

PLANNING OBLIGATIONS SUMMARY

Cheadle North Strategic Development Area (Phase 2)

Land to the east of Froghall Road, North of Ayr Road and
Cheltenham Avenue, Cheadle, Staffordshire



1. INTRODUCTION

- 1.1 This Planning Obligations Summary has been prepared to support a Reserved Matters application by Persimmon Homes (North West) Limited [the Company] on land to the east of Froghall Road and north of Ayr Road and Cheltenham Avenue, Cheadle (hereafter referred as the Site) – this constituting Phase 2 of the Company's Pottery Gardens development.
- 1.2 The application seeks Reserved Matters consent for 135 dwellings with associated access, public open space, and infrastructure, made pursuant to hybrid planning permission SMD/2018/0180 which was granted on 1st December 2020 for:-
- 1) *Full permission for 125 dwellings and access to proposed primary school and*
 - 2) *Outline permission for up to 135 dwellings and primary school with all matters reserved.*
- 1.3 The s106 agreement dated 19th November 2020 [the Agreement] between Staffordshire Moorlands District Council (the Council), Staffordshire County Council (the County Council), Philip Charles Bostock, Phyllis Wilson, Frances Bowers and Freda Massie (the landowners) and Persimmon Homes Limited (the Developer) secures planning obligations associated with the Development.
- 1.4 This report sets out the agreed planning obligations payable and associated phasing of payments for the Phase 2 development, as defined in the Agreement.

2. PLANNING OBLIGATIONS

- 2.1 The planning obligations for the Phase 2 development secured via the Agreement are summarised as follows:-

Affordable Housing

- 2.2 33% of the total dwellings proposed (45 Houses) to be affordable housing – *please refer to the accompanying Affordable Housing Statement and Proposed Planning Layout (Ref: ARCH/PL/PH2 Rev E) for further details of affordable housing.*

- 60% of the Affordable Housing shall be for affordable or social rent
- 40% shall be for intermediate housing;
- No more than 50% of the Open Market Dwellings (the 90th Open Market Dwelling on Phase 2) shall be practically completed until all of the affordable housing units have been completed and transferred to a Registered Provider

Highways Contribution

- 2.3 £142,105.05 (£1,052.63 per dwelling)

- To pay the Highways Contribution to the County Council on or before Commencement of Development.

Phase 2 Play Space Contribution

- 2.4 £182,515.74 (£488.01 per Bedroom) – please refer to Table A for schedule on how the Phase 2 Play Space Contribution has been calculated:-

- To pay the Phase 2 Play Space Contribution to the Council in the following tranches:-
 - 60% prior to occupation of any dwelling on Phase 2

- 40% prior to occupation of more than 50% of the Dwellings on Phase 2

Phase 2 Sports Pitch Contribution

2.5 £235,054.70 (£608.95 per Bedroom) – please refer to Table A for schedule on how the Phase 2 Sports Pitch Contribution has been calculated:-

- To pay the Phase 2 Sports Pitch Contribution to the Council in the following tranches:-
 - 40% prior to Occupation of any Dwelling on Phase 2;
 - 30% prior to Occupation of the 25th Dwelling on Phase 2;
 - 30% prior to Occupation of the 75th Dwelling on Phase 2.

Primary School Contribution

2.6 £574,593.75 (£4,256.25 per dwelling)

- To pay the Primary School Contribution to the County Council on or before Commencement of Development of Phase 2.

TABLE A - Phase 2 s106 Contributions

Land to the East of Froghall Road and North of Cheltenham
Avenue and Ayr Road, Cheadle

TABLE A - Phase 2 s106 Contributions

Land East of Froghall Road and North of Cheltenham Avenue and Ayr Road, Cheadle

Layout Revision:

ARCH/PL/PH2 Rev E

S106 Agreement dated 19/11/2020

Date:

20/10/2021

HOUSE TYPE MIX					HIGHWAYS		PRIMARY SCHOOL		SPORTS PITCH		PLAY SPACE	
HOUSETYPE	BEDS	SQFT	TOTAL SQFT	NO. OF UNITS	£ PER PLOT	TOTAL	£ PER PLOT	TOTAL	£ PER BEDROOM	TOTAL	£ PER BEDROOM	TOTAL
OPEN MARKET												
DANBURY SEMI	2	811	9732	12	£1,052.63	£12,631.56	£4,256.25	£51,075.00	£608.95	£14,614.80	£488.01	£11,712.24
DELAMERE DET	3	993	7944	8	£1,052.63	£8,421.04	£4,256.25	£34,050.00	£608.95	£14,614.80	£488.01	£11,712.24
SHERWOOD CORNER DET	3	968	1936	2	£1,052.63	£2,105.26	£4,256.25	£8,512.50	£608.95	£3,653.70	£488.01	£2,928.06
CHARNWOOD CORNER DET	3	1012	6072	6	£1,052.63	£6,315.78	£4,256.25	£25,537.50	£608.95	£10,961.10	£488.01	£8,784.18
BURNHAM DET	4	1115	13380	12	£1,052.63	£12,631.56	£4,256.25	£51,075.00	£608.95	£29,743.20	£488.01	£23,424.48
MARSTON DET	4	1230	4920	4	£1,052.63	£4,210.52	£4,256.25	£17,025.00	£608.95	£9,743.20	£488.01	£7,808.16
WHITELEAF DET	4	1259	2518	2	£1,052.63	£2,105.26	£4,256.25	£8,512.50	£608.95	£4,871.60	£488.01	£3,904.08
MADDISON SEMI	2	650	3900	6	£1,052.63	£6,315.78	£4,256.25	£25,537.50	£608.95	£7,307.40	£488.01	£5,856.12
STRAND	4	1351	21616	16	£1,052.63	£16,842.08	£4,256.25	£68,100.00	£608.95	£38,972.80	£488.01	£31,232.64
HARLEY	4	1513	15130	10	£1,052.63	£10,526.30	£4,256.25	£42,562.50	£608.95	£24,358.00	£488.01	£19,520.40
MARLBOROUGH	4	1513	3026	2	£1,052.63	£2,105.26	£4,256.25	£8,512.50	£608.95	£4,871.60	£488.01	£3,904.08
FENCHURCH	4	1797	17970	10	£1,052.63	£10,526.30	£4,256.25	£42,562.50	£608.95	£24,358.00	£488.01	£19,520.40
				90								
AFFORDABLE 33%												
AFFORDABLE/SOCIAL RENT												
ALNMOUTH MID	1	643	1286	2	£1,052.63	£2,105.26	£4,256.25	£8,512.50	£608.95	£1,217.90	£0.00	£0.00
ALNMOUTH END	1	643	2572	4	£1,052.63	£4,210.52	£4,256.25	£17,025.00	£608.95	£2,435.80	£0.00	£0.00
DANBURY SEMI	2	811	8921	11	£1,052.63	£11,578.93	£4,256.25	£46,818.75	£608.95	£13,396.90	£488.01	£10,736.22
DANBURY MID	2	811	4866	6	£1,052.63	£6,315.78	£4,256.25	£25,537.50	£608.95	£7,307.40	£488.01	£5,856.12
DANBURY END	2	811	6488	8	£1,052.63	£8,421.04	£4,256.25	£34,050.00	£608.95	£9,743.20	£488.01	£7,808.16
				31								
INTERMEDIATE												
ALNMOUTH MID	1	643	1929	3	£1,052.63	£3,157.89	£4,256.25	£12,768.75	£608.95	£1,826.85	£0.00	£0.00
ALNMOUTH END	1	643	1929	3	£1,052.63	£3,157.89	£4,256.25	£12,768.75	£608.95	£1,826.85	£0.00	£0.00
DANBURY SEMI	2	811	4055	5	£1,052.63	£5,263.15	£4,256.25	£21,281.25	£608.95	£6,089.50	£488.01	£4,880.10
DANBURY MID	2	811	811	1	£1,052.63	£1,052.63	£4,256.25	£4,256.25	£608.95	£1,217.90	£488.01	£976.02
DANBURY END	2	811	1622	2	£1,052.63	£2,105.26	£4,256.25	£8,512.50	£608.95	£2,435.80	£488.01	£1,952.04
				14								
TOTAL	23158	142623	135		£142,105.05		£574,593.75		£235,054.70		£182,515.74	

TOTAL PHASE 2 CONTRIBUTIONS**£1,134,269.24** plus indexation