

# **Infrastructure Funding Statement 2020/2021**

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## 1. Introduction

The Infrastructure Funding Statement (IFS) is an annual report which provides a summary of planning obligations secured and received by Stafford Borough Council during the financial year 1 April 2020 to 31 March 2021.

Under Section 106 (s106) of the Town and Country Planning Act 1990, a Local Planning Authority (LPA) can seek planning obligations, both physically on-site and off-site. Planning obligations are agreements made between developers and local authorities to mitigate the impact of a development proposal when it is considered that a development will have negative impacts that cannot be dealt with through conditions in the planning permission.

Stafford Borough Council implement Section 106 agreements, which is planning obligation in the form of a legal agreement made between the developer and the council, which provides contributions to offset the impacts caused by a development.

In summary, the Infrastructure Funding Statement 2020/21 will report on the following:

- Section 106 agreements secured in the financial year
- Section 106 financial and non-financial contributions received in the financial year
- Section 106 expenditure in the financial year, including off-site projects delivered in the borough
- Section 106 balance for future years
- Section 106 contributions projects committed for future years

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.

### Key headlines

The data collected for Section 106 agreements in the financial year 2020/21 present the following key headlines:

- A number of Section 106 agreements were signed during the financial year, with a total of £248,465.10 Section 106 monies and 24 affordable housing units secured.
- A total of £555,566.98 have been received in financial contributions and 102 affordable housing units have been delivered in the financial year.
- A total of £119,867.33 have been spent on various projects in the financial year.
- A total of £4,604,617.58 remains unspent. Of this:
  - £1,401,016.94 are allocated to projects; and
  - £3,203,600.64 remains unallocated.

## 2. Section 106 agreements secured in 2020/21

During the financial year 2020/21, a number of 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, £248,465.10 of financial contributions have been secured, and 24 affordable housing units. An agreement of significance was for the Former Castle works site, under planning reference 19/30343/FUL, which secured £78,413.00 for primary education, £68,456.00 for secondary education, £21,973.76 for off-site open space, £40,934.31 for off-site open space maintenance, Special Area of Conservation (SAC) £3,816 for the Cannock Chase SAC, and 24 affordable housing units.

## 3. Section 106 contributions received in 2020/21

During the financial year 2020/21, a total of £555,566.98 has been collected from Section 106 financial contributions. In addition to the financial contributions received, a number of non-financial contributions have been received, including the completion of 102 affordable housing units. This figure does not include the Section 106 agreements signed during 2020/21.

## 4. Section 106 expenditure in 2020/21

During the financial year 2020/21, a total of £119,867.33 Section 106 monies have been spent. This includes Section 106 financial contributions received in the financial year 2020/21 and from previous financial years. Table 1 provides examples of the different types of infrastructure that can be delivered through projects. Table 2 provides a breakdown of the infrastructure projects funded during the financial year.

Table 1-Types of infrastructure

Infrastructure Categories	Project Examples
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.
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.
Education	State-funded primary and secondary school.
Health & Wellbeing	GP surgeries; Hospitals; Mental health provision; adult social care.
Utility Services	Utilities supply added value flood schemes; waste management and disposal.
Digital	Fixed broadband provision; mobile telecommunications;

Table 2-S106 expenditure through projects in 2020/21

Type of infrastructure	Project title	Site location	Total monies spent
Green Infrastructure	Victoria Park Heritage Lottery Fund	Victoria Park	£5,100.00
Green Infrastructure	Charnley Road Play area/open space regeneration	Charnley Road	£1,360.33
Green Infrastructure	Holmcroft Play area/open space regeneration	Holmcroft	£113,407.00

Images 1 and 2-Holmcroft and Charnley Road Play area/open space regeneration



## 5. Section 106 balance

The following section reviews the overall balance for Section 106 obligations received, spent, and allocated for Stafford Borough Council. As can be seen in Table 3, as of 31 March 2021, a balance of £4,604,617.58 of Section 106 monies received remains unspent, which combines the total of unspent Section 106 monies received and carried over from previous years, and the total of unspent Section 106 monies received in 2020/21.

Of the £4,604,617.58 total unspent balance, a total of £1,401,016.94 has been allocated to infrastructure projects and will be spent on these projects in the future. Table 4 provides a summary of projects with allocated monies which remain unspent. This leaves a remaining total of £3,203,600.64 which is unallocated and unspent.

Table 3-Section 106 balance

Unspent and unallocated monies	Unspent and allocated monies	Total unspent balance
£3,203,600.64	£1,401,016.94	£4,604,617.58

Table 4- Unspent S106 monies allocated to projects

Infrastructure type	Site location	Total unspent monies allocated
Green Infrastructure	Stone Leisure	£191,282.08
Green Infrastructure	Stone Leisure Phase 2	£419,011.42
Green Infrastructure	Charnley Road	£14,322.15
Green Infrastructure	Jubilee Fields	£103,611.32
Green Infrastructure	Gnosall	£37,450.00
Green Infrastructure	Pearl Brook	£19,000.00
Green Infrastructure	Yarnfield	£17,066.19
Green Infrastructure	Various - Cannock Chase SAC mitigation projects	£120,577.84
Green Infrastructure	Various- Commuted Sums	£478,695.94

## **6. 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 Governments consultation 'Planning for the Future', once detailed guidance has been released.