



Briefing Note

Our ref 21622/03/MHE/Dcr
Date 8 April 2016

Subject Callerton Infrastructure

The following table outlines the estimated value of developer contributions at Callerton. Utilising the assumptions outlined below, we calculate the total value of contributed infrastructure to be **£67.6M**

	Key Infrastructure Item	Lower Callerton	Middle Callerton	Upper Callerton	Estimated Total Cost
Education	Primary School	<ul style="list-style-type: none"> Financial contributions towards off-site provision. 	<ul style="list-style-type: none"> Condition or Section 106 Agreement. 	<ul style="list-style-type: none"> On-site provision. Condition or Section 106 Agreement. 	<ul style="list-style-type: none"> £9.9M - 2no. Primary Schools with 7no. classrooms and 30no. pupils per classroom and extension to one existing Primary School (calculated using base figures in Revised Infrastructure and Delivery Report, 2014 – Appendix 1, Page 45).
	Secondary School	<ul style="list-style-type: none"> Financial contributions towards off-site provision. Section 106 Agreement (or CIL if in place). 	<ul style="list-style-type: none"> Financial contributions provision. Section 106 Agreement (or CIL if in place). 	<ul style="list-style-type: none"> Financial contributions towards off-site provision. Section 106 Agreement (or CIL if in place). 	<ul style="list-style-type: none"> £8.1M (Revised Infrastructure and Delivery Report, 2014 - (Revised Infrastructure and Delivery Report, 2014 – P23).
Public Open Space	Amenity Open Space	<ul style="list-style-type: none"> On-site provision. Prior to occupation subject to precise phasing of housing delivery on-site. Condition. 	<ul style="list-style-type: none"> On-site provision. Prior to occupation subject to precise phasing of housing delivery on-site. Condition. 	<ul style="list-style-type: none"> On-site provision. Prior to occupation subject to precise phasing of housing delivery on-site. Condition. 	<ul style="list-style-type: none"> £5.8M (calculated using figures outlined in Newcastle Planning Obligations SPD, Appendix 1, Page 22 and an assumption of 2.3 persons per household across a 25% Two Bed / 37% Three Bed / 38% Four or More Bed split).
	Children's Equipped Play Space	<ul style="list-style-type: none"> On-site provision. Prior to occupation subject to precise phasing of housing delivery on-site. Condition. 	<ul style="list-style-type: none"> On-site provision. Prior to occupation subject to precise phasing of housing delivery on-site. Condition. 	<ul style="list-style-type: none"> On-site provision. Prior to occupation subject to precise phasing of housing delivery on-site. Condition. 	<ul style="list-style-type: none"> £3.8M (calculated using figures outlined in Newcastle Planning Obligations SPD, Appendix 1, Page 22 and an assumption of a 25% Two Bed / 37% Three Bed / 38% Four or More Bed split).
	Allotments	<ul style="list-style-type: none"> On-site provision. Prior to occupation subject to precise phasing of housing delivery on-site. Condition. 	<ul style="list-style-type: none"> On-site provision. Prior to occupation subject to precise phasing of housing delivery on-site. Condition. 	<ul style="list-style-type: none"> On-site provision. Prior to occupation subject to precise phasing of housing delivery on-site. Condition. 	<ul style="list-style-type: none"> £1.0M (calculated using figures outlined in Newcastle Planning Obligations SPD, Appendix 1, Page 22 and an assumption of a 25% Two Bed / 37% Three Bed / 38% Four or More Bed split).
	Community Sports Hub	<ul style="list-style-type: none"> Financial contributions towards off-site provision. Section 106 Agreement 	<ul style="list-style-type: none"> Financial contributions provision. Section 106 Agreement 	<ul style="list-style-type: none"> Financial contributions provision. Section 106 Agreement 	<ul style="list-style-type: none"> £1.2M – excluding car park and floodlights (calculated using assumption of around 27,500sqm of pitch space and pavilion measuring around 319.2sqm – cost figures drawn from Consultation Response from Dave McGuire – Sport England).
	Swimming Pools and Sports Halls	<ul style="list-style-type: none"> Financial contributions towards off-site provision. Section 106 Agreement. 	<ul style="list-style-type: none"> Financial contributions provision. Section 106 Agreement. 	<ul style="list-style-type: none"> Financial contributions provision. Section 106 Agreement 	<ul style="list-style-type: none"> £3.0M (calculated using figures in Consultation Response from Dave McGuire – Sport England).

Sustainable Communities	Affordable Housing	<ul style="list-style-type: none"> • 15% on-site provision subject to viability. • Condition or Section 106 Agreement. 	<ul style="list-style-type: none"> • 15% on-site provision subject to viability. • Condition or Section 106 Agreement. 	<ul style="list-style-type: none"> • 15% on-site provision subject to viability. • Condition or Section 106 Agreement. 	<ul style="list-style-type: none"> • £12.7M (Revised Infrastructure and Delivery Report, 2014 – Appendix 1, Page 50).
	Retail Centre	<ul style="list-style-type: none"> • On-site provision. • Condition. 	<ul style="list-style-type: none"> • On-site provision (West Middle Callerton). • Condition. 	<ul style="list-style-type: none"> • On-site provision. • Condition. 	<ul style="list-style-type: none"> • £1.4M (Revised Infrastructure and Delivery Report, 2014 – Appendix 1 – Page 46).
	Health Facilities	<ul style="list-style-type: none"> • If necessary, on site provision. • Condition. 	<ul style="list-style-type: none"> • If necessary, on site provision (West Middle Callerton). • Condition. 	<ul style="list-style-type: none"> • If necessary, on site provision. • Condition. 	<ul style="list-style-type: none"> • N/A
	Ecology Measures	<ul style="list-style-type: none"> • On-site provision and/or financial contributions towards off-site provision. • Prior to occupation subject to precise phasing of housing delivery on-site. • Condition and/or Section 106 Agreement. 	<ul style="list-style-type: none"> • On-site provision and/or financial contributions towards off-site provision. • Prior to occupation subject to precise phasing of housing delivery on-site. • Condition and/or Section 106 Agreement. 	<ul style="list-style-type: none"> • On-site provision and/or financial contributions towards off-site provision. • Prior to occupation subject to precise phasing of housing delivery on-site. • Condition and/or Section 106 Agreement. 	<ul style="list-style-type: none"> • We anticipate the total cost for all Countryside Landscaping to be in the region of £5.4M (Revised Infrastructure and Delivery Report, 2014 – Appendix 1 – Page 49).
	Sustainable Urban Drainage Systems	<ul style="list-style-type: none"> • On-site and off-site provision. • Prior to occupation subject to precise phasing of housing delivery on-site. • Condition. 	<ul style="list-style-type: none"> • On-site and off-site provision. • Prior to occupation subject to precise phasing of housing delivery on-site. • Condition. 	<ul style="list-style-type: none"> • On-site and off-site provision. • Prior to occupation subject to precise phasing of housing delivery on-site. • Condition. 	<ul style="list-style-type: none"> • We anticipate the total cost for all Countryside Landscaping to be in the region of £5.4M (Revised Infrastructure and Delivery Report, 2014 – Appendix 1 – Page 49).
	Footbridge over A69	<ul style="list-style-type: none"> • On-site/off-site provision and/or financial contributions. • Prior to occupation subject to precise phasing of housing delivery on-site. • Condition / S106. 	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • £1.0M (Revised Infrastructure and Delivery Report, 2014 – Appendix 1, Page 52).
Highways	Junction 4: A695 Scotswood Road / Scotswood Bridge.	<ul style="list-style-type: none"> • Financial contributions towards off-site provision. • Junctions 4, 5, 9, 12, 16, 31, 38, 39, 41, 42 and 49. • Section 106 Agreement. 	<ul style="list-style-type: none"> • Financial contributions towards off-site provision. • East Middle Callerton: Junctions 9, 31, 38, 41 and 42. • West Middle Callerton: Junctions 9, 10, 31, 38, 39, 41, 45 and 46. • Section 106 Agreement 	<ul style="list-style-type: none"> • Financial contributions towards off-site provision. • Junctions 4, 5, 9, 10, 11, 12, 16, 31, 39, 41, 42, 45, 46, 49 and 52. • Section 106 Agreement 	<ul style="list-style-type: none"> • Combined cost of around £4.3M (JMP Study Appendix).
	Junction 5: A695 Scotswood Road / A1 Slip				
	Junction 9: A167 Stamfordham Road / A1 / B6324 Stamfordham Road				
	Junction 10: A167 Ponteland Road / A1 / A696 / B6918 Ponteland Road				
	Junction 11: Kingston Park Road / A1				
	Junction 12: A1 North Brunton Interchange				

	Junction 16: Broadway / Kingston Park road				
	Junction 31: B6324 Stamfordham Road / Newbiggin Lane				
	Junction 38: A69 Blucher Interchange				
	Junction 39: West Road / Silver Lonnen				
	Junction 41: A167 Stamfordham Road / Pooley Road				
	Junction 42: A167 Stamfordham Road / Springfield Road				
	Junction 45: A167 Ponteland Road / Springfield Road				
	Junction 46: A167 Ponteland Road / Etal Lane				
	Junction 49: B1318 Great North Road / A1056 / Rotary Way				
	Junction 52 B6918 Ponteland Road / Station Road				
	Access Road: Middle Callerton	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • On site provision. • Prior to occupation of 500th dwelling. • Condition. 	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • £2.8M (Revised Infrastructure and Delivery Report, 2014 – Appendix 1, Page 44).
	Access Road: Middle to Upper Callerton	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • On site provision. • Prior to occupation of 700th dwelling. • Condition. 	<ul style="list-style-type: none"> • 4.0M (Revised Infrastructure and Delivery Report, 2014 – Appendix 1, Page 44).
Sustainable Transport	Bus Services	<ul style="list-style-type: none"> • Financial contributions towards extension of existing provision. • Phased payments: First payment prior to occupation of 75th dwelling then equal annual payments for 5 years. • Section 106 Agreement. 	<ul style="list-style-type: none"> • Financial contributions towards extension of existing provision. • Phased payments: First payment prior to occupation of 75th dwelling then equal annual payments for 5 years. • Section 106 Agreement. 	<ul style="list-style-type: none"> • Financial contributions towards extension of existing provision. • Section 106 Agreement. 	<ul style="list-style-type: none"> • £3.2M (Revised Infrastructure and Delivery Report, 2014 – Appendix 1, Page 52).
	Footpath Improvements	<ul style="list-style-type: none"> • Financial contributions.. • Section 106 Agreement. 	<ul style="list-style-type: none"> • Financial contributions.. • Section 106 Agreement. 	<ul style="list-style-type: none"> • Financial contributions. • Section 106 Agreement. 	<ul style="list-style-type: none"> • We anticipate the total cost for all Countryside Landscaping to be in the region of £5.4M (Revised Infrastructure and Delivery Report, 2014 – Appendix 1 – Page 49).

