fund topographical surveys and site investigation works in order to progress the project.

### Saint Matthew’s field

Comprehensive works have been undertaken to improve the existing play area at Saint Matthew’s Field including new safety surfacing, swings, inclusive springies and an inclusive roundabout. In the reported year £92,592 received from the Bellway Homes development on land at Burdon Lane was used for the delivery of the scheme.



Saint Matthew’s field

### Ayton play park

As previously reported works were carried out to upgrade the play facilities within Ayton Park. A further £7,817 received from the Vistry Partnerships development on land at the former Ayton School site has been used to improve and maintain the drainage of the site.

### Sunderland adventure centre

As previously reported comprehensive works have been undertaken to improve and upgrade the existing site including works to the existing embankment slides and surrounding areas. In the reported year £900 from the Gentoo development at Mill Hill Road was used to undertake topographical surveys and site investigation works in preparation for further upgrade works at the site.

### Maintenance, upkeep and management

As a result of new developments across the city there is an increasing number of children and young people using play facilities resulting in additional wear and tear of these areas and equipment. In the reported year a number of developer contributions have been used towards the maintenance and upkeep of play facilities to undertake works such as replacement safety surfacing as this wears out more quickly due to increased use. Details of this expenditure can be found in Appendix 1 of this statement.

## Public open space

### Ford Estate public open space

In September 2021 the council took ownership of an area of public open space to the west of Forest Road and received a commuted sum for the future maintenance of this land, as required through the section 106 agreement associated with the Gleeson Homes development on the site of the former Ford Estate. In 2024–25 £1,281 of the commuted sum was spent on the maintenance of this area of open space.

## Ecological enhancements

Ecological enhancements can span a wide range of works which can be unique in nature depending on the location of the development and any measures in place in the vicinity of the development affording the area specialist protection.

### Habitat Regulation Assessment (HRA) Mitigation

Due to the significant number of new developments, both residential and commercial, taking place across the city Habitat Regulation Assessments have been undertaken for north and south Sunderland respectively. These assessments concluded that there would be significant impacts from new residential developments, primarily through increased recreational use, on designated European Sites which are protected by international and national legislation.

In December 2020 the council published its HRA mitigation strategy which identifies a 7.2km zone of influence meaning that any new residential development (and other types of new development where necessary) must provide a contribution per dwelling, or bedroom number, depending on the type of development.

These contributions are used to mitigate the impact of increased recreational activity and provide confidence that adverse impacts on these protected sites can be mitigated and as such make new development acceptable in planning terms.

Amongst others the main impact on these protected sites as a result of new development are: dog fouling, trampling and damage of grassland, spread of invasive species, inappropriate management, challenges to management, fires and barbecues, disturbance to wintering birds and disturbance to breeding birds.

In order to assist in mitigating the impacts of new developments on these designated sites a package of Strategic Access Management Measures (SAMM) that includes designated staff, awareness raising, education and interpretation, enhancement of existing greenspaces and monitoring has been established. In addition, the creation of areas of Suitable Alternative Natural Greenspace (SANG) are secured where appropriate as non-financial planning obligations.

The council employs two Coast Project Officers to deliver the 'Coast Project' which seeks to protect the landscape and its wildlife by engaging with residents and visitors and encouraging safe and responsible enjoyment of Sunderland's coastline. Further information on the project can be found at <https://coastproject.org>.

The salary and costs of the Coast Project Officers and other associated costs to deliver activities and events as part of the Coast Project are funded each year through developer contributions. £42,702 received from the Persimmon Homes development on land south of Ryhope was used to fund the Coast Project Officer for the South and £71,603 from the Miller Homes development on land north of Seaburn Camp was used to fund the Officer for the North.

### Seaburn Camp SANG

The Suitable Alternative Natural Greenspace (SANG) commuted sum received from the Miller Homes development on land north of Seaburn Camp was secured for the purposes of funding two dog waste bins to keep the SANG area clean. During the reported year £1,244 of this sum was spent on the maintenance and emptying of the bins.

### Links with Nature

As previously reported a major new project for the Coalfield area of the city is being delivered through a partnership between the City Council, Durham Wildlife Trust, Wear Rivers Trust and the Sunderland GP Alliance. Links with Nature (LwN) aims to improve the quality of a network of 13 greenspaces by enhancing habitats and improving conditions to enable wildlife to thrive and ensure places feel welcoming with better access for all.

The Heritage Lottery Fund awarded £915,266 which will be used in addition to funding from other sources, including developer contributions, to deliver the project.

The 13 sites included in the project are: Copt Hill, Elemore Park, Elemore Vale, Flint Mill, Hazard Railway and Moorsley Marsh, Herrington Country Park, Herrington Burn (at Shiney Row), Hetton Bogs, Hetton Lyons Country Park, Keir Hardie greenspace ("The Rhubarb Field"), Red Burn (Rainton Meadows) and Success Railway.

## Success railway

A wide range of works are to be undertaken at Success Railway including the reinstatement of an existing pond, woodland thinning and scrub clearance, removal of ruderal vegetation and the clearance of bramble. 557m of footpath will be resurfaced to reinstate the path camber and width to 3.5m with traditional drainage onto adjacent grassland to improve accessibility. In addition, three wetland scrapes are to be dug out along the length of Success Railway using existing ruts and depressions to improve footpath drainage. The total cost of these works is estimated to be £61,500 with £34,348 received from the Persimmon Homes development on land north of Coaley Lane being used to fund the scheme in 2024–25. In addition, £3,149 received from the Persimmon Homes development on land at Silksworth Lane was used towards grassland restoration at the Success Railway site.



Success Railway

## Flint Mill

At Flint Mill works totalling approximately £19,600 are to be undertaken which will include the removal of old fencing, selective thinning of non-native species to create woodland edge and the thinning out of scrub

to improve sightlines along with ground flora planting. In the reported year £2,785 received from the Gentoo Homes development on land south of Coaley Lane was used to deliver these works.

## Copt Hill

Through the use of the developer contribution of £20,012 received from the Gentoo development on the site of the former Broomhill Estate works have progressed at Copt Hill as part of the wider Links with Nature project. These improvements include a new footpath to provide easier public access to the site, new hedgerows as well as tree planting across the northeastern site boundary which were delivered in part through community planting days. In addition, a new water supply and connection to a feeding trough have been provided for cattle to enable the grazing of grasslands for increased biodiversity.

## Hetton Bogs

An extensive scheme costing approximately £265,000 is to be undertaken at Hetton Bogs which includes woodland management works to prepare woodland areas for a new 100m boardwalk through the management of dead trees and removal of encroaching bramble and bracken. The project will also include improvements and upgrades to footpaths, the installation of new gateways and access gates as well as connecting fencing. In the reported year £22,520 received from the Persimmon Homes development on land at North Road was used towards the delivery of the scheme.



Hetton Bogs

### Hetton Lyons Country Park

A woodland management programme including the thinning of woodland edge and glades will be implemented at Hetton Lyons Country Park. These works will be enabled in part through the purchase of a tractor unit with a flail collector and hedge side arm fail. During 2024–25 £69,840 received from the Persimmon Homes development on land at North Road was used towards the delivery of this programme of works.

### Mount Pleasant local wildlife site water body restoration

A water body restoration scheme has been undertaken at Mount Pleasant Local Wildlife Site including the installation of a floating island and an aquatic baseline survey. In the reported year £13,457 received from the Thirteen Group development on land at Nookside was used to deliver these works.

### Ryhope tree planting

In the reported year £6,226 received from the Persimmon Homes development at Bevan Avenue (Rushford Phase 2) was used for tree planting within the Ryhope Ward. This planting comprised native broadleaved trees and native mixed hedgerows and was delivered in part with a local Junior School.



Bee Orchid

### Hylton Dene

A scheme comprising of footpath improvement works and vegetation clearance has been undertaken at Hylton Dene to help improve accessibility of the Local Wildlife Site and Nature Reserve. These works have been funded in part through a developer contribution of £9,885 received from the Karbon Homes development on the site of the former North Hylton College.

## Albany Park

In accordance with the Section 106 Agreement made in relation to the Karbon Homes development on land at Albany Park a comprehensive scheme of works is to be delivered at Albany Park. In the reported year £53,525 of the developer contribution was used for the delivery of these works, including: thinning to existing woodland; planting of woodland and understorey plug plants and planting of native hedges. In addition to the scheme to be delivered through the S106 agreement additional works are to be undertaken at Albany Park which shall be funded through other sources.

## Turbine Way

A comprehensive scheme of off-site biodiversity and net gain works are being delivered through the use of the developer contribution received from the commercial development on land at Turbine Business Park by Barmston Developments. During the reported year £10,834 of the contribution received was used for scrub and grassland management works at Barmston and Severn Houses Local Wildlife Sites.

## Highways

During the reported year a total of £1,121,907 of developer contributions was spent on highways works, the majority of which relates to infrastructure delivery within the South Sunderland Growth Area (SSGA) and is covered later in this report. Of the highways contributions spent outside of the SSGA two other previously reported projects have progressed.

## Redburn Row Traffic Calming

Additional traffic generated as a result of a concentration of new development in the vicinity of Redburn Row and Black Boy Road has led to the need for traffic calming measures in the area. In the reported year £16,816 received from the Persimmon Homes development on land north of Redburn Row was used towards the delivery of this project.

## Seaburn Traffic Management Scheme

A Traffic Management Scheme (TMS) is being implemented at Princes Avenue in Seaburn which is being funded by the Avant Homes development on land at Lowry Road, Seaburn. Proposals for the scheme have been developed and consultation has taken place with local residents and ward councillors. In the reported year £350 of the contribution received from the development was used in the delivery of the scheme.



# Future projects to be delivered through planning obligations

The council is committed to delivering high quality facilities, infrastructure and environment in the city. In addition to those projects set out above that are already in progress the following section of this report provides an overview of key projects to be delivered in future years funded wholly or in part by developer contributions.

## Education

### Hetton Lyons Academy

In the forthcoming year the developer contribution from the Gentoo Group development on land at Cragdale Gardens will be used towards the cost of building a 16 place Special Educational Needs (SEN) resourced provision at Hetton Lyons Primary School. The provision opened for the 2025–26 academic year and will support children with Education, Health and Care Plans which identify autism as the primary need from both the Hetton area and the wider Coalfields.

### Redby Academy

A 16 place resourced provision for children with autism has been developed at Redby Academy at Fulwell. The provision opened for the 2025–26 academic year and provides local SEN places for children in the local area who can operate in a mainstream school environment but who need additional support and enhanced facilities to do so. The delivery of this scheme is being supported through approximately £0.4m of developer contributions received from the developments at Lowry Road, Seaburn (Avant Homes), land north of Seaburn Camp (Miller Homes), land west of Hylton Lane (Gentoo Group) and the site of the former Fulwell Fire Station (Cancara Properties).

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

Works are currently underway or planned for 2026 and 2027 to provide a resourced provision for children with Social, Emotional and Mental Health support requirements in the Coalfields and Washington areas and the expansion of Houghton Kepier Academy. The delivery of these schemes will be funded in part through developer contributions.

## Play

A number of existing projects as well as additional schemes are expected to progress in the forthcoming year.

### Houghton Wheeled Sports Park

The delivery of a new wheeled sports park will continue on the site which, amongst other sources, will be funded through approximately £108,000 of developer contributions received from the Taylor Wimpey development on the site of the former SIG Combibloc.

### Silksworth Adventure Centre - Phase two

Following the survey and site investigation works undertaken in 2024–25, as detailed earlier in this statement, improvements will continue at Silksworth Adventure Centre through the delivery Phase 2 of the project which will include upgrades to the existing play equipment and safety surfacing.

## Blackie Play Facility

Working in partnership with Gentoo, a scheme is being developed to reopen the Blackie play facility at Pennywell through the use of the developer contribution received from the Gleeson Homes development on the site of the former Ford Estate.

## Fulwell Wheeled Sports Park

In the forthcoming year improvement works are planned for the existing wheeled sports park at Seaburn. These works will be funded through the developer contributions received from the Miller Homes development on land north of Seaburn Camp and the Cancara Properties development on the site of the former Fulwell Fire Station.

## King George V basketball facility

Following the removal of the King George V wheeled sports park due to safety concerns the site is to be resurfaced and a new basketball hoop installed. These works will be funded partly through the developer contribution received from the Thirteen Group development on land at Nookside.

## City-wide wheelchair swing project

As previously reported a city-wide project has been initiated to install a specialist wheelchair swing in each of the city's regeneration areas. Assessments have been undertaken to determine the most suitable sites for each of these swings and it is anticipated that each of these swings will be installed in the forthcoming year.

## Ecology

### Coast Project

As per previous financial years the Coast Project Officers will continue to deliver the aims and objectives of the wider Coast Project including a series of engagement and education events such as guided nature walks and community initiatives along the coastal areas.

## Links with Nature

Over the coming years the delivery of the wider Links with Nature project will continue with works at Success Railway, Hazard Railway, Flint Mill, Copt Hill, Elemore Vale, Hetton Bogs and Hetton Lyons expected to progress during 2025-26.

## Hylton Dene

Works will continue at Hylton Dene which will include the refurbishment, upgrading and resurfacing of footpaths, drainage works and associated vegetation management associated with the construction of new paths. These works will be funded in part through the developer contribution received from the Karbon Homes development on the site of the former North Hylton College and are expected to be complete during 2026.

## Affordable housing

In accordance with each individual Section 106 Agreement the council will ensure that affordable housing developer contributions are used to prioritise the delivery of new affordable homes within the city. The council is currently in the process of determining a strategy which will utilise contributions received and secured in-lieu of on-site provision of affordable housing.

Available sums, as detailed in Figure 2 of this statement, will be used for capital funding to enable the provision of affordable housing in the city. Funding will contribute towards the delivery of additional affordable housing in excess of what is required to be delivered by a planning permission rather than the current policy, including where the number of homes provided has been reduced due to viability issues associated with the development.

The council will work with developers and Registered Providers (RPs) who identify opportunities to deliver additional affordable housing.

Funding will be utilised to deliver schemes which best meet the council's strategic objectives, with greater consideration given to schemes which; help address an under provision in numbers arising from a reduction from a policy compliant provision due to viability issues, and/or provide greater housing choice by diversifying the

tenure mix where there is currently an under provision of a particular tenure type in the locality.

The council is open to exploring different mechanisms which would result in additional affordable homes being delivered through both affordable home ownership and rental models to best meet the needs of its residents. These may include, but are not limited to:

- Purchase of land by the council or RP's to deliver affordable homes
- Purchase of homes by the council or RP's to be used as affordable homes
- Grant contributions towards development costs of affordable homes
- Grant contributions to compensate developers for loss of value where a home is restricted in perpetuity as an affordable product, for example a discounted market value property

## Public open space

A comprehensive scheme has been delivered at Elemore Country Park including the implementation of biodiversity net gain works, seeding and whip planting, surfacing, gates, fencing and the construction of structures such as bird screening. During the forthcoming year further landscape infrastructure improvements will be delivered at the site which will be funded in part by the public open space contribution received from the Gentoo Group development on land at Cragdale Gardens.

## Sport and recreation

Plans are currently being developed to deliver works at both Harraton Cricket Club and the Southern Area Playing Fields in Washington to improve the quality of play at these locations. These schemes will be funded by the sport and recreation contribution received from the Taylor Wimpey development on the site of the former Usworth Sixth Form Centre.

## Highways

In the forthcoming financial year work is expected to continue on-site to deliver a traffic signal scheme at Front Street/Black Boy Road.

## Commuted sums

The council currently holds £581,198 to be used for the future maintenance of public open space. Of this figure £17,785 is for the maintenance of the SANG at Seaburn Camp and £19,624 is for the maintenance of the public open space to the west of Forest Road. In future years both contributions will be used for the maintenance of these sites as required.

The remainder of these commuted sums is allocated for the future maintenance, improvement and enhancement of greenspace and parkland in the form of an extension to Hetton Lyons Country Park to be provided as mitigation for the on-going extraction of sand and limestone at Eppleton Quarry.

## Planning obligations agreed in 2024–25 for future years

During the reported year the City Council entered into 34 new Section 106 Agreements. Figure 3 below summarises the type and quantum of obligations agreed during this period.

Infrastructure type	Number of agreements with infrastructure type (number of obligations)	Amount (£)*
Education	2	257,032
Equipped children's play space	2	28,864
Public open space	2	12,893
Ecological enhancements**	31	451,687
Highways	1	50,000
Allotments	3	11,714
Public transport	1	12,000
Sport and Recreation	3	475,625
Public Transport	2	78,684
<b>Total</b>	<b>42</b>	<b>824,189</b>

Figure 3: Summary of financial planning obligations entered into 2024–25

\*The amount received will depend on the number of dwellings approved at the Reserved Matters stage, the phasing of development and any viability re-testing where applicable

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

The greatest number of obligations entered into continues to be for the purposes of ecological mitigation measures. This is due to the special protection afforded to Sunderland's unique coastal areas requiring any new development, both residential and commercial, within 7.2km of the coast to make a financial contribution towards measures to protect the area regardless of the size of the development. HRA contributions are non-negotiable and payment of the full contribution must be agreed if planning permission is to be granted. In addition, the introduction of mandatory Biodiversity Net Gain has increased the quantum and value of contributions required.

Of the 34 new agreements entered into in the reported year two of these included non-financial obligations to deliver affordable housing on site. In total five affordable rent units and two First Homes have been secured.

## Infrastructure Delivery with the South Sunderland Growth Area (SSGA)

The South Sunderland Growth Area (SSGA) comprises of four key sites within south Sunderland, each of which are at various stages of development, as outlined below.

- Former Cherry Knowle Hospital (800 dwellings) - full and outline permission. Phase one of the development comprising 304 dwellings is now complete
- Chapelgarth (750 dwellings) - full permission for the site to be developed out in five phases. Phase one (160 dwellings) and Phase two (115 dwellings) are now complete and all remaining phases are under construction
- Land south of Ryhope (450 dwellings) - full and outline planning permission. The residential element of the site is currently under construction and a planning application has been submitted for the commercial aspect of the site
- Land north of Burdon Lane (LNBL) (965 dwellings) - full and outline permission. Full planning permission has been granted for all 12 residential sub-phases, three of which are complete and a further six are under construction



Chapelgarth Phases 3, 4 and 5, August 2025

The SSGA Supplementary Planning Document (SPD) and accompanying Infrastructure Delivery Study (IDS) set out the infrastructure requirements for this strategic area.

Each of the four sites within the SSGA is expected to contribute proportionately towards the provision of the necessary infrastructure to support the development within the SSGA. In accordance with the SSGA SPD the expected financial contributions and affordable housing provision are detailed in Figure 4.

Infrastructure type	Infrastructure requirement	Estimated cost (per dwelling)
Affordable housing	10% requirement based on a 75% social rented and 25% intermediate tenure	On-site provision by the developer
Education	Extension to two primary schools, development of a new 1.5 form entry primary school and the expansion of one secondary school	£2,855–£3,095
Sport and recreation	Provision of a 3G pitch, multi-purpose pitch and wheeled sports area	£855–£927
Ecology (HRA)	Provision of SANG on-site or SAMM contribution when not practical	£1,804–£1,845
Ecology (HRA)	Enhancement, protection and maintenance of designated sites (including coast project officers)	£311–£532
Public transport	Pump-priming of a bus link	£316–£343
Allotments	15 plots per 1,000 dwellings on-site or a financial contribution for off-site provision	£85.50–£93
Highways	'Missing link' of the Ryhope to Doxford Link Road (RDLR)	£1,847–£2,002

Figure 4: Infrastructure requirements for the SSGA

In addition to the requirements set out in Figure 4 provision of children's equipped play space, green space, public art, Sustainable urban Drainage Systems (SuDS), highway improvements and pedestrian and cycling links will also be required.



Land North of Burdon Lane, August 2025

The council has also secured financial contributions from several smaller sites either adjacent to our in the vicinity of this strategic area to help facilitate the delivery of the necessary infrastructure. These include land at Burdon Lane (Rushford Phase 1); land at Mill Hill (Doxford); land at Silksworth Lane; and land at Burdon Lane (Bellway). In addition, planning applications have been received for two more sites within the SSGA.

Together with Durham County Council the City Council has been successful in securing an overall funding award of £25.5 million from a joint Housing Infrastructure Forward Plan Funding (HIF) bid to the Ministry of Housing, Communities and Local Government (MHCLG). The funding will assist in the delivery of essential infrastructure to support new developments in south Sunderland and Seaham in County Durham.

The completion of the final leg of the Ryhope to Doxford Link Road (RDLR) in 2024 was a fundamental part of the infrastructure required to support and deliver housing growth within the SSGA. The scheme costing a total of £8,731,810 involved a significant amount of bulk earthworks with more than 99,000m<sup>3</sup> of rock and 48,000m<sup>3</sup> of clay being excavated and removed from the site.

The scheme included the construction of a 600m single carriageway along with a Non-Motorised User (NMU) bridge for pedestrians, cyclists and equestrians above the link road to allow for the new highway to pass beneath Burdon Lane. The works have been funded in the interim through HIF funding with a proportion of the spend to be recovered from developer contributions from sites with the SSGA once received.



RDLR and NMU Bridge

In 2024–25 developer contributions from the following sites were used as a contribution towards the delivery of the scheme: Chapelgarth Phase two (Story Homes) - £206,662; Chapelgarth Phase three (Duchy Homes) - £163,273; land at Burdon Lane (Bellway Homes) - £49,625; land north of Burdon Lane (Taylor Wimpey) - £163,547; land north of Burdon Lane (Story Homes) - £339,799; and land north of Burdon Lane (Barratt David Wilson Homes) - £50,736.

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

The overall cost of the scheme was £3,894,557 funded from three sources. Of this £1,926,398 was forward funded from the HIF, with opportunities being sought to recover £1 million from Section 106 contributions.

In the reported year the development on land north of Burdon Lane contributed towards the delivery of the scheme with contributions of £38,696 from Taylor Wimpey; £80,398 from Story Homes; and £12,004 from Barratt David Wilson Homes being utilised.

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

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

In the reported year the following developer contributions were used towards the delivery of these schemes: land at Mill Hill Road, Doxford (Gentoo Homes) - £158,488; Chapelgarth Phase two (Story Homes) - £320,442; Chapelgarth Phase three (Duchy Homes) - £253,791; land north of Burdon Lane (Taylor Wimpey) - £175,006; land north of Burdon Lane (Barratt David Wilson Homes) - £60,145; and land at Burdon Lane (Bellway Homes) - £77,148.

In relation to public transport the council has continued to engage with Nexus and bus operators to identify proposals to extend existing bus services and update and install new bus stop infrastructure.

## Future reporting

All information contained in this statement will be updated on an annual basis and published on the council's website along with the supporting dataset which is provided under the Open Government Licence.

Any queries should be directed to the Council's Planning Obligations Officer by emailing [planningobligations@sunderland.gov.uk](mailto:planningobligations@sunderland.gov.uk).

# Appendix 1

## Play Maintenance and Management Programme

As set out in this report a number of developer contributions have been used to contribute towards the maintenance and upkeep of children’s equipped play facilities across the city to mitigate the increased level of wear and tear as a result of new development. Details of this expenditure is summarised below.

Planning development site	Developer	Amount spent	Play site
Land north of Coaley Lane	Persimmon Homes	£826	Newbottle Play Area
Site of the former Dubmire Primary School	Karbon Homes	£162	Newbottle Play Area
Land at Gillas Lane	Persimmon Homes	£1,168	Durham Road Play Area
Land at Nookside	Thirteen Group	£19,320	The Oval, Portsmouth Road and King George V Play Areas
Site of the former Broomhill Estate	Gentoo Homes	£709	Durham Road Play Area
Site of the former High Usworth Primary School	Gentoo Homes	£5,058	Fairhaven, Heugh Hill, Seldom Seen and Blackfell play areas
Site of the former Grangetown Autos	Karbon Homes	£2,917	Beechbrooke, Bankside and Ryhope Recreation play areas
Site of the former Adey Gardens Care Home	Holyhead Homes	£11,234	Lambton Rise
Site of the former New Penshaw Garage	W and D Christie Developments	£10,703	Herrington Colliery Welfare Ground



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