

# Infrastructure Funding Statement 2022/23

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## Introduction and background

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### Introduction

**1.1** The Infrastructure Funding Statement (IFS) sets out annual income and expenditure relating to developer contributions in Staffordshire Moorlands secured through "S106 agreements". As a result of recent changes to government legislation local authorities are now required to publish an Infrastructure Funding Statement which will be produced on an annual basis. Using published developer contribution data the IFS will detail infrastructure projects in order to increase transparent for communities by reporting what has been received and spent by the Council. Local planning authorities that have received developer contributions must publish an infrastructure funding statement summarising developer contributions data.

**1.2** The aim of the Infrastructure Funding Statement is to give policy makers a better insight into how developer contributions are supporting new development. Developer contributions can include Section 106 planning obligations, Community Infrastructure Levy, section 278 agreements and any agreements that either secure funding towards new development. However, the District Council does not currently have a Community Infrastructure Levy in place. Section 278 agreements are secured for highways improvements and as such are reported on separately by Staffordshire County Council.

## Developer Contributions

## Developer Contributions

**2.1** The Infrastructure Funding Statement provides a summary of all financial and non-financial developer contributions within Staffordshire Moorlands for a given financial year.

### Statement 3a

The total amount of money to be provided under any planning obligations which were entered into during the reported year.

| Land Details                     | Reason             | Planning Application No. | Date of Receipt | Sum Received | Contribution Use  |
|----------------------------------|--------------------|--------------------------|-----------------|--------------|---|
| Land at Cheadle Road, Upper Tean | Affordable Housing | SMD/2022/0249            | 05/09/2023      | £23,251.00   | Affordable housing contribution                             |
| Land at Cheadle Road, Upper Tean | Healthcare         | SMD/2022/0249            | 05/09/2023      | £43,549      | Healthcare contribution to the integrated healthcare board. |
| Land at Cheadle Road, Upper Tean | Outdoor Space      | SMD/2022/0249            | 05/09/2023      | £72,400      | Sports Pitch contribution                                   |
| Land at Ashbank Road, Werrington | Outdoor space      | SMD/2021/0694            | 08/11/2022      | £139,128.08  | Sports pitch contribution                                   |

**Table 2.1**

Total sum received = £278,328.08

**2.2** Table 1 shows the money provided under any planning obligations throughout the reporting period from April 2022 to March 2023. The majority of the contributions are allocated towards improvement of Sports pitches and healthcare which is to go directly to the Integrated Healthcare Board.

**Statement 3b**

**The total amount of money under any planning obligations which was received during the reported year:**

During the reporting year a total of **£314,631** was received by Staffordshire Moorlands District Council in the form of planning obligations. The majority of these funds relates to the maintenance of public open space, the creation of outdoor play space and affordable housing contributions.

**2.3** The level of development in the Staffordshire Moorlands area has been historically low. A consequence of this is a limited number of applications. However, given the adoption of the new local plan the number of applications will increase.

**Statement 3c**

**The total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority**

| Land Details             | Developer       | Planning Application No. | Date of Receipt | Sum Received/remaining | Contribution Use   |
|--------------------------|-----------------|--------------------------|-----------------|------------------------|--|
| Moorlands Road, Biddulph | Persimmon Homes | 03/01330/FUL             | 27/05/2004      | £6,642.47              | Maintenance of the amenity land transferred by Developers to the Council |
| Millbrook, Cheadle       | Bellway         | Not Specified            | 08/06/2005      | £6,755.89              | Not Specified  |

| Land Details                       | Developer               | Planning Application No. | Date of Receipt | Sum Received/remaining | Contribution Use  |
|------------------------------------|-------------------------|--------------------------|-----------------|------------------------|---|
| The Ridings, Biddulph              | George Wimpey           | Not Specified            | 11/02/2016      | £25,155.75             | Committed sum to cover first 10yrs of maintenance upon transfer of Public Open Space at The Ridings from George Wimpey  |
| Land off Russell Grove, Werrington | Lovell Partnerships Ltd | SMDC/2014/0768           | 02/11/2016      | £79,024.00             | Contribution towards the development, maintenance and/or refurbishment, including the purchase of new equipment and/or provision of other play space and playing fields within Werrington |
| Turners Pasture                    | Turners Pasture Ltd     | SMDC/2015/0050           | 15/06/2018      | £25,261.50             | Contribution towards the cost of maintaining open space in Cheadle. Expected to be allocated to Churchill Rd Rec project.   |
| Turners Pasture                    | Turners Pasture Ltf     | SMDC/2015/0050           | 17/12/2018      | £25,261.50             | Contribution towards the cost of maintaining open space in Cheadle. Expected to be allocated to Churchill Rd Rec project.   |



| Land Details     | Developer                | Planning Application No. | Date of Receipt | Sum Received/remaining | Contribution Use  |
|------------------|--------------------------|--------------------------|-----------------|------------------------|---|
| Leek Sainsbury's | Sainsbury's Supermarkets | SMD/2011/0041            | 04/05/2011      | £25,297.50             | Arts Contribution for the purposes of an art installation or an art project located within the town of Leek |

**Table 2.2**

**2.4** As shown above, most of the secured funding has been allocated for the maintenance of public open space. The funding allocated to the land off Russel Grove has been allocated to undertake a specialist drainage survey on Malthouse Fields recreational grounds, looking to improve the pitch and community facilities for young people at Meigh Road recreational ground. Works are continuing at Meigh Road with current provision for a health hub. There is additional funding for open space and leisure at Turners pasture, contributing towards maintaining public open space in the Cheadle area. The fund is expected to be allocated to the Churchill Road project for overall leisure and outside maintenance, this will again be helping to improve facilities for young people. Another source of funding which has not been allocated by the authority is the combined arts project for the installation of art within the town of Leek at the Sainsbury's supermarket.

**Statement 3d**

**Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—**

**(i) in relation to affordable housing, the total number of units which will be provided;**

| Site name           | Planning reference | Application type | Total number of AH                            |
|---------------------|--------------------|------------------|---|
| Werrington, HE site | SMD/2021/0694      | Full             | 25 (15 affordable Rent, 10 shared ownership). |
| Compton Mill, Leek  | SMD/2021/0441      | Full             | 57 (affordable rent)                          |

| Site name                | Planning reference | Application type | Total number of AH                         |
|--------------------------|--------------------|------------------|--|
| Ivy Cottage, Alton       | SMD/2017/0497      | Full             | 3 (2 affordable rent, 1 shared ownership)  |
| Tenford Lane, Upper Tean | SMD/2021/0491      | Reserved matters | 13 (9 affordable rent, 4 shared ownership) |

**Table 2.3**

The above table shows the planning approvals for affordable housing secured in the monitoring year 2022-23. The mix of shared ownership and affordable rent is outlined above.

(ii) in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;

To be reported by Staffordshire County Council.

**2.5** There are a low number of affordable housing schemes across the Staffordshire Moorlands District, therefore, development for open market housing and affordable housing has been limited. Additionally, there aren't many affordable housing S106 agreements as there also haven't been many open market homes completed. Unfortunately, housing developments are often not as economically viable in Staffordshire Moorlands when compared to neighbouring areas due to lower demand and property prices. This means that there is less money left over from market housing schemes to help subsidise affordable housing.

**Statement 3e**

The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure

| Land Details | Developer | Planning Application No. | Date of Receipt | Sum Received | Contribution Use |
|--------------|-----------|--------------------------|-----------------|--------------|------------------|
| None         | N/A       | N/A                      | N/A             | N/A          | N/A              |

**Table 2.4**

**2.6** No data to report.

**Statement 3f**

The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend)

A total of **£154,748.00** received under planning obligations was spent by the authority, this includes when the authority has been holding money as part of a S106 agreement and it has been transferred.

**2.7** No data to report.

**Statement 3g**

In relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item

| Land Details | Developer | Planning Application No. | Date of Receipt | Sum Received | Contribution Use |
|--------------|-----------|--------------------------|-----------------|--------------|------------------|
| None         | N/A       | N/A                      | N/A             | N/A          | N/A              |

**Table 2.5**

2.8 No data to report.

**Statement 3h**

In relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—

(i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;

| Sum Received | Contribution Use                 |
|--------------|----------------------------------|
| £934.00      | Maintenance of public open space |
| £1,735.00    | Maintenance of public open space |
| £5,031       | Public open space                |

| Sum Received | Contribution Use |
|--------------|------------------|
| £26,448      | Play Space       |
| £120,600     | Sports Pitches   |

**Table 2.6**

(ii) the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);

Not Applicable

(iii) the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations

Not applicable

**Statement 3i**

The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.

| Land Details             | Developer       | Planning Application No. | Date of Receipt | Sum Received | Contribution Use |
|--------------------------|-----------------|--------------------------|-----------------|--------------|------------------|
| Moorlands Road, Biddulph | Persimmon Homes | 03/01330/FUL             | 27/05/2004      | £7,576.47    | Maintenance      |

| Land Details                       | Developer                | Planning Application No. | Date of Receipt | Sum Received | Contribution Use                |
|------------------------------------|--------------------------|--------------------------|-----------------|--------------|---------------------------------|
| Millbrook, Cheadle                 | Bellway                  | Not Specified            | 08/06/2005      | £8,490.89    | Not Specified                   |
| The Ridings, Biddulph              | George Whimpey           | Not Specified            | 11/02/2016      | £30,186.9    | Public outside space            |
| Land off Russell Grove, Werrington | Lovell Partnership Ltd   | SMDC/2014/0768           | 02/11/2016      | £81,324.00   | Play equipment & playing fields |
| Turners Pasture                    | Turners Pasture Ltd      | SMDC/2015/0050           | 15/06/2018      | £25,261.50   | Public Open Space               |
| Turners Pasture                    | Turners Pasture Ltd      | SMDC/2015/0050           | 17/12/2018      | £25,261.50   | Open Space                      |
| Leek Sainsbury's                   | Sainsbury's Supermarkets | SM.10.00041.OMAJEI       | 04/05/2011      | £25,297.50   | Arts Contribution               |
| Former Meadows School Site         | Aldi Stores Ltd.         | SMD/2020/0301            | 26/02/2021      | £22,00.00    | Biodiversity offsetting         |

**Table 2.7**

