



Reference: FOI1884

How money the council has received from housing developers in North Tyneside in section 106 contributions over the past five years?

How much of this money has been spent, and how much is currently being held by North Tyneside council? Of the money being held, how much has been allocated to specific projects?

Please provide a breakdown of much of the section 106 money has been spent on

- a) improvements to Public Open Space
- b) Affordable Housing
- c) Education
- d) Highways
- e) town centre improvements and
- f) other uses (please detail).

I would also like to know what specific areas of the council area have benefited from section 106 funding by street name or building if possible.

**Can I also ask how many approved applications the district valuer has deemed unviable without section 106 contributions - and what would the total value of these S106 payments have been if the district valuer did deem them viable?**

Please can this information be broken down by planning reference no, the developer, how much in S106 contributions the council originally asked for, how much was deemed viable following the district valuer's assessment?

**Planning response:**

Viability appraisals are undertaken by the Council's technical partner Capita rather than by the District Valuer. Records indicate that in the last 5 years there have been 20 development viability appraisals undertaken and these are detailed below with the relevant planning reference number included:

Application ref.	Site Location	Appraisal date
19/00436/FUL	Clive Street, North Shields	Nov-18
17/00243/FUL	Land at Coble Dene, North Shields	Jul-18
17/00835/FUL	Former Colmans site, Walker Place, North Shields	Apr-18
16/01889/FUL	Gosforth Business Park, Longbenton	Sep-17
18/01408/FUL	Park Lane, Shiremoor.	Mar-19

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North Tyneside Council

18/01373/FUL	Eastern side B1322, Backworth.	Jun-19
17/00817/FUL	Marine Gardens, Whitley Bay	Nov-17
18/01226/FUL	Rake Lane, North Shields	Jan-19
17/00452/FUL	Northumberland Square, North Shields	May-17
17/01689/FUL	Preston Road, North Shields	Nov-18
17/01777/FUL	26-32 South Parade, Whitley Bay	Dec-18
18/01221/OUT	Tyne View Park, Benton	Aug-19
18/01749/REM	Norham Road, North Shields	May-19
16/01603/FUL	Western Terrace, Dudley	Feb-17
	Strategic Site	Sep-19
16/00398/FUL	Hillheads Farm, Killingworth	Jul-16
14/00474/FUL	Land adjacent to Battle Hill Primary School	Nov-14
14/00905/FUL	Bell Street, North Shields	Jan-15
13/01895/FUL	Station Road, Forest Hall	Jan-14
08/03131/OUT	Howdon Green, Willington Quay	Dec-14
11/01600/FUL	Scaffold Hill, Holystone	Aug-14

Information in relation the potential value of S106 contributions which would have been secured had the scheme been viable is not held in a format which enables interrogation to produce the information requested. For applications in the above list which have been determined, information on scheme viability will be included in the case officer's report which is available to view on line with other planning application documents using the link below:

<https://idoxpublicaccess.northtyneside.gov.uk/online-applications/>