

Newcastle-under-Lyme Borough Council



Infrastructure Funding Statement
2024-2025

Contents

1.	Introduction.....	3
2.	Section 106 Collection and Expenditure 2024/25	3
3.	Conclusion	6

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 2024/25.
- 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 Council ("SCC"), with the County Council providing services such as education and transport. As such, there may be elements of cross referencing between both the County Council and Borough Council's Infrastructure Funding Statements. Staffordshire County Council have not yet released their 2024/25 IFS but have sent their most up to date figures (as of publication of this document).
- 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 2024- 31st March 2025.

2. Section 106 Collection and Expenditure 2024/25

TABLE 1: SECTION 106 AGREEMENTS SIGNED BETWEEN 2024/25

Application reference	Address	Proposal	Date signed	S106 value	Purpose	Contributions payable to
24/00202/FUL	Morston House The Midway Newcastle Under Lyme Staffordshire	Change of use and side extensions to Morston House to provide student only living accommodation in the form of 126 studios, with new personnel entrance to The Midway with ancillary concierge, communal rooms, gym, laundry, cycle store and associated works including landscaping.	21/01/2025	£13,800	Highway Contribution	SCC
				£690	Monitoring Fee	SCC

TABLE 2: SECTION 106 PAYMENTS RECEIVED BETWEEN 2024/25

Application reference	Address	Proposal	Date received	Money received	Purpose	Paid to
24/00202/FUL	Morston House The Midway Newcastle ST5 1QG	Change of use and side extensions to Morston House to provide student only living accommodation in the form of 126 studios, with new personnel entrance to The Midway with ancillary concierge, communal rooms, gym, laundry, cycle store and associated works including landscaping.	24/12/2024	£13,800	Highways contribution	SCC
15/00015/OUT	Tadgedale Quarries Mucklestone Road Loggerheads, Market Drayton TF9 4DJ	Application of 128 dwellings	18/09/2024	£116,354	Education contribution	SCC
23/00771/FUL	Land at High Street/Acacia Avenue, Knutton, Newcastle under Lyme Staffordshire	Full planning application for a residential development with associated access, internal infrastructure, landscaping and wider works.	07/02/2025	£10,000	Travel Plan Sum	SCC
17/00514/OUT	Land south of Honeywell Lane	Up to 35 dwellings including associated infrastructure	30/09/2024	£83,110	Secondary School Contribution	SCC
17/00515/DEE M4	Land North of Bradwell Hospital, Newcastle	Development of up to 85 dwellings and associated	29/11/2024 31/04/2024	£99,279 £133, 607	Primary School Contribution	SCC NULBC

		access arrangements	13/04/2024	£492,420	Maintenance of Bradwell Dingle play facilities Improvements to Bradwell Dingle play facilities	NULBC
21/00655/FUL	Land between Apedale Road and Palatine Drive Chesterton	Erection of 330 dwellings, including open space, new vehicular access and associated infrastructure and earthworks	15/05/2025	£158,859	Apedale Road Development	NULBC
20/00463/FUL	Land off Watermills Road, Chesterton	Residential development of No.67 Dwellings including means of access.	22/04/2025	£373,793	Open Space Contribution	NULBC
17/00483/FUL	8 Barford Road Newcastle Under Lyme Staffordshire ST5 3LF	Proposed demolition of existing bungalow and construction of three dormer bungalows	24/06/2024	£15,484	Improvement and maintenance of Guernsey Drive Play Area/ Wye Roads Playing Fields	NULBC
17/00617/FUL	Land Adjacent To School House The Drive Alsagers Bank Newcastle Under Lyme Staffordshire ST7 8BB	Proposed New Dwelling	23/07/2024	£7,683	Improvement and maintenance of Play Area	NULBC
17/00805/OUT	2A Meadowside Avenue Newcastle Under Lyme Staffordshire ST7 8EH	Outline application with some matters reserved for erection of a two storey dwelling	13/06/2024	£7,639	Improvement and maintenance of Western Playing fields	NULBC
17/00942/OUT	Garage Site Pentland Grove Knutton Newcastle Under Lyme Staffordshire	Demolition of existing domestic garages and construction of 3No 2/3 bedroom houses	11/06/2024	£22,837	Public Open Space contribution - Cotswold Avenue, Knutton	NULBC

18/00183/FUL	The Orme Centre Orme Road Newcastle Under Lyme Staffordshire ST5 2TE	Conversion of existing building and erection of new building to provide 112 bed student accommodatio n	03/05/2024 03/05/2024	£110,007 £57,325	Improvements to Queen Elizabeth Park Maintenance of Queen Elizabeth Park	NULBC NULBC
18/00507/OUT	Croft Farm Stone Road Hill Chorlton Newcastle Under Lyme Staffordshire ST5 5DR	Outline planning for the demolition of existing buildings, 1 replacement farmhouse, erection of 11 bungalows, access, parking and amenity space.	20/06/2024	£15,876	Offsite Affordable Housing Contribution	NULBC

2.1. Table 2 is a draft, SCC IFS will be released in due course on Staffordshire County Council's website [A to Z of planning - Staffordshire County Council](#)

2.2. There were no non-monetary S106 contribution agreements signed between 2024/25

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 2024/25 is £14,490 The total amount received from S106 in 2024/25 is £1,718,073
- 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.

