

# Staffordshire Moorlands Infrastructure Funding Statement 2023/24

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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

**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 Agreement	Sum Received	Contribution Use
Land at Blythe Vale phase 2	Playing Pitch	SMD/2021/0418	15/06/2023	£425,608.56	To be used for off-site playing pitched within the parishes of Draycott, Checkley and/or Forsbrook.
Land at Cheadle Rd, Upper Tean	Integrated Care Board	SMD/2022/0249	05/09/2023	£43,459.00	To be used for the rural primary care network
Land at Cheadle Rd, Upper Tean	Sport pitch contribution	SMD/2022/0249	05/09/2023	£72,400.00	Sports pitch contribution at Wentlows, Upper Tean
Land at Cheadle Rd, Upper Tean	Affordable Housing	SMD/2022/0249	05/09/2023	£23,251.00	Affordable Housing contribution

**Table 2.1**

**2.2** Total sum Secured= **£564,718.56**

**2.3** The table above outlines the financial contributions secured through Section 106 agreements within the reported year from April 2023 to March 2024. Education and highway contributions will be reported on by the Highway and Education Authority which is Staffordshire County Council.

### Statement 3b

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

Land Details	Developer	Planning Application No.	Date of Receipt	Sum Received	Contribution Use
Land adjacent to 17 Saltersford Lane, Alton, ST10 4AU	N/A	SMD/2015/0435	06/02/2024	£62,273.05	Playing Fields Contribution: towards the development, maintenance and/or refurbishment of the existing playing fields at Hurstones Lane Alton
Land adjacent to 17 Saltersford Lane, Alton, ST10 4AU	N/A	SMD/2015/0435	06/02/2024	£49,905.24	Play Space Contribution: towards the development, maintenance and/or refurbishment, including the purchase of new equipment and/or provision of other facilities at the existing playing fields at Hurstones Lane Alton
land at Ash Bank Road Werrington Staffordshire	Countryside Properties (UK) Limited	SMD/2021/0694	23/01/2024	£152,508.88	Sports Pitch Contribution towards the purchase, development and maintenance of existing facilities and/or purchase of additional facilities within a 2km radius of the Site.
land on the south side of Birchwood Grove, Cheadle	Glaston Properties Moorland Homes (Cheadle)	SMD/2017/0659	21/04/2023	£86,402.48	Sports Pitch Contribution : in relation to the Development to be used towards the provision of a full sized 3G playing pitch in Cheadle by the purchase/ acquisition of land (if necessary), enabling development, maintenance and purchase of associated equipment and facilities

Land Details	Developer	Planning Application No.	Date of Receipt	Sum Received	Contribution Use
land on the south side of Birchwood Grove, Cheadle	Glaston Properties Moorland Homes (Cheadle)	SMD/2017/0659	21/04/2023	£69,242.59	Play Space Contribution: to be used towards the development, and/or maintenance and/or refurbishment, including the purchase of new equipment and/or provision of other facilities to be directed to the existing young children's play provision and a new skate park and multi-use games area at the Tean Road Recreation Ground
Land at Thorley Drive, Cheadle	Keepmoat Homes	SMD/2019/0310 DOV	07/06/2023	£1,440.00	Affordable Housing Commuted Sum for the provision of Affordable Housing in the Staffordshire Moorlands District giving preference to the Cheadle area where possible
<b>Total:</b>				<b>£421,772.24</b>	

Table 2.2

**2.4** The above table details financial contributions secured through S106 agreements that were received by the council during the reported year. The level of development in the Staffordshire Moorlands area has been historically low, with much of the development concentrated in Cheadle.

### 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 Retained	Contribution Use
Moorlands Road, Biddulph	Persimmon Homes	03/01330/FUL	27/05/2004	£3,840.47	Maintenance of the amenity land transferred by Developers to the Council



Land Details	Developer	Planning Application No.	Date of Receipt	Sum Retained	Contribution Use
Millbrook, Cheadle	Bellway	Not Specified	08/06/2005	£1,550.89	Maintenance
The Ridings, Biddulph	George Wimpey	Not Specified	11/02/2016	£10,062.30	commuted sum to cover maintenance of public open space
Land off Russell Grove, Werrington	Lovell Partnership Ltd	SMDC/2014/0768	02/11/2016	£2,000.00	Play equipment & playing fields - 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	Maintaining public open space in Cheadle.
Turners Pasture	Turners Pasture Ltd	SMDC/2015/0050	17/12/2018	£25,261.50	Maintaining public open space in Cheadle.
Former Meadows School Site	Aldi Stores Ltd.	SMD/2020/0301	26/02/2021	£22,000.00	Biodiversity offsetting - Local Planning Authority will spend on measures intended to compensate for the anticipated net loss of biodiversity at the Property resulting from the Development
Land South East of A521, A50 Blythe Bridge Bypass	St Modwen Homes Limited	SMD/2018/0790	20/04/2022	£3,056.76	Rail transport contribution for the provision of cycle stands and benches at Blythe Bridge.

Land Details	Developer	Planning Application No.	Date of Receipt	Sum Retained	Contribution Use
Land South East of A521, A50 Blythe Bridge Bypass	St Modwen Homes Limited	SMD/2018/0790	20/04/2022	£141,940.12	Sports Pitch Contribution: towards the improvement of existing facilities at the recreation area off Uttoxeter Road and/or the school pitches at William A and/or sport and recreation facilities within a 20 minute catchment of the Development.
Land to the east of Froghall Road and north of Ayr Road/ Cheltenham Avenue, Cheadle	Persimmon Homes	SMD/2018/0180	20/04/2022	£78,556.03	Phase 1 Sports Pitch Contribution: towards the purchase, development and maintenance including the purchase of associated facilities to the sports pitches within Cheadle
Land to the east of Froghall Road and north of Ayr Road/ Cheltenham Avenue, Cheadle	Persimmon Homes	SMD/2018/0180	20/04/2022	£58,917.02	Phase 1 Sports Pitch Contribution: towards the purchase, development and maintenance including the purchase of associated facilities to the sports pitches within Cheadle
Land at Thorley Drive, Cheadle	Keepmoat	SMD/2016/0083	22/07/2022	£122,030.71	contribution to be used towards improvements to the existing playing pitches at Thorley Drive.
land at Ash Bank Road Werrington Staffordshire	Countryside Properties (UK) Limited	SMD/2021/0694	21/02/2023	£47,904.36	Clinical Commissioning Group Contribution towards Staffordshire and Stoke-on-Trent Integrated Care Board towards the provision of primary care services and infrastructure necessary to mitigate the impacts of the Development in the Moorlands and Rural Primary Care Network area - to be transferred to the Staffordshire and Stoke-on-Trent Integrated Care Board.

Land Details	Developer	Planning Application No.	Date of Receipt	Sum Retained	Contribution Use
<b>Total:</b>				<b>£542,431.65</b>	

Table 2.3

**2.5** As shown above, a total of £542,431.65 was received before the reported year and has not yet been spent by the authority. As shown above, most of the secured funding has been allocated for the maintenance of public open space and provision of play and sports facilities. Section 106 agreements are used to deliver open space and play space on site (or within an appropriate location within close proximity of a development) or a financial contribution to enable delivery. The funds outlined above have been received by the authority but have not yet been spent. Funds received by the Council are monitored by the relevant service area to be spent as per the Section 106 Agreement.

### 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
St Modwen Blythe Bridge Phase 2	SMD/2021/0418	Full	20 units, 12 affordable rent and 8 shared ownership
Capri Gallows, Alton	SMD/2021/0089	Outline	4 units - 1 shared ownership, 2 affordable rent and 1 first homes.

Site Name	Planning reference	Application type	Total number of AH
Daisy Bank Farm, Tean	SMD/2022/0199	Reserved Matters	18 units

**Table 2.4**

To be reported by Staffordshire County Council.

**2.6** 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 2.5**

**2.7** No data to report.

**Statement 3f**

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

Sum Received	Contribution Use
£934.44	Maintenance
£1,735.00	Maintenance
£5,031.15	Maintenance
£42,024.00	Play Space
£83,560.00	Sports
£7,223.06	Third Party (travel plan - transferred over to highways authority).

**Table 2.6**

**2.8** A total of **£140,507.21** received under planning obligations was spent by the authority in the reported year. With regards to the travel plan, this would normally be paid to the County as the highways authority however, the District Council received this in error, as such these funds were transferred over to the highways authority. A detailed breakdown of what this money was spent on is outlined in 3(h).

**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 2.7**

2.9 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;

Land Details	Developer	Sum	Contribution Use
Moorlands Rd, Biddulph	Persimmon Homes	£934.44	Maintenance of the amenity land transferred by Developers to the Council
Millbrook, Cheadle	Bellway	£1,735.00	Maintenance

Land Details	Developer	Sum	Contribution Use
The Ridings, Biddulph (Rivermead)	George Wimpey	£5,031.15	Committed sum to cover first 10yrs of maintenance upon transfer of Public Open Space at The Ridings from George Wimpey: £5,031.15 p.a. (made up of £2,022.15 Grounds Maintenance; £936 weekly play area safety inspections; £1,200 Play area repairs/ replacements; £150 lighting; £648 allowance for painting railings/ equipment; £75 site insurance)
Land off Russell Grove, Werrington	Lovell Partnerships Ltd	£42,024.00	Play Space - 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.
Land South East of A521, A50 Blythe Bridge Bypass	St Modwen Homes	£83,560.00	Sports Pitch Contribution: towards the improvement of existing facilities at the recreation area off Uttoxeter Road and/or the school pitches at William A and/or sport and recreation facilities within a 20 minute catchment of the Development
land at Ash Bank Road Werrington Staffordshire	Countryside Properties (UK) Limited	£7,223.06	Monitoring of the travel plan, which has been transferred to County.

Table 2.8

**(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

**2.10** (i) A total of **£140,507.21** has been spent by the authority within the reported year from money received under planning obligations . With regards to the travel plan, this would normally be paid to the County as the highways authority however, the District Council received this in error, as such these funds were transferred over to the highways authority.

**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 Retained	Contribution Use
Moorlands Road, Biddulph	Persimmon Homes	03/01330/FUL	27/05/2004	£3,840.47	Maintenance of the amenity land transferred by Developers to the Council (Title No. SF 266637, edged blue on the Plan) (the Balancing Pond)
Millbrook, Cheadle	Bellway	Not Specified	08/06/2005	£1,550.89	Maintenance
The Ridings, Biddulph	George Wimpey	Not Specified	11/02/2016	£10,062.30	commuted sum to cover maintenance of public open space
Land off Russell Grove, Werrington	Lovell Partnership Ltd	SMDC/2014/0768	02/11/2016	£2,000.00	Play equipment & playing fields - 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	Maintaining public open space in Cheadle.
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Land Details	Developer	Planning Application No.	Date of Receipt	Sum Retained	Contribution Use
Former Meadows School Site	Aldi Stores Ltd.	SMD/2020/0301	26/02/2021	£22,000.00	Biodiversity offsetting - Local Planning Authority will spend on measures intended to compensate for the anticipated net loss of biodiversity at the Property resulting from the Development
Land South East of A521, A50 Blythe Bridge Bypass	St Modwen Homes Limited	SMD/2018/0790	20/04/2022	£3,056.76	Rail transport contribution for the provision of cycle stands and benches at Blythe Bridge.
Land South East of A521, A50 Blythe Bridge Bypass	St Modwen Homes Limited	SMD/2018/0790	20/04/2022	£141,940.12	Sports Pitch Contribution: towards the improvement of existing facilities at the recreation area off Uttoxeter Road and/or the school pitches at William A and/or sport and recreation facilities within a 20 minute catchment of the Development.
Land to the east of Froghall Road and north of Ayr Road/ Cheltenham Avenue, Cheadle	Persimmon Homes	SMD/2018/0180	20/04/2022	£78,556.03	Phase 1 Sports Pitch Contribution: towards the purchase, development and maintenance including the purchase of associated facilities to the sports pitches within Cheadle
Land to the east of Froghall Road and north of Ayr Road/ Cheltenham Avenue, Cheadle	Persimmon Homes	SMD/2018/0180	20/04/2022	£58,917.02	Phase 1 Sports Pitch Contribution: towards the purchase, development and maintenance including the purchase of associated facilities to the sports pitches within Cheadle
Land at Thorley Drive, Cheadle	Keepmoat	SMD/2016/0083	22/07/2022	£122,030.71	contribution to be used towards improvements to the existing playing pitches at Thorley Drive.

Land Details	Developer	Planning Application No.	Date of Receipt	Sum Retained	Contribution Use
Land at Thorley Drive, Cheadle	Keepmoat	SMDC/2016/0083	07/06/2023	£1,440.00	Affordable Housing commuted sum, preference given to the Cheadle area where possible.
land at Ash Bank Road Werrington Staffordshire	Countryside Properties (UK) Limited	SMD/2021/0694	21/02/2023	£47,904.36	Clinical Commissioning Group Contribution towards Staffordshire and Stoke-on-Trent Integrated Care Board towards the provision of primary care services and infrastructure necessary to mitigate the impacts of the Development in the Moorlands and Rural Primary Care Network area - to be transferred to the Staffordshire and Stoke-on-Trent Integrated Care Board.
land on the south side of Birchwood Grove, Cheadle	Glaston Properties Moorland Homes (Cheadle)	SMD/2017/0659	21/04/2023	£69,242.59	Play Space Contribution: to be used towards the development, and/or maintenance and/or refurbishment, including the purchase of new equipment and/or provision of other facilities to eb directed to the existing young children's play provision and a new skate park and multi-use games area at the Tean Road Recreation Ground.
land on the south side of Birchwood Grove, Cheadle	Glaston Properties Moorland Homes (Cheadle)	SMD/2017/0659	21/04/2023	£86,402.48	Sports Pitch Contribution : in relation to the Development to be used towards the provision of a full sized 3G playing pitch in Cheadle by the purchase/ acquisition of land (if necessary), enabling development, maintenance and purchase of associated equipment and facilities.
land at Ash Bank Road Werrington Staffordshire	Countryside Properties (UK) Limited	SMD/2021/0694	23/01/2024	£152,508.88	Sports Pitch Contribution towards the purchase, development and maintenance of existing facilities and/or purchase of additional facilities within a 2km radius of the Site.

Land Details	Developer	Planning Application No.	Date of Receipt	Sum Retained	Contribution Use
Land adjacent to 17 Saltersford Lane, Alton, ST10 4AU	Hewitt & Carr Architects	SMD/2015/0435	06/20/2024	£62,273.05	Playing Fields Contribution: towards the development, maintenance and/or refurbishment of the existing playing fields at Hurstones Lane Alton.
Land adjacent to 17 Saltersford Lane, Alton, ST10 4AU	Hewitt & Carr Architects	SMD/2015/0435	06/02/2024	£49,905.24	Play Space Contribution: towards the development, maintenance and/or refurbishment, including the purchase of new equipment and/or provision of other facilities at the existing playing fields at Hurstones Lane Alton.
<b>Total:</b>				<b>£964,153.90</b>	

**Table 2.9**

**2.11** The total amount of money received under any planning obligations during any year which was retained at the end of the reported year comes to a total of £964,153.90, £ 15,453.66 of which is commuted sums which is to be used towards future maintenance

