



Infrastructure Funding Statement

2023-24

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1. Introduction

- 1.1. This Infrastructure Funding Statement (IFS) sets out details of the annual monetary and non-monetary contributions required and received from developers for infrastructure provision to support development in Newcastle-under-Lyme for the financial year 2023/24.
- 1.2. Section 106 of the Town and Country Planning Act 1990 allows local planning authorities to negotiate planning agreements or obligations to support development, maximise the benefits of growth such as new and affordable homes and mitigate the impacts of a specific development to ensure planning policy requirements are adhered to.
- 1.3. Newcastle-under-Lyme Borough Council operates under a two-tier system with Staffordshire County, with the County Council providing services such as education and transport. As such, there may be elements of cross referencing between both the County and Borough Council's Infrastructure Funding Statements. Staffordshire County Council's IFS is available on their website: [Infrastructure Funding Statement - 2023-2024 - Staffordshire County Council](#)
- 1.4. Newcastle-under-Lyme Borough Council does not currently operate a Community Infrastructure Levy (CIL). This statement therefore deals with S106 only.
- 1.5. This statement sets out the progress on the collection and expenditure of S106 contributions over the financial year 1st April 2023- 31st March 2024.

2. Section 106 Collection and Expenditure 2023/24

TABLE 1: SECTION 106 AGREEMENTS SIGNED BETWEEN 2023/24

Application reference	Address	Proposal	Date signed	S106 value	Purpose	Contributions payable to
21/01041/OUT	Baldwins Gate Farm, Newcastle Road	Construction of up to 200 dwellings set within a community parkland	01/06/23	£10,000	Travel Plan	SCC
				£104,700	Primary School Contribution	SCC
				£144,156	Secondary School Contribution	SCC
				£3,000	County Monitoring Fee	
				£100,000	Children and Young People's Play Space Contribution	
				£124,000*	Health Care Contribution	

				£383, 425	Bus Service Enhancement	
20/01078/ OUT	Land adjacent to Hoon Avenue and Milehouse Way	Outline planning permission for the erection of up to 100 dwellings with associated infrastructure, children's play area, landscaping and open space.	22/02/24	£10,000 £630 £20,000	Travel Plan County Monitoring Sum Multi-use Games Area Sum	SCC SCC
22/00284/ FUL	Former Clayton Lodge Hotel, Clayton Road Newcastle Under Lyme Staffordshire ST5 4AF	Demolition and clearance of existing structures, ground remodelling, and development of 48 dwellings with landscaping, access and associated works.	03/05/23	£10,000 £174,500 £267, 792	Travel Plan Primary School Contribution Off Site Open Space Contribution	SCC SCC
23/00192/ DEEM3	Multi-storey car park Land to the South of Liverpool Road, Newcastle-under-Lyme	Erection of a Multi-Storey Car Park (MSCP) with associated access, servicing and landscape works.	23/10/23	£50,000 £630	Highway works /strategy contribution County Monitoring Sum	SCC

*Note the figure was calculated from “£620 X Dwellings to be applied towards the provision of Health Care services within the vicinity of Development” the current planned number of dwellings is 200.

TABLE 2: SECTION 106 PAYMENTS RECEIVED BETWEEN 2023/24

Application reference	Address	Proposal	Date received	Money received	Purpose	Paid to
22/00284/ FUL	Former Clayton Lodge Hotel, Clayton Road, Newcastle-	Demolition and clearance of existing structures, ground remodelling, and	05/05/23	£267,792	Improvement and Maintenance at Bunny Hill	NULBC
			02/06/23	£10,000	Travel Plan	SCC
						SCC

	under-Lyme, ST5 4AF	development of 48 dwellings with landscaping, access and associated works.		£174,500	Primary School Contribution	
21/00393/ FUL	Land Northeast of Eccleshall Road, Southeast of Pinewood Road, and Northwest of Lower Road, Hook Gate	Erection of 22 dwellings and associated infrastructure	18/05/23	£97,321	Improvement and Maintenance at Burntwood View / Hugo Way play area and open space.	NULBC
17/00515/ DEEM4	Land North of Bradwell Hospital, Newcastle	Development of up to 85 dwellings and associated access arrangements	21/04/23	£6,430 £99,279	Travel Plan Primary School Contribution	SCC SCC
23/00192/ DEEM3	Multi-storey car park Land to the South of Liverpool Road, Newcastle-under-Lyme	Erection of a Multi-Storey Car Park (MSCP) with associated access, servicing and landscape works.	10/10/20 23	£50,000	Highway works /strategy contribution	SCC
13/00970/ OUT	Land North of Pepper Street Keele	Residential development (maximum of 100 dwellings)	07/07/23	£2,200 £115,825.50 £66,488	Travel Plan Primary School Contribution Secondary School Contribution	SCC SCC SCC
17/00514/ OUT	Land at Honeywall Lane, Madeley Heath	Up to 35 dwellings including associated infrastructure	02/02/24	£83,110	Secondary School Contribution	SCC
16/01106/ FUL	Former Bristol Street Ford Garage, London Road, Newcastle	Redevelopment of the site for 499 apartments (comprising of student accommodation)	05/07/23	£44,000	Residential Parking Survey	SCC

TABLE 3: NON-MONETARY S106 CONTRIBUTION AGREEMENTS SIGNED BETWEEN 2023/24

Application reference	Address	Proposal	Date signed	Non-monetary contribution
21/01041/O UT	Baldwins Gate Farm, Newcastle Road	Construction of up to 200 dwellings set within a community parkland	01/06/23	25% Affordable Housing Provision
20/01078/O UT	Land adjacent to Hoon Avenue and Milehouse Way	Outline planning permission for the erection of up to 100 dwellings with associated infrastructure, children's play area, landscaping and open space.	22/02/24	25% Affordable Housing Provision

- 2.1. Staffordshire County Council's Infrastructure Funding Statement also makes note of spend for the 2023/24 calendar year in Newcastle-under-Lyme

Transport Spend

- £27,603.62 spent on the Newcastle Town Deal Cycle Project

Education Spend

- £2,991 spent on Madeley High School Expansion (16/00866/DEEM4)
- £1,616 spent on St Mary's Muckleston Legal Agreement and £25,717 spend on Madeley High School Expansion (15/002020/OUT)
- £10,000 spent on Baldwins Gate additional accommodation and £31,061 spent on Madeley High School Expansion (13/00426/OUT)
- £57,742.26 spent on St Giles & St George Church of England (14/00948/OUT)

3. Conclusion

- 3.1. Newcastle-under-Lyme Borough Council is committed to ensuring the timely delivery of planning obligations and working with the local community to ensure planning contributions are used fairly, transparently and make a meaningful impact.
- 3.2. This IFS shows the total amount of developer contributions signed from S106 in 2023/24 is £1,402,833. The total amount received from S106 in 2023/24 is £1,016,945.50.
- 3.3. The data in relation to specific developments is updated on a constant basis by Planning Monitoring Officers, meaning data quoted in this statement is subject to potential updates.