



## 2022/2023 Infrastructure Funding Statement (IFS)

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## Introduction

As of the 1st September 2019, amendments to the Community Infrastructure Levy (CIL) Regulations 2010, were made to increase transparency surrounding CILs and Section 106 Agreements. The Government has set out new requirements for Councils to publish an annual 'Infrastructure Funding Statement' (IFS) encompassing these agreements and the associated finances. This statement demonstrates how CIL and Section 106 contribution are collected and what such monies have been spent on.

Within South Staffordshire, infrastructure is funded solely via Section 106 agreements, as we have not adopted the Community Infrastructure Levy system (CILs). Section 106 agreements are legal agreements, which mitigate against the impact of the development within the local area. Therefore, this report provides a summary of financial contributions the Council has secured through Section 106 agreements from new developments for off-site infrastructure works between 1 April 2022 to 31 March 2023.

For the purposes of this report, the following are examples of different types of infrastructure;

- **Affordable Housing**  
Subsidised housing provision which is deemed affordable to those with a median household income or below as rated by the national government or a local government by a recognized housing affordability index
- **Green Infrastructure**  
Landscape; scale mitigation; access land; informal open space; managed space; village greens; allotments; green roofs; parks; micro-generation energy schemes; flood management and climate change mitigation; Habitats Regulation Assessment Compliance; and tree planting.
- **Education**  
State-funded primary and secondary school
- **Social & Leisure**  
Cultural heritage; enhancement to historic urban fabric; public realm improvements; added value to hard surfacing; sports facilities and pavilion improvements; green gyms; playing fields; playgrounds; recreation grounds.
- **Services & Facilities**  
Community buildings; libraries; support services and care; village halls; expanding emergency services capacity; car parking; insulation and other improvements to public buildings.
- **Transport**  
Public rights of way improvements; walking and cycling infrastructure; bus and rail network improvements; traffic calming; improved signage; highway works.
- **Health & Wellbeing**  
GP surgeries; Hospitals; Mental health provision; adult social care.

In summary, the report provides:

- an overview of Section 106 agreements
- the Section 106 contributions paid to the Council in the 2022/2023 monitoring period
- section 106 balances/contributions brought forward from previous years

The information included in the report will be updated annually and published on the Council's website. This allowing the most up to date information regarding developer contributions received by the District Council from new developments via Section 106 agreements, and information regarding the spending and allocation of such monies, to be available to the public and other interested parties.

*The account balances stated in this statement, were accurate at the time of publication.*

## Section 106 Obligations

Under Section 106 of the Town and Country Planning Act 1990, a Local Planning Authority can seek obligations, in the form of on-site contributions directly linked to the development and that of off-site contributions, where it is considered that a development will have a related negative impact that cannot be dealt with via conditions of the planning permission.

An example of such negative impacts is that of a new residential development that would place additional pressure on existing social, physical and economic infrastructure in the surrounding area. Planning obligations, within the Section 106 Agreement, aim to resolve or minimize the added pressure, via improvements to the surrounding area to ensure that a development makes a positive contribution to the local area.

The obligations may be provided by the developers; where the developer builds or provides the matters necessary to fulfil the agreed obligation. For example, to build a certain number of affordable houses within the associated development. Alternatively, planning obligations can be met by financial payments paid to the District and County Council to provide off-site infrastructure associated with the development or contributions elsewhere within the District. Commonly, planning obligations are met by a combination of both on-site provision and off-site financial contributions.

Within the Legislation, regulations state that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:

- necessary to make the development acceptable in planning terms
- directly related to the development
- fairly and reasonably related in scale and kind to the development

The Council cannot ask for a contribution under certain circumstances, those being:

“Planning obligations for affordable housing should only be sought for residential developments that are major developments...”

“For residential development, major development is defined in the National Planning Policy Framework as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000 square metres or more, or a site of 1 hectare or more...”

“Planning obligations should not be sought from any development consisting only of the construction of a residential annex or an extension to an existing home.”

*Planning Practice Guidance 2019 Paragraph 023 ‘Planning Obligations’*

<https://www.gov.uk/guidance/planning-obligations>

## Section 106 Agreements Report 2022/23

Table 1

This table displays all finances that relate to Section 106 agreements and their associated contributions throughout the 2022/2023 financial year, in line with the amendments to the Community Infrastructure Levy (CIL) Regulations 2010 and Section 106 of the Town and Country Planning Act 1990.

Legislation	Amount	Explanatory Note
<p><b>Section 106s completed and signed in 2022/23 containing financial contributions</b></p>	<p>£80,853 - amount to be received by the Council, excluding any Indexation amounts</p>	<p>21/00660/FUL – Land at Bridge Farm, Wheaton Aston – Offsite Open Space Maintenance £20,853 (index linked)</p> <p>20/01078/FUL – Land at Hilton Cross Business Park – Biodiversity Contribution £60,000 (index linked)</p>
<p><b>The total amount of money under any planning obligations which was received during the reported year</b></p>	<p>£363,650.52 was triggered to be collected by South Staffordshire District Council during the year 2022/2023, invoices were raised and £363,650.52 was received by the Council within the 2022/2023 financial year</p>	<p>During the 2022/2023 financial year £363,650.52 was collected in Section 106 contributions, for the following;</p> <p>21/00660/FUL – Land at Bridge Farm, Wheaton Aston – Offsite Open Space Maintenance - £20,853 + £336.54 indexation</p> <p>20/01078/FUL – Land at Hilton Cross Business Park – Biodiversity Contribution - £60,000 + 7,797.05 indexation</p> <p>16/00487/OUT – Hobnock Road, Essington – Play Facilities Contribution - £12,486.23</p>

		<p>19/00017/OUT – Stafford Road, Penkridge – Offsite Open Space Maintenance - £27,374.59</p> <p>18/00436/OUT – Wrottesley Park Road, Perton – Allotment Contribution - £93,539.92</p> <p>13/00498/OUT – Hazelbrook Industrial Estate, Great Wyrley – Affordable Housing Contribution - £32,000</p> <p>18/00559/OUT – Beggars Bush Lane, Wombourne – Community Facilities Contribution - £87,529.07</p> <p><b>SAC Payments - £7,814.12</b></p> <table border="0"> <tr> <td>LAND AT HAZELBROOK INDUSTRIAL ESTATE</td> <td style="text-align: right;">£3,944</td> </tr> <tr> <td>GARAGE SITE CP4 MITRE ROAD, CHESLYN HAY</td> <td style="text-align: right;">£1,734.48</td> </tr> <tr> <td>GARAGE SITE CP4 MITRE ROAD, CHESLYN HAY</td> <td style="text-align: right;">£290.58</td> </tr> <tr> <td>MERRIDALE MEADOW VIEW COVEN</td> <td style="text-align: right;">£290.58</td> </tr> <tr> <td>GARAGE SITE , SUNSET CLOSE, COVEN</td> <td style="text-align: right;">£518.16</td> </tr> <tr> <td>FEATHERSTONE HALL FARM, NEW ROAD</td> <td style="text-align: right;">£518.16</td> </tr> <tr> <td>GARAGE SITE ALPHA WAY, GREAT WYRLEY</td> <td style="text-align: right;">£518.16</td> </tr> </table> <p>NB  £13,920 - SAC payment - 19/00407/FUL Land at Saredon Road  This money was received by the Council in July 2022, but due to a miscode, it was missed off the bi-annual transfer to Stafford Borough Council and was subsequently retained at the end of the 2022/23 financial year. Budget monitoring and s106 review identified it as a SAC payment and it was transferred to Stafford Borough Council.</p>	LAND AT HAZELBROOK INDUSTRIAL ESTATE	£3,944	GARAGE SITE CP4 MITRE ROAD, CHESLYN HAY	£1,734.48	GARAGE SITE CP4 MITRE ROAD, CHESLYN HAY	£290.58	MERRIDALE MEADOW VIEW COVEN	£290.58	GARAGE SITE , SUNSET CLOSE, COVEN	£518.16	FEATHERSTONE HALL FARM, NEW ROAD	£518.16	GARAGE SITE ALPHA WAY, GREAT WYRLEY	£518.16
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<p><b>The total amount of money under any planning obligations which was received before the reported year which is due to be spent by the authority</b></p>	<p>£594,415.95</p>	<p>18/00332/FUL – Land at the Burgesses, Kinver - Ongoing maintenance and development of Council owned space adjacent to the River Stour off Brockleys Walk, Kinver - £10,923.00</p> <p>03/00836/OUT - Miller Homes, Littleton Colliery, Huntington - - <i>contribution for the upkeep of open space</i> £128,371.86</p> <p>08/00561/FUL – Sainsburys, Wombourne - <i>remainder of the contribution for a pedestrian access route at Wombrook Country Park (future maintenance and management)</i> £36,599.48</p> <p>08/00817/FUL- Vernon Tower, Hilton - <i>contribution for the refurbishment of Vernon Tower</i> £10,250.00</p> <p>12/00161/FUL – Silverdene, Penkridge - <i>contribution for the provision of open space facilities</i> £26,000.00</p> <p>11/00929/FUL -Bellway Homes, Essington - <i>remainder of contribution for provision of leisure facilities</i> £3,489.28</p> <p>12/00007/FUL - Hatherton Place, Cheslyn Hay- - <i>remainder of contribution for open space maintenance</i> £506.87</p>
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<i>In relation to affordable housing, the total number of units which will be provided under new agreements</i>	16affordable homes															
<i>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</i>	-	This information will be available in Staffordshire County Council's IFS.														
<b>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:</b>																
<ul style="list-style-type: none"> <li><i>The items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item</i></li> </ul>	£153,034.70	<p>13/00394/OUT - Persimmon Homes, Penkridge - Index Linked figure for Sports Contribution £35,110.29</p> <p>12/00497/OUT - Persimmon Homes, Penkridge - Index Linked figure for Sports Contribution - £35,110.29</p> <p>16/00407/FUL - McCarthy &amp; Stone Wolverhampton Road, Bilbrook - Affordable Housing Contribution - £75,000.00</p> <p><b>SAC Payments (transferred to Stafford Borough Council) - £7,814.12</b></p> <table> <tr> <td>LAND AT HAZELBROOK INDUSTRIAL ESTATE</td> <td>£3,944</td> </tr> <tr> <td>GARAGE SITE CP4 MITRE ROAD, CHESLYN HAY</td> <td>£1,734.48</td> </tr> <tr> <td>GARAGE SITE CP4 MITRE ROAD, CHESLYN HAY</td> <td>£290.58</td> </tr> <tr> <td>MERRIDALE MEADOW VIEW COVEN</td> <td>£290.58</td> </tr> <tr> <td>GARAGE SITE , SUNSET CLOSE, COVEN</td> <td>£518.16</td> </tr> <tr> <td>FEATHERSTONE HALL FARM, NEW ROAD</td> <td>£518.16</td> </tr> <tr> <td>GARAGE SITE ALPHA WAY, GREAT WYRLEY</td> <td>£518.16</td> </tr> </table>	LAND AT HAZELBROOK INDUSTRIAL ESTATE	£3,944	GARAGE SITE CP4 MITRE ROAD, CHESLYN HAY	£1,734.48	GARAGE SITE CP4 MITRE ROAD, CHESLYN HAY	£290.58	MERRIDALE MEADOW VIEW COVEN	£290.58	GARAGE SITE , SUNSET CLOSE, COVEN	£518.16	FEATHERSTONE HALL FARM, NEW ROAD	£518.16	GARAGE SITE ALPHA WAY, GREAT WYRLEY	£518.16
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<ul style="list-style-type: none"> <li><i>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)</i></li> </ul>	£0.00	-
<ul style="list-style-type: none"> <li><i>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</i></li> </ul>	£2,500 received and spent on monitoring	21/00660/FUL – Land at Bridge Farm, Wheaton Aston - £2,500
<b>The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year.</b>	<b>£805,031.77</b>	