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## Introduction and Background

## 1 Introduction and Background

**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.

**Indicator 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 Off The Birches Cheadle	Education	SMD/2017/0659	24/05/2021	£165,994.00	Education Contribution
Tearne Quarry Main Road Hollington	Management company for open space	SMD/2018/0045	13/10/2021	£142,105.45	In brief summary to provide for a management company to be formed for the purpose of implementing and complying with a maintenance.
Land At The Green Cheadle	Education	SMD/2020/0029	12/01/2022	£10,555.00	To help with increased school capacity in Cheadle.

**Total Sum Received = £152,660.45**

As shown in Table 1 money has been allocated towards education contributions, travel plans and the management and maintenance of public open space. The allocation towards education for the Land at The Green, Cheadle, is to provide a £10,000 contributions towards the provision of a new primary school or additional capacity at an existing school in Cheadle.

**Table 2.1**

**Indicator 3b**

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

<b>Land Details</b>	<b>Developer</b>	<b>Planning Application No.</b>	<b>Date of Receipt</b>	<b>Sum Received</b>	<b>Contribution Use</b>
Land South East of A521, A50 Blythe Bridge Bypass	St Modwen Homes Limited	SMD/2018/0790	30/03/2022	£3,056.76	Rail transports contribution
Land South East of A521, A50 Blythe Bridge Bypass	St Modwen Homes Limited	SMD/2018/0790	30/03/2022	£346100.12	Sports pitch contribution

**Table 2.2**

**Indicator 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	Reason	Planning Application No.	Date of Receipt	Sum Received	Contribution Use
Moorlands Rd, Biddulph	Persimmon Homes	03/01330/FUL	27/05/2004	£5,708.47	Commuted sum
Millbrook, Cheadle	Bellway		08/06/2005	£1,735.00	Commuted sum
The Ridings, Biddulph	George Wimpey		11/02/2016	£20,124.6	Public open space
Land off Russell Grove, Werrington	Lovell Partnerships Ltd	SMDC/2014/0768	20/11/2016	£44,024.00	Play space, equipment and playing fields
Turners Pasture	Turners Pasture Ltd	SMDC/2015/0050 & Variation SMDC-2017/0504	15/06/2018	£25,261.50	Open space
Former Meadows School site, off Meadows Way, Biddulph	Aldi Stores Ltd	SMD/2020/0301	26/02/2021	£22,000.00	Biodiversity offsetting

The Delegated Decision report for the Land at Russel Grove, approved allocating £35k to Werrington Parish Council for use towards a new bmx pump track. Used as matched funding to lever in £25k from British Cycling., in addition 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. Regarding the former Meadows School site a sum of £22,000 to be paid to the council to contribute towards biodiversity offsetting.

**Table 2.3**

**Indicator 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;

<b>Land Details</b>	<b>Planning Application No.</b>	<b>Total Affordable Housing</b>	<b>Affordable Rent</b>	<b>Shared Ownership</b>
Land at Milltown Way, Leek	SMD/2020/0730	8	6	2

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.

**Table 2.4**

**Indicator 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**

**2.2** No data to report.

**Indicator 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
Land off Russell Grove, Werrington	Lovell Partnerships Ltd	SMDC/2014/0768	20/11/2016	£35,000.00	Play equipment and play space
Leek Sainsbury's	Sainsbury's Supermarkets	SMD/2010/0041	04/05/2011	£25,297.50	Arts contribution

**Table 2.6**

The contribution of £25,297.50 allocated to the Leek Sainsbury' site relates to the combined arts project for the installation of art within the town of Leek at the Sainsbury's supermarket.

**Indicator 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	Reason	Planning Application No.	Date of Receipt	Sum Received	Contribution Use
None	N/A	N/A	N/A	N/A	N/A

**Table 2.7**

**Indicator 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	Planning Application No.	Date of Receipt	Sum Received	Contribution Use
N/A	N/A	N/A	N/A	N/A	N/A

**Table 2.8**

**Nothing to report.**

(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

**Indicator 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.

<b>Land Details</b>	<b>Developer</b>	<b>Planning Application No.</b>	<b>Date of Receipt</b>	<b>Sum Received</b>	<b>Contribution Use</b>
Land off Russell Grove, Werrington	Lovell Partnerships Ltd	SMDC/2014/0768 (NMA/2016/0014)	20/11/2016	£44,024.00	Play equipment, play space & playing fields
Turners Pasture	Turners Pasture Ltd	SMDC/2015/0050	15/06/2018	£25,261.50	Open Space
Former Meadows School Site off Meadows Bay	Aldi Stores Ltd	SMD/2020/0301	26/02/2021	£22,000.00	Biodiversity offsetting

**Table 2.9**





