



## 2023/2024 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 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 and financial contributions are funded via Section 106 agreements and Unilateral Undertakings, as we have not adopted the Community Infrastructure Levy system (CILs). Section 106 agreements and Unilateral Undertakings are legal agreements, which mitigate against the impact of the development within the local area. Collectively they are referred to as planning obligations. Therefore, this report provides a summary of financial contributions the Council has secured through planning obligations from new developments for off-site infrastructure works between 1 April 2023 to 31 March 2024.

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.
- **Special Area of Conservation (SAC)**  
Mitigation of recreational pressure on from residents of new housing within a designated area to the Cannock Chase Special Area of Conservation.

In summary, the report provides:

- an overview of planning obligations associated with financial contributions.
- the planning obligations financial contributions paid to the Council in the 2023/2024 monitoring period and those paid to other organisations.
- 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 planning obligations, 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.*

## Planning 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 or Unilateral Undertaking, 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/or 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

*Planning Practice Guidance 2019 Paragraph 023 'Planning Obligations'*

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

## Planning Obligations Report 2023/24

Table 1

This table displays all finances that relate to planning obligations and their associated contributions throughout the 2023/2024 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 and planning obligations completed and signed in 2023/24 containing financial contributions.</b></p>	<p>£704,310- amount to be received by the Council, excluding any Indexation amounts.</p>	<p>22/00004/FUL 156 Walsall Road , Great Wyrley.</p> <ul style="list-style-type: none"> <li>• £674,520 Index Linked (signed agreement 19.7.2023) Affordable Housing Contributions</li> </ul> <p>23/00093/OUT Land at Gorsey Lane (Loades Business Park), Great Wyrley.</p> <ul style="list-style-type: none"> <li>• £29,790 &amp; (signed agreement 24.1.24) Open Space commuted sum</li> </ul>
<p><b>Section 106s and planning obligations completed and signed in 2023/24 containing financial contributions that are to be sent to other organisations.</b></p>	<p>£81,718.57 amount to be received by the Council, due to be paid to external organisations excluding any Indexation amounts.</p>	<p><b>Health Care Infrastructure:</b></p> <p>22/00004/FUL 156 Walsall Road, Great Wyrley,</p> <ul style="list-style-type: none"> <li>• £37,375 (Index Linked) (signed agreement 19.7.2023)</li> </ul> <p>23/00093/OUT Land at Gorsey Lane (Loades Business Park), Great Wyrley</p> <ul style="list-style-type: none"> <li>• £19,500 (signed agreement 24.1.24)</li> </ul> <p><b>Unilateral Undertakings (all containing contributions towards the Cannock Chase Special Area of Conservation):</b></p> <p>22/00004/FUL 156 Walsall Road, Great Wyrley,</p> <ul style="list-style-type: none"> <li>• £9,398.56</li> </ul> <p>23/00093/OUT Land at Gorsey Lane (Loades Business Park), Great Wyrley</p> <ul style="list-style-type: none"> <li>• £9,994.90</li> </ul>

		<p>22/00670/VAR Land at Fairhaven, Shaw Hall Lane, Coven Heath</p> <ul style="list-style-type: none"> <li>• £1162.32</li> </ul> <p>22/01134/FUL Land at Garage Site, Chillington Close, Cheslyn Hay</p> <ul style="list-style-type: none"> <li>• £659.66</li> </ul> <p>23/00409/FUL Rockstar Equine Riding and Livery Centre, Cocksparrow Lane, Huntington</p> <ul style="list-style-type: none"> <li>• £329.83</li> </ul> <p>22/00863/FUL Land at the Bungalow, Wrekin View, Huntington</p> <ul style="list-style-type: none"> <li>• £329.83</li> </ul> <p>23/00310/AGRRES Levedale Farmhouse, Levedale Road, Levedale</p> <ul style="list-style-type: none"> <li>• £329.83</li> </ul> <p>23/00212/FUL Land at 90 Norton Lane, Great Wyrley</p> <ul style="list-style-type: none"> <li>• £659.66</li> </ul> <p>23/00457/AGRRES Land at Bungalow Farm, Ivy House Lane, Brewood</p> <ul style="list-style-type: none"> <li>• £1649.15</li> </ul> <p>23/00575/AGRRES Land at Rose Hill, Watling Street, Stretton</p> <ul style="list-style-type: none"> <li>• £329.83</li> </ul>
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<p><b>The total amount of money under any planning obligations which was received during the reported year.</b></p>	<p>£256,185.75 was triggered to be collected by South Staffordshire District Council, invoices were raised and £256,185.75 was received by the Council within the 2023/2024 financial year</p>	<p>During the 2023/2024 financial year £256,185.75 was collected in financial contributions, for the following;</p> <p>18/00991/OUT Engleton Lane, Brewood</p> <ul style="list-style-type: none"> <li>• £17,376.29 - Off site Open Space</li> </ul> <p>22/00004/FUL 156 Walsall Road, Great Wyrley</p> <ul style="list-style-type: none"> <li>• £224,733.05 - Affordable housing part contribution 33% prior to the commencement of construction of the dwellings.</li> </ul> <p>Section 106s (all containing contributions towards the Special Area of Conservation):</p> <p>21/00631/FUL Landywood Lane</p> <ul style="list-style-type: none"> <li>• £11,600</li> </ul> <p>19/00993/FUL Common Lane, Bednall</p> <ul style="list-style-type: none"> <li>• £1856</li> </ul> <p>23/00360/FUL Deanery Farm, Whiston Road</p> <ul style="list-style-type: none"> <li>• £329.83</li> </ul> <p>23/00269/OTHERS Cross Green Farm</p> <ul style="list-style-type: none"> <li>• £290.58 (requires refund to applicant)</li> </ul>
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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>£791,111.77 + £13,920.00 (SAC payment - 19/00407/FUL Land at Saredon Road).</p> <p><b>Total = £805,031.77</b> (last years reported IFS retained figure)</p> <p>+£6,242.93 Due to discrepancies in reported figures (highlighted)</p> <p>+ £8,012.12 (SAC payments received in 22/23 paid out in 23/24)</p> <p><b>= Updated 2022/23 retained figure <u>£819,286.82</u></b></p>	<p>18/00332/FUL – Land at the Burgesses, Kinver</p> <ul style="list-style-type: none"> <li>£10,923.00 - Ongoing maintenance and development of Council owned space adjacent to the River Stour off Brockleys Walk, Kinver</li> </ul> <p>03/00836/OUT - Miller Homes</p> <ul style="list-style-type: none"> <li>£128,371.86 – incorrectly reported in 22/23 corrected figure £127,160.39 minor spend had occurred - contribution for the upkeep of open space</li> </ul> <p>08/00561/FUL - Sainsburys Wombourne</p> <ul style="list-style-type: none"> <li>£36,599.48 - remainder of the contribution for a pedestrian access route at Wombrook Country Park (future maintenance and management)</li> </ul> <p>08/00817/FUL- Vernon Tower, Hilton</p> <ul style="list-style-type: none"> <li>£10,250.00 - contribution for the refurbishment of Vernon Tower</li> </ul> <p>16/00487/OUT – Hobnock Road, Essington</p> <ul style="list-style-type: none"> <li>12,486.23 – Play Facilities Contribution</li> </ul> <p>12/00161/FUL – Silverdene, Penkridge</p> <ul style="list-style-type: none"> <li>£26,000.00 - contribution for the provision of open space facilities</li> </ul> <p>11/00929/FUL -Bellway Homes</p> <ul style="list-style-type: none"> <li>£3,489.28 - remainder of contribution for provision of leisure facilities</li> </ul> <p>12/00007/FUL - Hatherton Place, Cheslyn Hay</p> <ul style="list-style-type: none"> <li>£506.87 - remainder of contribution for open space maintenance</li> </ul>
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		<p>07/00667/OUT - Redrow Homes</p> <ul style="list-style-type: none"> <li>£10,000.00 -contribution for new pedestrian footpath</li> </ul> <p>16/00498/FUL - Gravelly Way</p> <ul style="list-style-type: none"> <li>£131,600.00 - Community Transport Service</li> </ul> <p>21/00660/FUL – Land at Bridge Farm, Wheaton Aston</p> <ul style="list-style-type: none"> <li>£21,189.54 (index linked) – Open Space Maintenance</li> </ul> <p>20/01078/FUL – Land at Hilton Cross Business Park</p> <ul style="list-style-type: none"> <li>£67,797.05 (index linked) – Biodiversity Contribution</li> </ul> <p>18/00543/OUT - Elan Homes, Kinver</p> <ul style="list-style-type: none"> <li>£50,000 – incorrectly added into 22/23 IFS report spent as paid out to recipient during 22/23- Community Facilities Contribution</li> </ul> <p>18/00543/OUT- Elan Homes, Kinver</p> <ul style="list-style-type: none"> <li>£13,882.28 Off-site Community Facility Contribution</li> </ul> <p>18/00991/OUT - Lovell Homes, Brewood</p> <ul style="list-style-type: none"> <li>£ 17,572.60 incorrectly reported in 22/23 –correct figure £27.00 due to payments made to parish council -Off Site Open Space Contribution</li> </ul> <p>18/00831/FUL - Elan Homes, Giggety Lane, Wombourne</p> <ul style="list-style-type: none"> <li>£10,000 Play Area Contribution</li> </ul> <p>18/059/OUT - Beggars Bush Lane, Wombourne</p> <ul style="list-style-type: none"> <li>£87,529.07 Community Facilities Contribution</li> </ul> <p>19/00017/OUT– Stafford Road, Penkridge</p>
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		<ul style="list-style-type: none"> <li>£27,374.59 Open Space Maintenance</li> </ul> <p>18/00436/OUT – Wrottesley Park Road, Perton</p> <ul style="list-style-type: none"> <li>£93,539.92 Allotment Contribution</li> </ul> <p>13/00498/OUT – Hazelbrook Industrial Estate, Great Wyrley</p> <ul style="list-style-type: none"> <li>£32,000 Affordable Housing Contribution</li> </ul> <p>16/00407/FUL - McCarthy &amp; Stone Wolverhampton Road, Bilbrook</p> <ul style="list-style-type: none"> <li>£75,000 previously incorrectly declared as spent in IFS 2022/23 spent in 23/24 Affordable Housing Contribution</li> </ul>
<i>In relation to affordable housing, the total number of units which will be provided under new agreements</i>	0	
<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>		
<i>The items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item</i>	£375,168.99 in total, of which £22,261.95 was transferred to SBC for Cannock Chase SAC, £352,907.04 was spent by SSDC.	<p>08/00561/FUL - Sainsburys Wombourne</p> <ul style="list-style-type: none"> <li>£18,600 - remainder of the contribution for a pedestrian access route at Wombrook Country Park (future maintenance and management)</li> </ul> <p>12/00161/FUL - Silverdene Penkridge</p> <ul style="list-style-type: none"> <li>£26,000.00 - contribution for the provision of open space facilities. Upgrade Heron Drive Play area.</li> </ul> <p>07/00667/OUT - Redrow Homes</p>

		<ul style="list-style-type: none"> <li>• £4,680.00 - contribution for new pedestrian footpath</li> </ul> <p>21/00660/FUL – Land at Bridge Farm, Wheaton Aston</p> <ul style="list-style-type: none"> <li>• £21,189.54 (index linked) - Open Space Maintenance - creation of community allotments.</li> </ul> <p>18/00436/OUT – Wrottesley Park Road, Perton</p> <ul style="list-style-type: none"> <li>• £93,539.92 Allotment Contribution.</li> </ul> <p>18/059/OUT - Beggars Bush Lane, Wombourne</p> <ul style="list-style-type: none"> <li>• £87,529.27 - community facilities contribution – Drainage at Poolhouse Play Area, Changing Room upgrade at Brickbridge Playing Fields, New exercise equipment at Brickbridge Playing Fields and refurbishment of toilets at the Village Hall.</li> </ul> <p>18/00543/OUT – Hyde Lane</p> <ul style="list-style-type: none"> <li>• £13,882.28 - community facilities contribution. Redevelopment of children’s play area.</li> </ul> <p>16/00487/OUT – Hobnock Road, Essington</p> <ul style="list-style-type: none"> <li>• £12,486.23 - play facilities contribution.</li> </ul> <p>16/00407/FUL - McCarthy &amp; Stone Wolverhampton Road, Bilbrook</p> <ul style="list-style-type: none"> <li>• £75,000 Affordable Housing Contribution.</li> </ul> <p>Section 106s and Unilateral Undertakings (all containing contributions towards Cannock Chase Special Area of Conservation transferred to Stafford Borough Council):</p> <p>UU/19/00984/VAR Hazelwood, Great Wyrley</p> <ul style="list-style-type: none"> <li>• £3,944.00</li> </ul>
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		<p>Mitre Road, Cheslyn Hay</p> <ul style="list-style-type: none"> <li>• £2034.06</li> </ul> <p>22/00303/FUL Meadow View, Coven</p> <ul style="list-style-type: none"> <li>• £290.58</li> </ul> <p>UU/22/0413/FUL Garage Site, Sunset close, Coven</p> <ul style="list-style-type: none"> <li>• £581.16</li> </ul> <p>UU/22/00781/FUL Featherstone Hall Farm, New Road</p> <ul style="list-style-type: none"> <li>• £581.16</li> </ul> <p>UU/22/01017/FUL Garage Site, Alpha Way</p> <ul style="list-style-type: none"> <li>• £581.16</li> </ul> <p>23/00360/FUL Deanery Farm, Whiston Road</p> <ul style="list-style-type: none"> <li>• £329.83</li> </ul> <p>19/00407/FUL Saredon Road, Cheslyn Park (transferred from 22/23 IFS)</p> <ul style="list-style-type: none"> <li>• £13,920</li> </ul> <p>Excluding 23/00269/OTHERS Cross Green Farm as to be refunded to applicant.</p>
<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>	£0.00	
<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>	£12,030	
<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>	£819,286.82 + £256,185.75 - £375,168.99 = <b>£700,303.60</b>	