

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

(July 2025 - Rev B)



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 a development described as:
 - 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 [This was varied under the S73 permission \(ref: SMD/2021/0456\) on 30th April 2025.](#)
- 1.4 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.
- 1.5 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 (44 dwellings) to be affordable housing – *please refer to the accompanying Affordable Housing Statement and Proposed Planning Layout (Ref: ARCH/PL/PH2 Rev U) for further details of affordable housing.*

- 1) 60% of the Affordable Housing shall be for affordable or social rent
- 2) 40% shall be for intermediate housing;
- 3) 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)

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

Phase 2 Play Space Contribution

- 2.4 £180,563.70 (£488.01 per Bedroom, excluding 1 Bed dwellings) – please refer to Table A for schedule on how the Phase 2 Play Space Contribution has been calculated:-

- 1) 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 £235,183.10 (£608.95 per Bedroom} – please refer to Table A for schedule on how the Phase 2 Sports Pitch Contribution has been calculated:-

1) 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}

1) 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 Y

S106 Agreement dated 19/11/2020

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
ADDLEBOROUGH	2	792	6336	8	£1,052.63	£8,421.04	£4,256.25	£34,050.00	£608.95	£9,743.20	£488.01	£7,808.16
CHILTERN	2	889	3556	4	£1,052.63	£4,210.52	£4,256.25	£17,025.00	£608.95	£4,871.60	£488.01	£3,904.08
SOLWOOD	2	946	20812	22	£1,052.63	£23,157.86	£4,256.25	£93,637.50	£608.95	£26,793.80	£488.01	£21,472.44
GILWOOD	2	1184	7104	6	£1,052.63	£6,315.78	£4,256.25	£25,537.50	£608.95	£7,307.40	£488.01	£5,856.12
KINGLEY	3	1026	16416	16	£1,052.63	£16,842.08	£4,256.25	£68,100.00	£608.95	£29,229.60	£488.01	£23,424.48
BURNDALE	3	1092	6552	6	£1,052.63	£6,315.78	£4,256.25	£25,537.50	£608.95	£10,961.10	£488.01	£8,784.18
BURNHAM	4	1115	10035	9	£1,052.63	£9,473.67	£4,256.25	£38,306.25	£608.95	£21,922.20	£488.01	£17,568.36
GREENWOOD	4	1324	10592	8	£1,052.63	£8,421.04	£4,256.25	£34,050.00	£608.95	£19,486.40	£488.01	£15,616.32
KIELDER	4	1416	16992	12	£1,052.63	£12,631.56	£4,256.25	£51,075.00	£608.95	£29,229.60	£488.01	£23,424.48
AUDLEY GF	1	566	1132	2	£1,052.63	£2,105.26	£4,256.25	£8,512.50	£608.95	£1,217.90	£488.01	£0.00
AUDLEY FF	1	646	1284	2	£1,052.63	£2,105.26	£4,256.25	£8,512.50	£608.95	£1,217.90	£488.01	£0.00
WAREHAM	2	884	22100	25	£1,052.63	£26,315.75	£4,256.25	£106,406.25	£608.95	£30,447.50	£488.01	£24,400.50
DALLINGTON	3	1044	15660	15	£1,052.63	£15,789.45	£4,256.25	£63,843.75	£608.95	£27,402.75	£488.01	£21,960.45
TOTAL			138571	135		£142,105.05		£574,593.75		£219,830.95		£174,219.57

TOTAL PHASE 2 CONTRIBUTIONS

£1,110,749.32 plus indexation