

Infrastructure Funding Statement 2023/2024

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1. Introduction

The Infrastructure Funding Statement (IFS) is an annual report which provides a summary of the developer contributions secured, received and used by Stafford Borough Council during each financial year.

Stafford Borough Council currently seek developer contributions through Section 106 (S106) agreements, also known as planning obligations. A S106 agreement is a legally binding agreement made between the developer and the Council and requires the developer to meet obligations to mitigate the impacts of the development proposed. A S106 agreement can include multiple obligations of different types, including:

- Financial obligations, requiring the developer to pay a financial contribution which must be used for defined purposes, such as open space or sports facilities. These are often to be spent off-site and required to be spent within proximity of the development.
- Non-financial contributions, such as undertaking certain works. For example, the provision of open space or affordable housing. These are often delivered on-site, although can be provided off-site.

The information included in the IFS will be updated annually and published on the Council's website. This will ensure that the most up to date information is readily available to the public and other interested parties, in line with Schedule 2 of The Community Infrastructure Levy (Amendment) (England) (No 2) Regulations 2019.

Staffordshire County Council is also responsible for the provision of infrastructure and collects planning obligations from development within Stafford Borough for education and highway provisions. Details on education and highway provisions are therefore not contained within this report, and are [detailed within Staffordshire County Council's IFS](#).

Summary

A summary of the data for the financial year 2023/24 (1 April 2023 to 31 March 2024) can be found below, with further details within the relevant sections of this report.

During the financial year, a total of:

- 26 Section 106 agreements have been entered into, which have secured a total of £169,343.85 in financial contributions and the provision of 0 affordable housing units.
- £742,342.41 has been received in financial contributions and 163 affordable housing units have been completed.
- £579,058.46 has been allocated to projects.
- £1,564,644.93 has been spent on various infrastructure projects.

At the end of the financial year 2023/24, a total of £6,402,795.79 has been retained. Of this:

- £2,860,910.97 has been allocated to projects; and
- £3,541,884.82 is available to be allocated to a project(s).

2. Section 106 agreements secured in 2023/24

During the financial year 2023/24, 24 Section 106 agreements have been secured between Stafford Borough Council and developers. These contributions will be paid by the developer either once development has commenced on site, or once a specified payment trigger point has been delivered. In total, these contributions amount to £169,343.85 of financial contributions (without indexation), and no affordable housing units.

3. Section 106 contributions received in 2023/24

The total amount of money received from Section 106 contributions during the financial year 2023/24 was £742,342.41. This money can be spent on projects to deliver infrastructure within Stafford Borough. A S106 agreement will stipulate where this money can be spent, and usually needs to be spent within proximity to the development. In addition to the financial contributions received, a number of non-financial contributions have also been received, including the completion of 163 affordable housing units.

4. Section 106 allocations in 2023/24

The total amount of Section 106 contributions allocated during the financial year 2023/24 was £579,058.46. This includes money received from Section 106 financial contributions in the financial year 2023/24, as well as contributions received from previous financial years. Allocated S106 financial contributions is money which has been assigned to be spent on a project and has not yet been spent on the project.

Table 1 - S106 financial contributions allocated to projects during 2023/24

Project title	Amount allocated	Summary details
Yelverton Park	£129,095.86	Refurbishment and enhancement measures to Yelverton Park in the Baswich area including new play facilities along with picnic benches, seating, and a new circular pathway around the park boundary.

Project title	Amount allocated	Summary details
Stone Hockey and Rugby Club	£400,000	Provision towards the merger between Stone Rugby Club and Stone Hockey Club including new club house, changing rooms and pitches.
Meadow Road Play Park	£11,380.92	The provision of an inclusive roundabout which can be used by wheelchair users and parents with young children in push chairs.
Hixon Green Millenium Trust	£2,271.06	Hixon Green Millennium Trust (HGMT) have put together a project to encourage greater community cohesion by offering more frequent and more varied events within the local community. Provision has been made to offer people with disabilities easy access, including a sensory garden human sun dial, new wheelchair-friendly picnic tables, perimeter railings and gates, and a wooden timbered multi-purpose gazebo.
Deposits	£16,056.50	Deposits received for the provision of on-site open space.
Commuted Sums	£20,254.12	These contributions are typically used to maintain the off-site open space within the borough and is used to a specific location as part of the off-site open space contribution.

5. Section 106 expenditure in 2023/24

The total amount of Section 106 contributions spent during the financial year 2023/24 was £1,564,644.93. This includes money received from Section 106 financial contributions in the financial year 2023/24, as well as contributions received from previous financial years.

Table 2 - S106 financial contribution spent on projects in 2023/24

Project title	Amount spent	Project Summary
Stone Leisure	£880,901.22	New leisure provision in Stone, including a new leisure centre and destination play area at Westbridge Park, and maintaining the undeveloped part of Westbridge Park as an open space.
Haughton Play Area	£20,090.38	The provision of additional play equipment picnic table and benches at Haughton Play Area.
Rough Sleeper Accommodation	£56,000.00	The provision of Rough Sleepers Accommodation through schemes co-ordinated by the Council's housing service.
Hixon Green Millenium Trust	£25,196.15	Hixon Green Millennium Trust (HGMT) have put together a project to encourage greater community cohesion by offering more frequent and more varied events within the local community. Provision has been made to offer people with disabilities easy access, including a sensory garden human sun dial, new wheelchair-friendly picnic tables, perimeter railings and gates, and a wooden timbered multi-purpose gazebo.
Herbert Road Allotments	£2,500.00	The provision of a water connection to serve Herbert Road Allotment.
Eccleshall Road Cemetery	£15,392.50	Biodiversity enhancements to the land at Eccleshall Road Cemetery for wildlife and habitats.
Commutated Sums	£57,934.65	These contributions are typically used to maintain the off-site open space within the borough over several years, and is used to a specific location as part of the off-site open space contribution.

Project title	Amount spent	Project Summary
Cannock Chase SAC Mitigation	£506,330.29	Cannock Chase SAC contributions are used to mitigate the impacts of developments on the Cannock Chase SAC.
Residual amounts	£299.74	Minor sums pooled together from unspent allocations.

6. Section 106 balance

The following section reviews the overall balance for Section 106 obligations received, spent, and allocated for Stafford Borough Council.

As of 31 March 2023, a total of £6,402,795.79 in Section 106 money received has been retained. Of this, £2,860,910.97 has been allocated to S106 infrastructure projects and will be spent on these projects in the future. Table 3 provides a summary of these project allocations. The remaining £3,541,884.82 is available to be allocated to a project (s). Individual Section 106 agreements identify these funds to be spent on particular types of contributions i.e. open space improvements, with Table 4 providing a summary of these funds.

Table 3 - Overall S106 financial contributions allocated to projects

Project title	Amount allocated	Project Summary
Stone Leisure facilities	£22,901.35	New leisure provision in Stone, including a new leisure centre and destination play area at Westbridge Park, and maintaining the undeveloped part of Westbridge Park as an open space.
Yarnfield drainage works	£16,800	
Future High Streets Fund	£1,000,000	The delivery and progress of renovations to Stafford Market Square.

Project title	Amount allocated	Project Summary
Hixon Green Millenium Trust	£2,270	Hixon Green Millennium Trust (HGMT) have put together a project to encourage greater community cohesion by offering more frequent and more varied events within the local community. Provision has been made to offer people with disabilities easy access, including a sensory garden human sun dial, new wheelchair-friendly picnic tables, perimeter railings and gates, and a wooden timbered multi-purpose gazebo.
Eccleshall Cemetery	£13,065.50	Biodiversity enhancements to the land at Eccleshall Road Cemetery for wildlife and habitats.
Meadow Road Play Park	£11,380.92	The provision of an inclusive roundabout which can be used by wheelchair users and parents with young children in push chairs.
Yelverton Park	£129,095.86	Refurbishment and enhancement measures to Yelverton Park in the Baswich area including new play facilities along with picnic benches, seating, and a new circular pathway around the park boundary.
Stone Hockey and Rugby Club	£400,000	Provision towards the merger between Stone Rugby Club and Stone Hockey Club including new club house, changing rooms and pitches.
Commuted Sums	£1,249,339.78	These contributions are typically used to maintain the off-site open space within the borough over several years and is used to a specific location as part of the off-site open space contribution.

Project title	Amount allocated	Project Summary
Deposits	£16,056.50	Deposits received for the provision of on-site open space.

Table 4-Available S106 money for project allocation by funding type

Type of S106 funding	Available amount for project allocation
Affordable Housing	£158,344.44
Allotments	£190.45
Biodiversity	£31,682.39
Off-site Open Space	£1,538,472.09
Sports 3G Pitches	£55,971.64
Sports AT Pitches	£61,859.21
Sports Other/Unspecified	£1,186.51
Sports Court/Hall	£782,990.02
Sports Swimming Pool	£911,188.07

7. Conclusion

Stafford Borough Council is committed to working with the local community and other stakeholders to ensure that planning contributions are used in a fair and transparent way to maximise the benefits and opportunities arising from development, such as new affordable homes, community infrastructure, jobs and environmental improvements.

We have identified a need to improve the planning and delivery of Section 106 income and expenditure to respond to the levels of funding received. Steps are being undertaken to address these issues. Any changes to how the Council manage the Section 106 process will be take into account, including any changes resulting from the Government's consultations on planning reforms, once detailed policy and associated guidance has been released.