

Staffordshire Moorlands Infrastructure Funding Statement

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Introduction and background

1 Introduction and background

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 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	Reference	Planning Application No.	Date	Sum Received	Contribution Use
Meadows Special School, Tunstall Road	Affordable housing & open space	SMD/2007/0593	18/08/2019	£0.00	Not Specified
Travellers Rest, Leek Road	Education	SMD/2019/0048	02/05/2019	£13,827.00	Paid to county council for provision of facilities or additional places as St Edwards C of E Academy
Land at Rear of former St Johns School	Highways	SMD/2019/0451	19/12/2019	£0.00	Access road

Table 2.1

Total sum received = £13,827.00

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
None	N/A	N/A	N/A	N/A	

Table 2.2

2.2 The level of development in the Staffordshire Moorlands area has been historically low. A consequence of this is a limited number of applications. However, we can expect that with 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	Contribution Use
Moorlands Road, Biddulph	Persimmon Homes	03/01330/FUL	27/05/2004	£7,576.47	Maintenance of the amenity land transferred by Developers to the Council
Millbrook, Cheadle	Bellway	Not Specified	08/06/2005	£8,490.89	Not Specified
The Ridings, Biddulph	George Wimpey	Not Specified	11/02/2016	£30,186.90	Commutated 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	SMDC20140768	02/11/2016	£8,1324.00	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	SMDC20150050	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	SMDC20150050	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.
Leek Sainsbury's	Salisbury's Supermarkets	SMDC20110410	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 2.3

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;

Planning approvals 2019-20

Site name	Planning reference	Application type	Total number of AH
land at Birches, Cheadle	SMD/2017/0659	Full- approved	13 units (33%)
Land south East of A521, Blythe Bridge	SMD/2018/0790	Full- PAC approved	8 dwellings 5.47 %
land at Cecily Mill, Cheadle	SMD/2017/0660	outline	not less than 9% of each phase
Land next to Daisy Bank Farm, Upper Tean	SMD/2018/0509	outline	55 homes total (33%)
17 Saltersford Lane, Alton	SMD/2019/0486	RM approved	7 units (33%)
Endon Riding School	SMD/2019/0080	RM	PAC Aug 2019 contribution tbc

Table 2.4

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, with only 438 houses being delivered from 2016-2019 (Housing Delivery Test August 2020). 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.

(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.

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

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)

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 2.6

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

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;
- (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);
- (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
Millbrook, Cheadle	Bellway	Not Specified	08/06/2005	£8,490.89	Not Specified
The Ridings, Biddulph	George Wimpey	Not Specified	11/02/2016	£30,186.9	Public outside space
Land off Russell Grove, Werrington	Lovell Partnership Ltd	SMDC20140768	02/11/2016	£81,324.00	Play equipment & playing fields

Turners Pasture	Turners Pasture Ltd	SMDC20150050	15/06/2018	£25,261.50	Open Space
Turners Pasture	Turners Pasture Ltd	SMDC20150050	17/12/2018	£25,261.50	Open Space
Leek Sainsbury's	Sainsbury's Supermarkets	SMDC040001	04/05/2011	£25,297.50	Arts Contribution

Table 2.8

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