



Reference: RFI 1805067

North Tyneside Council

Request:

I'd like to know how much house builders Bellway and Barratts have given the council following the new development in West Moor (Bellway) and Lakeside View (Barratts) and where this money has gone to.

The planning officer's report recommended that the house builders give the council money for:

- a toucan pedestrian crossing on Southgate
- playground equipment for parks
- money towards leisure facilities/swimming pool
- education

Response:

1. Planning application reference 13/01859/FUL for development of former Norgas House site by Barratt Homes:

A legal agreement was secured pursuant to the planning permission granted to Barratt Homes for the development of the Norgas House site for the following planning obligations, require to mitigate the impact of the development on local infrastructure:

1. £40,000 to provide a toucan crossing on Southgate
2. £12,000 for bridleway from the site to Killingworth Lake
3. Affordable housing: 24 Units affordable housing on site
4. Contribution of £100,000 towards secondary education provision
5. £15,000 towards maintaining/ upgrading sports facilities
6. £15,000 towards maintaining/ upgrading play facilities
7. £20,815 towards ecological works at Killingworth Lake Park
8. £10,000 towards improvement / provision of health facilities in this area

£212,815 was paid by the developer to the Council in November 2015. Relevant service areas have put forward proposals for spending of items 1, 2, 5 and 8 which have been agreed. In relation to items 4, 6 and 7 proposals are yet to be agreed. Set out below are the projects agreed to be delivered using the funding received in relation to items 1, 2, 5 and 8.

Item 1: Toucan crossing: A crossing on Southgate. This has been designed but not implemented.

Item 2: Bridleway: A footpath from the site to Killingworth Lake. This has not been undertaken yet.

Item 5: Sports: Upgrading gym equipment in the Lakes Sports Centre. This has been undertaken.

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Item 8: Health: The Commissioning and Performance Manager of North Tyneside CCG proposed to use the sum as a part contribution towards solar panels at Wellspring Surgery and Mallard Medical Practice (works costing £37,986 in total), the purchase of tablet computers and internal renovation works to create a treatment room for use by the healthcare assistant and nursing team at Wellspring.

In agreeing this spending, the CCG explained that the current healthcare buildings in Killingworth do not have scope to expand or be extended to accommodate more rooms. Using the funding for solar panels will free up revenue which can be used to fund provision of extra services and/or clinics for the growing population (such as health check clinics, health living advice and preventative healthcare) and assisting harder to reach patients to access services.

2. Planning application reference 16/00232/FUL – redevelopment of former Stephenson House site – Bellway Homes

The following contributions were secured pursuant to the planning permission for the redevelopment of Stephenson House:

- 25% affordable housing provision
- Employment and training: £21, 000
- Highways: £45,000.00
- Noise attenuation measures at DS Smith: £100, 000.00
- Sports pitch: £34,830.00
- Sports hall: £11,475.00
- Swimming pool: £6,048.00
- Neighbourhood parks: £19,923.00
- Semi natural green space: £17,000.00
- Children’s equipped play space: £29, 536.00

The following contributions have been paid to the Council by the developer:

Northumbria Way Crossing Contribution: £45,000

DS Smith Packaging Noise Mitigation Contribution: £100,000

Apprenticeships Contribution: £21,000

The relevant service providers were informed of the receipt of the contributions in August 2017 (employment, highways and noise).

Payment for the following items has been disputed by the Council because the correct increases required by the Index Linking requirements set out in the legal agreement had not been included:

Sports pitch: £34,830.00

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- Sports hall: £11,475.00
- Swimming pool: £6,048.00
- Neighbourhood parks: £19,923.00
- Semi natural green space: £17,000.00
- Children's equipped play space: £29, 536.00

A revised invoice has been issued to the developer and correct payment is awaited.

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