



Walsall Council

Item No.

*Development Control
Committee*

17th July 2007

REPORT OF THE HEAD OF PLANNING AND BUILDING CONTROL

Section 106 Annual Update Report 2006/07

1. PURPOSE OF REPORT

- i) To advise Members of the out turn information relating to completed Planning Obligations (section 106 agreements) that have been negotiated with planning permissions that were granted in 2006/07
- ii) To show a break down of the number of affordable houses negotiated and the level of contributions collected and due to be collected subject to the commencement of developments related to education, open space, health and other requirements. Subsequent reports are to be reported quarterly.
- iii) To advise the Committee of the need to secure an alternative means of funding the post of Monitoring Officer currently being paid from Planning Delivery Grant.

2. RECOMMENDATIONS

- i) That the Committee notes the report.
- ii) That the Committee support the principle of future funding of the Monitoring Officer post from payments made by developers as part of the administrative costs for completing an agreement.

3. FINANCIAL IMPLICATIONS

The briefing of members as to the outcome of individual Planning Obligations together with the total sums collected within the year will help inform and assure members of the accounting probity and monitoring that is being followed by officers.

4. POLICY IMPLICATIONS

Within Council policy. All planning applications relate to local and national planning

policy.

5. **LEGAL IMPLICATIONS**

Planning Obligations are primarily negotiated as part of the determination of planning applications in accordance with Government Circular 5/2005, policy GP3 of Walsall Unitary Development Plan and adopted Supplementary Planning Documents.

6. **EQUAL OPPORTUNITY IMPLICATIONS**

None arising from the report.

7. **ENVIRONMENTAL IMPACT**

The impacts of planning decisions on the environment are considered as part of the consideration of the planning applications in accordance with local and national planning policies.

8. **WARD(S) AFFECTED**

All.

9. **CONSULTEES**

Officers in Legal Services, Housing Services and Education Walsall have been consulted in the preparation of this report.

10. **CONTACT OFFICER**

David Elsworthy - Extension: 2409

11. **BACKGROUND PAPERS**

All published.

David Elsworthy, Head of Planning and Building Control

DEVELOPMENT CONTROL COMMITTEE –17th July 2007

1. This is the first of a series of reports that will be reported to members of this Committee and subsequently made available to all members for information. It provides a summary of all Planning Obligations (Section 106 Agreements) that have been secured as part of the determination of planning applications in the last financial year in accordance with adopted policy of the Council. These details are set out in the attached table (Appendix A) and Members will note that the information has been broken down into the various types of contributions.
2. Given that this is the first of this type of report to be reported to this Committee it would be useful to remind Members of the legal basis and process that form the framework for negotiating Planning Obligations. Section 106 of the Town & Country Planning Act 1990 enables developers to give unilateral undertakings, or local authorities to reach agreements with developers, for certain works to be carried out in association with a development.
3. Circular 5/2005 states that Planning Obligations should be necessary to make the proposed development acceptable in planning terms; are relevant to planning and directly related in scale and kind to the proposed development. They must also be reasonable in all other respects. They may be required, for example, to:
 - enable the development to proceed
 - secure related infrastructure and facilities
 - secure the appropriate balance of use, for example within mixed use developments
 - offset or redress the on site or off site impacts of the development
 - secure a higher quality development
 - secure related maintenance
4. The Council is required to comply with national planning policy in the form of guidance notes and Government Circulars together with policy GP3 of the Unitary Development Plan (UDP). The Government views planning obligations as useful instruments where they are necessary to a proposed development to overcome obstacles that would otherwise result in the refusal of planning permission. They must not be used to effectively buy planning permissions.

5. Policy GP3 of the UDP states:

These will be used as appropriate to secure the provision of any on or off site infrastructure, facilities, services or mitigating measures made necessary by a development; ensure the implementation of an agreed phasing scheme or otherwise ensure that development takes place in a satisfactory manner in accordance with the policies of the plan. The Council will in particular use such obligations to secure additional or improved transport infrastructure; open space or recreational provision; measures for wildlife protection, enhancement and creation; forestry planting; utility services, including drainage works; affordable housing provision; community safety schemes; educational facilities; healthcare facilities and other forms of social and community infrastructure.

Negotiations with developers will be based on the principle that the benefits to be secured should be necessary, relevant to planning, directly related to the proposed development and fairly and reasonably related in scale and kind to the proposed development.

Where a choice can be made between the use of planning conditions and planning obligations for the achievement of a given purpose, the Council will normally attach conditions in preference to the use of obligations.

6. Planning obligations are useful where developments will generate or increase the need for additional infrastructure, facilities or services or require public bodies to bring forward plans for improvements. In such cases the development should normally bear the full cost of doing that which would not otherwise have been necessary at the time. In some situations a development may be required to fund a number of related infrastructure improvements. It must be noted that given the stringent tests regarding when planning obligations should and should not be used it is not usually possible to justify commuted payments for additional 'wants' within the services/wider area.
7. The Council currently collects contributions for education, affordable housing, open space and health care. This follows Supplementary Planning Documents (SPD) being adopted for the Affordable Housing in May 2005 Open Space in April 2006, Health Care in January 2007 and Education in March 2007 respectively.
8. Planning officers negotiate with applicants (and their agents) of planning applications submitted for residential development of 10 or more dwellings in consultation with Education Walsall for financial contributions where there is a lack of primary and secondary places in school catchments areas. Negotiations for affordable housing are triggered for developments of 25 or more dwellings in consultation with Housing Services and the health contributions are required for developments of 30 or more dwellings as set out in the UDP.
9. The planning application is reported to the Development Control Committee and the details of the proposed agreement are included in the report. At this stage this normally includes the heads of terms of what is required together with details of any reasons such as abnormal costs that the developer claims should be taken into account in reducing the requirements. Assuming the Committee resolves to

approve the application then officers instruct Legal Services to complete the Planning Obligation prior to planning permission being issued. Therefore the collection of the contribution depends on whether the planning permission is granted and then on whether the applicant actually implements the planning permission.

10. The details of the amount to be paid (and when) or the action required is set out in the Planning Obligation. The developer pays the councils costs for solicitor and planning staff time together with a set payment to help pay the cost of monitoring the development / agreement. Once received the funds are coded to the relevant financial code and all contributions are paid into (held on) the balance sheet code of the Regeneration directorate. The Senior Accountant then liaises with the relevant service area and the funding is transferred to the service area concerned and expenditure is monitored by that service's accountant.
11. A total of 28 Planning Obligations were completed in 2006/07 totalling £1,231,163 in contributions plus the requirement to provide 46 affordable dwellings. Of these 8 payments have been received totalling £235,303 which has been forwarded to the appropriate service areas. These total £222,700 for education; £2,603 for open space and £10,000 for other requirements (in this case relating to trees). To date no affordable houses have been provided.
12. In many instances payments are required at certain stages of the development being triggered by the number of dwellings at certain times. This depends on what is negotiated in each individual agreement depending on the size and complexity of each case and in many instances payments are not required until the occupation of the approved dwellings.
13. Members will note that the total contributions received in 2006-7 were relatively small and that the majority of those received related to education. This is of course due to the fact that the Supplementary Planning Documents which set out the requirements for collecting contributions are relatively new and that not many developments approved in the last financial year were commenced in the same period. It is anticipated that both the total number of Planning Obligations and the associated contributions required and triggered for payment will increase over time as new developments are approved and work commences on those already approved.
14. The Council monitors the implementation and compliance with the requirements of the agreements on a continual basis. This together with the recording and checking of the financial information places an additional burden on existing resources that has required the appointment of a Monitoring Officer which is currently paid for from Planning Delivery Grant. As this grant will cease next year alternative means of funding this post have been considered particularly as the work associated with this role will increase as more Planning Obligations are negotiated and developments are commenced.
15. Various funding options including the additional call on council revenue have been considered but on balance it is considered that given that it is the developer that necessitates the need for an agreement following development proposals it should follow that they should contribute to the funding of the process. It is therefore proposed that the funding of the post should be met by collecting a monitoring fee

that meets the total cost of monitoring the agreements based on a minimum set fee or a percentage of the total cost of the value of the contributions or planning application fee, whichever is the highest.

16. A benchmarking process is currently being undertaken with other authorities that have done similar and details of this together with recommended costs will form the basis of a report to Cabinet in September 2007. Any proposed formula will be proportionate to the size of the development and would be completely separate from other heads of terms in the agreement. Members support in principle to this proposal is therefore sought in order that I can advise Cabinet accordingly.

S106 End of Financial Year 2006 Report

AFFORDABLE HOUSING								
Section106subject	Ward	Application No.	Decision Date	Location	Section106details	Units/Other Provision sought	Number provided on site	Date provided on site
Affordable and Low Cost Market Housing	BEDN	05/0958/FL/W2	23 MAY 2006	LAND AT BENTLEY GATE,BENTLEY ROAD SOUTH,WEDNESBURY,WALSALL, WEST MIDLANDS	10 Apartments (18%) to consist of 6 shared ownership units and 4 discounted market units. Discount Market Value Housing must be practically completed and the Shared Ownership Housing must be practically completed and offered for sale to a Registered Social Landlord prior to occupation of 24 full market value units.	10	0	
Affordable and Low Cost Market Housing	STMM	05/1264/FL/W2	18 OCT 2006	SITE OF J SAINSBURYS CAR PARK,GEORGE STREET,WALSALL, WEST MIDLANDS	4 Shared Ownership Dwellings (10%) to be disposed of before 50% of the Open Market Dwellings may be occupied. Clause 1.4.	4	0	
Affordable and Low Cost Market Housing	WILS	05/1566/OL/W3	18 OCT 2006	NEPTUNE PUBLIC HOUSE,BILSTON LANE,WILLENHALL, WEST MIDLANDS,WV13 2LF	5no.1 bed flats and 6no.2 bed flats the price being 75% of the open market value. The landowner shall not occupy or permit to be occupied more than 50% of the open market dwellings until the low cost units have been disposed of in accordance with Schedule 2 Clause 1(a) and (b).	11	0	
Affordable and Low Cost Market Housing	STMA	06/1448/FL/W2	15 NOV 2006	SHANNONS MILL, GEORGE STREET, WALSALL, WS1 1RS	5 x 1 bedroom affordable housing dwellings to be disposed of prior to occupation of 50% of the open market dwellings.	5	0	
Affordable and Low Cost Market Housing	STMA	06/0367/OL/W7	15 DEC 2006	LAND AT WALSALL COLLEGE OF ARTS AND TECHNOLOGY (WALCAT),AND NORTH OF LITTLETON STREET WEST,WALSALL, WEST MIDLANDS	Should the number of units exceed 24, then not less than 25% should be affordable housing.	6	0	
Affordable and Low Cost Market Housing	BLAK	05/0411/FL/E2	07 JUL 2006	FORMERLY KNOWN AS EAGLE ENVELOPES,BLOXWICH ROAD,WALSALL, WEST MIDLANDS,WS3 2XG	13% Shared Ownership. No more than 50% occupation of the open market dwellings until the affordable housing units have been disposed of.	10	0	
SUB TOTAL						46	0	

S106 End of Financial Year 2006 Report

EDUCATION									
Section 106 subject	Ward	Application No.	Decision Date	Location	Section 106 details	Section 106 sum	Section 106 payment	Section 106 Payment Date	Section 106 Balance
Education commuted sum	PHES	06/1116/FL/E9	26 SEP 2006	LAND & NOS. 15/17,ROMNEY WAY,GREAT BARR,WALSALL, WEST MIDLANDS,B43 7TL	Payment due prior to occupation of first dwelling	£32,719.78	£0.00		-£32,719.78
Education commuted sum	BEDN	05/0958/FL/W2	23 MAY 2006	LAND AT BENTLEY GATE,BENTLEY ROAD SOUTH,WEDNESBURY,WALSALL, WEST MIDLANDS	Due on occupation of 1st dwelling. To be used towards the provision of Secondary School Education.	£59,070.81	£0.00		-£59,070.81
Education commuted sum	WILN	06/1822/OL/W7	23 FEB 2007	232 LICHFIELD ROAD AND LAND TO THE REAR,NEW INVENTION,WALSALL, WEST MIDLANDS	Due on commencement of development.	£12,159.38	£0.00		-£12,159.38
Education commuted sum	ANWW	06/0344/FL/E3	22 JUN 2006	2,COPPICE ROAD,WALSALL, WEST MIDLANDS,WS9 9BL	AWAITING COPY OF AGREEMENT FROM LEGAL.	£28,582.65	£28,582.65		£0.00
Education commuted sum	STMA	06/0064/FL/W3	22 DEC 2006	12,13 AND 14,HIGH STREET,WALSALL, WEST MIDLANDS,WS1 1QW	Secondary School Provision contribution due within 14 days of commencement of development.	£18,021.00	£0.00		-£18,021.00
Education commuted sum	STMA	06/1450/OL/W1	21 DEC 2006	LAND TO THE SOUTH OF,WOLVERHAMPTON STREET,WALSALL, WEST MIDLANDS,WS2 8LS	Due on commencement of first building including a residential dwelling. To be used towards the provision of Primary or Secondary school education.	£53,056.00	£0.00		-£53,056.00
Education commuted sum	BLAK	06/0314/FL/E4	20 JUN 2006	BRITISH LION WORKS,FOREST LANE,WALSALL, WEST MIDLANDS,WS2 7AX	To be paid on or before 50% of dwellings occupied. To be used towards provision of Secondary School education.	£45,732.24	£0.00		-£45,732.24
Education commuted sum	STMA	06/0736/FL/W5	20 JUL 2006	FORMERLY BRS DISTRIBUTION SITE,TASKER STREET,WALSALL, WEST MIDLANDS	To be paid on commencement of development.	£85,000.00	£85,000.00	02 MAR 2007	£0.00
Education commuted sum	ANWW	06/1066/FL/E9	18 SEP 2006	"AUTOCRAFT",WALSALL ROAD,WALSALL WOOD,WALSALL	Occupation of first dwelling	£44,215.92	£0.00		-£44,215.92
Education commuted sum	STMA	06/1448/FL/W2	15 NOV 2006	SHANNONS MILL, GEORGE STREET, WALSALL, WS1 1RS	Due within 7 days of commencement.	£16,858.00	£0.00		-£16,858.00
Education commuted sum	WILS	05/1658/OL/W2	15 NOV 2006	SARACENS HEAD P.H.,BLOXWICH ROAD SOUTH,WILLENHALL,WALSALL, WEST MIDLANDS	Due upon service of implementation notice. To be used towards provision of Secondary school education.	£15,500.00	£0.00		-£15,500.00
Education commuted sum	STMA	06/0367/OL/W7	15 DEC 2006	LAND AT WALSALL COLLEGE OF ARTS AND TECHNOLOGY (WALCAT),AND NORTH OF LITTLETON STREET WEST,WALSALL, WEST MIDLANDS	Should the number of residential units exceed 10, then the contribution for each additional unit over 10 shall be paid prior to occupation.	£0.00	£0.00		£0.00
Education commuted sum	BLXW	06/1615/FL/E9	13 DEC 2006	MIDLAND PROPERTIES,REEVES STREET,WALSALL, WEST MIDLANDS,WS3 2DL	Education contribution for secondary school provision payment on commencement of development	£11,275.06	£0.00		-£11,275.06
Education commuted sum	WILN	06/1380/OL/W3	12 JAN 2007	ACORN NEW INVENTION 272-276,LICHFIELD ROAD,WILLENHALL,WALSALL, WEST MIDLANDS	Due 2 months after commencement date. To be used towards the provision of Secondary Education.	£46,000.00	£0.00		-£46,000.00
Education commuted sum	BLAK	05/0207/FL/E4	12 FEB 2007	PINFOLD INDUSTRIAL ESTATE,FIELD CLOSE,WALSALL, WEST MIDLANDS	Due 7 days after commencement of development.	£34,267.34	£0.00		-£34,267.34
Education commuted sum	HATH	06/0425/OL/E9	11 JUL 2006	LAND CORNER OF,NEW STREET / LICHFIELD ROAD,SHELFIELD, WEST MIDLANDS	To be paid on commencement of development. To be used towards the provision of Secondary School education.	£6,632.39	£0.00		-£6,632.39
Education commuted sum	BLXE	06/0641/FL/E9	10 OCT 2006	THE STAG,FIELD ROAD,WALSALL, WEST MIDLANDS	Upon service of implementation notice	£3,625.00	£3,625.00	28 NOV 2006	£0.00

S106 End of Financial Year 2006 Report

Education commuted sum	BLXE	06/0641/FL/E9	10 OCT 2006	THE STAG, FIELD ROAD, WALSALL, WEST MIDLANDS	on completion of the eighth dwelling house	£14,504.00	£0.00		-£14,504.00
Education commuted sum	BLXE	06/0641/FL/E9	10 OCT 2006	THE STAG, FIELD ROAD, WALSALL, WEST MIDLANDS	upon completion of the final dwelling house	£18,128.05	£0.00		-£18,128.05
Education commuted sum	BLAK	06/1345/OL/E11	08 NOV 2006	SWAN AND CUES PUBLIC HOUSE, COALPOOL LANE, WALSALL, WEST MIDLANDS	Due prior to commencement	£49,963.99	£0.00		-£49,963.99
Education commuted sum	BLAK	05/0411/FL/E2	07 JUL 2006	FORMERLY KNOWN AS EAGLE ENVELOPES, BLOXWICH ROAD, WALSALL, WEST MIDLANDS, WS3 2XG	Due upon completion of agreement. To be used towards the provision of Secondary School education.	£63,262.93	£63,262.93	09 NOV 2006	£0.00
Late Payment Interest Charge	BLAK	05/0411/FL/E2	07 JUL 2006	FORMERLY KNOWN AS EAGLE ENVELOPES, BLOXWICH ROAD, WALSALL, WEST MIDLANDS, WS3 2XG	Education	£2,229.80	£2,229.80	27 NOV 2006	£0.00
Education commuted sum	BLXE	05/2423/FL/E3	07 JUL 2006	45A, PARK ROAD, BLOXWICH, WALSALL, WEST MIDLANDS, WS3 3SS	To be paid on first occupation.	£20,960.21	£0.00		-£20,960.21
Education commuted sum	BLAK	06/1575/OL/E12	06 DEC 2006	LAND AT CORNER OF BLOXWICH ROAD/BLAKENALL LANE, BLOXWICH, WALSALL, WS3 2BB	due on service of implementation notice. To be used towards provision of Secondary School education.	£22,771.20	£0.00		-£22,771.20
Education commuted sum	HATH	06/2135/FL/E9	05 MAR 2007	FOUR SEASONS PUBLIC HOUSE, SPRING LANE, SHELFIELD, WALSALL, WEST MIDLANDS	Secondary School contribution payable upon commencement of the development	£32,277.62	£0.00		-£32,277.62
Education commuted sum	BLXE	05/1614/FL/H1	03 APR 2006	LAND AT BLAKENALL HEATH, VICTORIA AVENUE AND CHURCH PLACE, BLOXWICH	First owner to pay £12,307.35, second owner to pay £4,842.24 within 14 days after commencement of any material operation pursuant to the permission. To be used towards the provision of Secondary School Education	£17,149.59	£0.00		-£17,149.59
Education commuted sum	STMA	06/0355/FL/W7	02 MAY 2006	ATLAS WORKS, SANDWELL STREET, WALSALL, WEST MIDLANDS, WS1 3SD	To be paid on completion of the sale of first dwelling. To be used towards the provision of primary and secondary education.	£26,000.00	£0.00		-£26,000.00
Education commuted sum	PADD	06/0357/FL/E9	02 AUG 2006	THE BOUNDARY HOTEL, BIRMINGHAM ROAD, WALSALL, WEST MIDLANDS	To be paid on commencement of development. To be used towards the provision of Secondary School education.	£40,000.00	£40,000.00	24 OCT 2006	£0.00
SUB TOTAL						£819,962.96	£222,700.38		-£597,262.58

S106 End of Financial Year 2006 Report

OPEN SPACE									
Section 106 subject	Ward	Application No.	Decision Date	Location	Section 106 details	Section 106 sum	Section 106 payment	Section 106 Payment Date	Section 106 Balance
POS Commuted Sum	PHES	06/1116/FL/E9	26 SEP 2006	LAND & NOS. 15/17,ROMNEY WAY,GREAT BARR,WALSALL,WEST MIDLANDS,B43 7TL	Payment due prior to occupation of first dwelling	£3,000.00	£0.00		-£3,000.00
POS Commuted Sum	WILN	06/1822/OL/W7	23 FEB 2007	232 LICHFIELD ROAD AND LAND TO THE REAR,NEW INVENTION,WALSALL,WEST MIDLANDS	Due upon commencement of the development	£22,176.00	£0.00		-£22,176.00
POS Commuted Sum	ANWW	06/1066/FL/E9	18 SEP 2006	"AUTOCRAFT", WALSALL ROAD,WALSALL WOOD,WALSALL	Due upon occupation of first dwelling	£33,520.00	£0.00		-£33,520.00
POS Commuted Sum	STMA	06/0367/OL/W7	15 DEC 2006	LAND AT WALSALL COLLEGE OF ARTS AND TECHNOLOGY (WALCAT),AND NORTH OF LITTLETON STREET WEST,WALSALL,WEST MIDLANDS	Should the number of residential units exceed 10, then the contribution for each additional unit over 10 shall be paid prior to occupation.	£0.00	£0.00		£0.00
POS Commuted Sum	BLXW	06/1615/FL/E9	13 DEC 2006	MIDLAND PROPERTIES,REEVES STREET,WALSALL,WEST MIDLANDS,WS3 2DL	Open space contribution payment due on commencement of development	£14,385.00	£0.00		-£14,385.00
POS Commuted Sum	WILN	06/1380/OL/W3	12 JAN 2007	ACORN NEW INVENTION 272-276,LICHFIELD ROAD,WILLENHALL,WALSALL,WEST MIDLANDS	Due 2 months after commencement date.	£42,000.00	£0.00		-£42,000.00
POS Commuted Sum	BLXE	06/0641/FL/E9	10 OCT 2006	THE STAG,FIELD ROAD,WALSALL, WEST MIDLANDS	Due upon service of implementation notice	£2,603.00	£2,603.00	28 NOV 2006	£0.00
POS Commuted Sum	BLXE	06/0641/FL/E9	10 OCT 2006	THE STAG,FIELD ROAD,WALSALL, WEST MIDLANDS	Due upon completion of eighth dwelling house	£10,412.00	£0.00		-£10,412.00
POS Commuted Sum	BLXE	06/0641/FL/E9	10 OCT 2006	THE STAG,FIELD ROAD,WALSALL, WEST MIDLANDS	Due upon completion of final dwelling house	£13,015.05	£0.00		-£13,015.05
POS Commuted Sum	BLAK	06/1345/OL/E11	08 NOV 2006	SWAN AND CUES PUBLIC HOUSE,COALPOOL LANE,WALSALL, WEST MIDLANDS	Due prior to commencement	£30,000.00	£0.00		-£30,000.00
POS Commuted Sum	BLAK	06/1575/OL/E12	06 DEC 2006	LAND AT CORNER OF BLOXWICH ROAD/BLAKENALL LANE, BLOXWICH, WALSALL, WS3 2BB	Due upon service of implementation notice.	£25,345.00	£0.00		-£25,345.00
POS Commuted Sum	HATH	06/2135/FL/E9	05 MAR 2007	FOUR SEASONS PUBLIC HOUSE,SPRING LANE,SHELFIELD,WALSALL,WEST MIDLANDS	Due upon commencement of the development	£29,000.00	£0.00		-£29,000.00
Landscaped Areas and Areas of Public Open Space	STMA	06/0367/OL/W7	15 DEC 2006	LAND AT WALSALL COLLEGE OF ARTS AND TECHNOLOGY (WALCAT),AND NORTH OF LITTLETON STREET WEST,WALSALL,WEST MIDLANDS	Contribution due prior to occupation. To submit scheme prior to commencement and scheme should be completed prior to occupation.	£50,000.00	£0.00		-£50,000.00
SUB TOTAL						£275,456.05	£2,603.00		-£272,853.05

HEALTHCARE									
Section 106 subject	Ward	Application No.	Decision Date	Location	Section 106 details	Section 106 sum	Section 106 payment	Section 106 Payment Date	Section 106 Balance
SUB TOTAL						£0.00	£0.00		£0.00

S106 End of Financial Year 2006 Report

HIGHWAYS INFRASTRUCTURE										
Section 106 subject	Ward	Application No.	Decision Date	Location	Section 106 details	Section 106 sum	Section 106 payment	Section 106 Payment Date	Section 106 Balance	Units/Other Provision
Transport Contribution and Facilities	STMA	06/0367/OL/W7	15 DEC 2006	LAND AT WALSALL COLLEGE OF ARTS AND TECHNOLOGY (WALCAT),AND NORTH OF LITTLETON STREET WEST,WALSALL,WEST MIDLANDS	Tesco Green Travel Plan to be submitted to council for approval prior to commencement.	£0.00	£0.00		£0.00	Will be submitted with RM App or after RM permission granted.
Other or Mixed (Please State in Detail Box)	BLAK	06/0314/FL/E4	20 JUN 2006	BRITISH LION WORKS,FOREST LANE,WALSALL,WEST MIDLANDS,WS2 7AX	Refurbishment contribution for footbridge. To be paid on or before 50% of dwellings occupied.	£10,000.00	£0.00		-£10,000.00	N/A
Other or Mixed (Please State in Detail Box)	STMA	06/1448/FL/W2	15 NOV 2006	SHANNONS MILL, GEORGE STREET, WALSALL, WS1 1RS	Within 2 months of commencement, owner to submit spec, design & scheme for enhancement and improvement of the George Street public realm.	£50,000.00	£0.00		-£50,000.00	N/A
SUB TOTAL						£60,000.00	£0.00		-£60,000.00	

S106 End of Financial Year 2006 Report

OTHERS										
Section 106 subject	Ward	Application No.	Decision Date	Location	Section 106 details	Section 106 sum	Section 106 payment	Section 106 Payment Date	Section 106 Balance	Units/Other Provision
CCTV Contribution	STMA	06/0367/OL/W7	15 DEC 2006	LAND AT WALSALL COLLEGE OF ARTS AND TECHNOLOGY (WALCAT),AND NORTH OF LITTLETON STREET WEST,WALSALL,WEST MIDLANDS	Due within 28 days of commencement.	£40,000.00	£0.00		-£40,000.00	N/A
Public Art Contribution/Provision of Facility	STMA	06/0367/OL/W7	15 DEC 2006	LAND AT WALSALL COLLEGE OF ARTS AND TECHNOLOGY (WALCAT),AND NORTH OF LITTLETON STREET WEST,WALSALL,WEST MIDLANDS	Prior to commencement of new store, submit to the council for approval a scheme of works for public art. The scheme should be completed prior to occupation.	£0.00	£0.00		£0.00	Will be submitted with RM App or after RM permission granted.
Other or Mixed (Please State in Detail Box)	STMA	06/0367/OL/W7	15 DEC 2006	LAND AT WALSALL COLLEGE OF ARTS AND TECHNOLOGY (WALCAT),AND NORTH OF LITTLETON STREET WEST,WALSALL,WEST MIDLANDS	Signage contribution due within 28 days of commencement.	£25,000.00	£0.00		-£25,000.00	N/A
Other or Mixed (Please State in Detail Box)	STMA	06/0367/OL/W7	15 DEC 2006	LAND AT WALSALL COLLEGE OF ARTS AND TECHNOLOGY (WALCAT),AND NORTH OF LITTLETON STREET WEST,WALSALL,WEST MIDLANDS	Prior to commencement of new store, to submit to council for approval a strategy.	£0.00	£0.00		£0.00	Will be submitted with RM App or after RM permission granted.
Other or Mixed (Please State in Detail Box)	STMA	06/0367/OL/W7	15 DEC 2006	LAND AT WALSALL COLLEGE OF ARTS AND TECHNOLOGY (WALCAT),AND NORTH OF LITTLETON STREET WEST,WALSALL,WEST MIDLANDS	Employment initiatives.	£0.00	£0.00		£0.00	Will be submitted with RM App or after RM permission granted.
Other or Mixed (Please State in Detail Box)	STMA	06/0367/OL/W7	15 DEC 2006	LAND AT WALSALL COLLEGE OF ARTS AND TECHNOLOGY (WALCAT),AND NORTH OF LITTLETON STREET WEST,WALSALL,WEST MIDLANDS	Offices and small retail units fronting St Paul's St to be built prior to occupation.	£0.00	£0.00		£0.00	Will be submitted with RM App or after RM permission granted.
Other or Mixed (Please State in Detail Box)	STMA	06/0367/OL/W7	15 DEC 2006	LAND AT WALSALL COLLEGE OF ARTS AND TECHNOLOGY (WALCAT),AND NORTH OF LITTLETON STREET WEST,WALSALL,WEST MIDLANDS	Prior to commencement, submit a programme for disposal or carrying out of the blue land development.	£25,000.00	£0.00		-£25,000.00	Will be submitted with RM App or after RM permission granted.
Other or Mixed (Please State in Detail Box)	BLAK	06/1345/OL/E11	08 NOV 2006	SWAN AND CUES PUBLIC HOUSE,COALPOOL LANE,WALSALL,WEST MIDLANDS	Due prior to commencement. £840 for loss per tree with a preservation order on.	£10,080.00	£0.00		-£10,080.00	N/A
Other or Mixed (Please State in Detail Box)	DASH	05/1800/FL/E7	03 MAY 2006	157-159,DANGERFIELD LANE,DARLASTON,WALSALL,WEST MIDLANDS	Revocation of planning permission 04/0449/FL/W5.	£0.00	£0.00		£0.00	N/A
Other or Mixed (Please State in Detail Box)	PADD	06/0357/FL/E9	02 AUG 2006	THE BOUNDARY HOTEL,BIRMINGHAM ROAD,WALSALL,WEST MIDLANDS	Tree Contribution to be paid on commencement of development.	£10,000.00	£10,000.00	24 OCT 2006	£0.00	N/A
SUB TOTAL						£110,080.00	£10,000.00	N/A	-£100,080.00	0
GRAND TOTALS						£1,265,499.01	£235,303.38	N/A	-£1,030,195.63	0