



Walsall Council

Planning Committee

30th April 2015

REPORT OF THE HEAD OF PLANNING AND BUILDING CONTROL

Section 106 Report – Financial Year 2014/15

1. PURPOSE OF REPORT

- i) To advise Members of the out turn information relating to completed Planning Obligations (section 106 agreements/unilateral undertakings/supplemental deeds of variation) that have been negotiated with planning permissions that were granted between 1st April 2014 to 31st March 2015.
- 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.

2. RECOMMENDATIONS

- i) That the Committee notes the report.

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 the National Planning Policy Framework 2012 (NPPF), Community Infrastructure Levy Regulations 2010 (Regulation 122),

policy DEL1 of the Black Country Core Strategy, policy GP3 of Walsall Unitary Development Plan and adopted Supplementary Planning Documents.

6. **EQUALITY**

No issues arising from the report. The Development Management services have completed Equality Impact Assessments and are accredited to be in compliance.

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**

Legal Services

10. **CONTACT OFFICER**

David Elsworthy - Extension: 4722
Michael Brereton – Extension 8021

11. **BACKGROUND PAPERS**

All published.

David Elsworthy, Head of Planning and Building Control

1. This is the final report covering financial year 2014/15. The report will subsequently be made available to all members for information. It provides a summary of all Planning Obligations (Section 106 Agreements/Unilateral Undertakings/Supplemental Deeds) that have been secured as part of the determination of planning applications in accordance with adopted policy of the Council. These details are set out in the attached appendices and Members will note that the information has been broken down into the various types of contributions.
2. Section 106 of the Town & Country Planning Act 1990 enables developers to submit unilateral undertakings, or local authorities to reach agreements with developers, for certain works to be carried out in association with a development. The Community Infrastructure Levy Regulations 2010 (Regulation 122) sets out a statutory requirement that Planning Obligations must be necessary to make the proposed development acceptable in planning terms; relevant to planning; and directly related in scale and kind to the proposed development. They must also be reasonable in all other respects.
3. The Council is required to comply with the Community Infrastructure Levy Regulations 2010, policy DEL1 of the Black Country Core Strategy (BCCS) and policy GP3 of the Unitary Development Plan (UDP). It must also now comply with the National Planning Policy Framework (NPPF), which was published on 27 March 2012 and has replaced Government Circular 05/2005 on Planning Obligations and re-enforces the requirements of the Regulation 122 tests of the CIL Regulations mentioned above. The NPPF also encourages Local Planning Authorities to be flexible when seeking Planning Obligations to prevent development being stalled, an approach that Walsall Council's Development Management service has already been taking over the last few years to facilitate development in the Borough.
4. 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. The Designing Walsall and Natural Environment SPD's were revised and adopted by the Council on 24th July 2013. The previous requirement for Section 106 contributions towards Public Art on the basis of specified thresholds has been revised in the latest Designing Walsall SPD. Contributions are now only required towards Public Art and Public Realm improvements within specified locations in the borough 'where appropriate'. The draft revised Affordable Housing SPD was published for public consultation between 16th September and 28th October 2013 and is currently being reviewed and the Urban Open Space SPD is yet to be reviewed. Until the Affordable Housing and Urban Open Space SPDs have been adopted in their revised state, they will continue to be applied in their current form as Council policy.
6. The Education and Healthcare SPDs have been revoked by the Secretary of State (SOS) in February 2012 because they are out-of-date and can no longer be applied in their current form. Despite the revocation of the Education and Healthcare SPD's, contributions can still be sought for these service areas providing the Planning Obligations being sought:

- a) Are consistent with “saved” Unitary Development Plan policy and/ or Black Country Core Strategy policy;
 - b) Meet the three legal “tests” set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010;
 - c) Meet the “viability” test, which means that all or part of an obligation may be waived by the Council if it would impact on the viability of a development which is on balance, beneficial and consistent with policy objectives even without the obligation.
7. Furthermore, it has been agreed with Walsall Children’s Services that planning applications will only be considered for planning obligations towards education in developments of 30 dwellings or more (previously the threshold was more than 10 dwellings).
 8. Planning officers negotiate with applicants (and their agents) of planning applications submitted for 15 or more dwellings the provision of affordable housing in consultation with Housing Services, and for developments over 10 dwellings for the provision of open space in consultation with Leisure Services. All other requirements are considered on a case-by-case basis in consultation with the necessary service areas.
 9. The planning application is reported to the Planning 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 Legal Services 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 officer time together with a payment to help pay towards the cost of monitoring the development / agreement. As the call on monitoring developments is largely proportionate to the size of developments a monitoring payment for each obligation of a minimum of £950 or 9% of the planning application fee (whichever is the higher) is levied from the applicant. Also, given the corporate nature of the Monitoring Officer role and its linkage to the development and adoption of council-wide policies and Supplementary Planning Documents, 1.5% is also deducted from all received S106 contributions to help fund the Monitoring Officer post. Once received all 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 areas and the funding is transferred to each service area concerned and expenditure is monitored by that service’s accountant.
 11. From 1st April 2015 the Government is introducing restrictions on the number of Section 106 contributions that can be pooled to fund an individual infrastructure project. From 1st April no more than 5 Section 106 contributions can be pooled to fund each individual infrastructure project (including agreements completed since April 2010) and service areas receiving contributions will therefore need to be mindful of this when planning their expenditure whilst ensuring they are still

expended in accordance with the requirements set out in each legally binding completed S106 Agreement. Affordable Housing is not currently defined as infrastructure for the purposes of the Community Infrastructure Levy (to continue to be secured through S106) and contributions for off-site affordable housing do not therefore fall under the pooling restrictions.

12. 5 Planning Obligations were completed in financial year 2014/15 totalling £309,999.79 in contributions sought towards highway improvements (£139,000.00 – received in full), improved subway lighting (£30,776.70) and open space (£140,223.09). Full details are provided in Appendix A.
13. 15 affordable housing units were secured in 2014/15. Full details are provided in Appendix B.
14. 6 Supplemental Deeds were completed in 2014/15 adding references to subsequent planning applications and other minor changes, varying payment triggers for an education contribution and requirement of additional open space contribution. Full details are provided in Appendix C.
15. In comparison, 7 Planning Obligations were completed in 2013/14 totalling £415,084.57 to be sought of which £279,668.00 has been collected to date and transferred to the appropriate services to spend. 8 affordable housing units were secured during this period.
16. Details of contributions that are due to expire between April 2015 and April 2016 are set out in Appendix D.
17. In quarter 4 of 2014/15 £1,655.14 was expended on design and development work for the proposed Willenhall Lock Workers Memorial out of the contribution received from the Morrison's development.
18. Updated details for the expenditure of received Section 106 Education contributions is provided in Appendix E.
19. Updated details for the expenditure of received Section 106 Open Space contributions is provided in Appendix F.



Appendix A - Overall S106 Contributions Sought and Received for period 01/04/2014 - 31/03/2015

<u>Application No</u>	<u>Proposal</u>	<u>Decision Date</u>	<u>Site Address</u>	<u>Service Area</u>	<u>Contribution Req'd</u>	<u>S106 Details</u>	<u>Contribution Recieved</u>	<u>Indexatio n RxRecd</u>	<u>Date Cont</u>	<u>Cont Expiry Date</u>
12/0036/OL	<p>Outline permission for residential development on sites A, D and J (access only to be considered) as follows:</p> <ul style="list-style-type: none"> - Site A – Approximately 243 dwellings (including 56 affordable units) - Site D – Approximately 134 dwellings (including 121 affordable units) - Site J – Approximately 25 dwellings (all affordable) <p>All sites incorporating means of access (not reserved), car parking, landscaping, infrastructure and servicing.</p>	13/08/2014	GOSCOTE LANE REGENERATION CORRIDOR INCORPORATING SITES IN SHAKESPEARE CRESCENT, KEATS ROAD, TENNYSON ROAD, CHAUCER ROAD, WORDSWORTH ROAD, DRYDEN ROAD, HARDEN ROAD AND WELL LANE.	Urban Open Space Contribution		Prior to occupation a scheme for laying out of the open space to be submitted to and approved by the Council. Implement the approved open space scheme prior to occupation of 120 dwellings on the site. Open Space contribution payable to Council if open space scheme not fully implemented on 119th occupation.	£0.00	£0.00		

<u>Application No</u>	<u>Proposal</u>	<u>Decision Date</u>	<u>Site Address</u>	<u>Service Area</u>	<u>Contribution Req'd</u>	<u>S106 Details</u>	<u>Contribution Recieved</u>	<u>Indexatio n RxRecd</u>	<u>Date Cont</u>	<u>Cont Expiry Date</u>
12/0036/OL	<p>Outline permission for residential development on sites A, D and J (access only to be considered) as follows:</p> <ul style="list-style-type: none"> - Site A – Approximately 243 dwellings (including 56 affordable units) - Site D – Approximately 134 dwellings (including 121 affordable units) - Site J – Approximately 25 dwellings (all affordable) <p>All sites incorporating means of access (not reserved), car parking, landscaping, infrastructure and servicing.</p>	13/08/2014	GOSCOTE LANE REGENERATION CORRIDOR INCORPORATING SITES IN SHAKESPEARE CRESCENT, KEATS ROAD, TENNYSON ROAD, CHAUCER ROAD, WORDSWORTH ROAD, DRYDEN ROAD, HARDEN ROAD AND WELL LANE.	Highway Contribution	£136,915.00	Towards road safety measures along Harden Road. Junction with Bloxwich Road and Coal Pool Lane and Harden Road / Broadstone Avenue. Due prior to implementation works. No expiry date to expend contribution.	£136,915.00	£0.00	20/10/2014	
12/0036/OL	<p>Outline permission for residential development on sites A, D and J (access only to be considered) as follows:</p> <ul style="list-style-type: none"> - Site A – Approximately 243 dwellings (including 56 affordable units) - Site D – Approximately 134 dwellings (including 121 affordable units) - Site J – Approximately 25 dwellings (all affordable) <p>All sites incorporating means of access (not reserved), car parking, landscaping, infrastructure and servicing.</p>	13/08/2014	GOSCOTE LANE REGENERATION CORRIDOR INCORPORATING SITES IN SHAKESPEARE CRESCENT, KEATS ROAD, TENNYSON ROAD, CHAUCER ROAD, WORDSWORTH ROAD, DRYDEN ROAD, HARDEN ROAD AND WELL LANE.	Urban Open Space Contribution		On-site open space scheme to be submitted to Council for approval prior to occupation of any dwelling. Implement the approved scheme prior to occupation of 120 of dwellings or pay commuted sum (apportioned to any works already commenced) to Council if 119 dwellings are occupied and scheme is unimplemented.	£0.00	£0.00		

<u>Application No</u>	<u>Proposal</u>	<u>Decision Date</u>	<u>Site Address</u>	<u>Service Area</u>	<u>Contribution Req'd</u>	<u>S106 Details</u>	<u>Contribution Recieved</u>	<u>Indexatio n RxRecd</u>	<u>Date Cont</u>	<u>Cont Expiry Date</u>
12/0036/OL	Outline permission for residential development on sites A, D and J (access only to be considered) as follows: - Site A – Approximately 243 dwellings (including 56 affordable units) - Site D – Approximately 134 dwellings (including 121 affordable units) - Site J – Approximately 25 dwellings (all affordable) All sites incorporating means of access (not reserved), car parking, landscaping, infrastructure and servicing.	13/08/2014	GOSCOTE LANE REGENERATION CORRIDOR INCORPORATING SITES IN SHAKESPEARE CRESCENT, KEATS ROAD, TENNYSON ROAD, CHAUCER ROAD, WORDSWORTH ROAD, DRYDEN ROAD, HARDEN ROAD AND WELL LANE.	Policy 1.5% Monitoring Charge	£2,085.00	Deducted from highways contribution.	£2,085.00	£0.00	20/10/2014	
13/1529/FL	Demolition of existing building and erection of 28 No later living retirement housing (category II type accommodation) including provision of communal facilities, landscaping and car parking.	17/04/2014	FORMER PARK TAVERN,43 BROADWAY NORTH,WALSALL, WS1 2QG	Urban Open Space Contribution	£29,442.00	Due prior to commencement of development	£0.00	£0.00		
13/1529/FL	Demolition of existing building and erection of 28 No later living retirement housing (category II type accommodation) including provision of communal facilities, landscaping and car parking.	17/04/2014	FORMER PARK TAVERN,43 BROADWAY NORTH,WALSALL, WS1 2QG	Late Payment Interest Charge (LPI)	£496.08	For open space. Due on 21/11/2014 and given up to 23/03/2015 to pay invoice. Barclays base rate at 0.5% + LPI in S106 at 4.5%.	£0.00	£0.00		
13/1490/FL	Erection of 62 Dwellings	11/06/2014	SITE OF FORMER MARY ELLIOTT SCHOOL AND BREWER STREET CENTRE, BREWER STREET, WALSALL, WS2 8BA	Urban Open Space Contribution	£34,021.67	Improvement of OS in vicinity of the development (Due prior to the occupation of the 15th Dwelling)	£0.00	£0.00		

<u>Application No</u>	<u>Proposal</u>	<u>Decision Date</u>	<u>Site Address</u>	<u>Service Area</u>	<u>Contribution Req'd</u>	<u>S106 Details</u>	<u>Contribution Recieved</u>	<u>Indexatio n Rx Recd</u>	<u>Date Cont</u>	<u>Cont Expiry Date</u>
13/1490/FL	Erection of 62 Dwellings	11/06/2014	SITE OF FORMER MARY ELLIOTT SCHOOL AND BREWER STREET CENTRE, BREWER STREET, WALSALL, WS2 8BA	Other or Mixed (Please State in Detail Box)	£30,776.70	Provision of improved lighting at the subway in vicinity of development due prior to commencement	£0.00	£0.00		
13/1490/FL	Erection of 62 Dwellings	11/06/2014	SITE OF FORMER MARY ELLIOTT SCHOOL AND BREWER STREET CENTRE, BREWER STREET, WALSALL, WS2 8BA	Urban Open Space Contribution	£34,021.67	Improvement of OS in vicinity of the development (Due prior to the occupation of the 31st Dwelling)	£0.00	£0.00		
13/1490/FL	Erection of 62 Dwellings	11/06/2014	SITE OF FORMER MARY ELLIOTT SCHOOL AND BREWER STREET CENTRE, BREWER STREET, WALSALL, WS2 8BA	Urban Open Space Contribution	£34,021.67	Improvement of OS in vicinity of the development (Due prior to the occupation of the 46th Dwelling)	£0.00	£0.00		
12/1325/FL	Farm managers house.	06/01/2015	Beacon Farm, Pinfold Lane, Walsall, WS9 0QS	Other or Mixed (Please State in Detail Box)		Farmhouse and new dwelling to remain in same ownership at all times, not be sold separately and new dwelling only to be used in connection with existing farmhouse.	£0.00	£0.00		

<u>Application No</u>	<u>Proposal</u>	<u>Decision Date</u>	<u>Site Address</u>	<u>Service Area</u>	<u>Contribution Req'd</u>	<u>S106 Details</u>	<u>Contribution Recieved</u>	<u>Indexatio n RxRecd</u>	<u>Date Cont</u>	<u>Cont Expiry Date</u>
14/1345/FL	Erection of 12 no. 1 bedroom apartments in a three storey block	06/03/2015	SITE OF FORMER COALPOOL CLINIC, ROSS ROAD, RYECROFT, WALSALL	Urban Open Space Contribution	£8,220.00	Due prior to commencement. Towards provision, upgrading and or maintenance of Urban Open Space within vicinity of site. BCIS Index linked.	£0.00	£0.00		

Total Completed Planning Obligations

5

Total Sought

£309,999.79

Total Received

£139,000.00

Total Not Yet Due

£170,999.79



Appendix B Breakdown of Affordable Housing Secured by Planning Obligation 01/04/2014 - 31/03/2015

KEY
 BB = Bedroom Bedsit
 BF = Bedroom Flat/Apartment
 BH = Bedroom House

<u>App No</u>	<u>Location</u>	<u>RSL</u>	<u>Total Scheme Units</u>	<u>Total S/O Units</u>	<u>Total Aff Rented Units</u>	<u>Total Reduced Value Units</u>	<u>No of Units</u>	<u>Tenure</u>	<u>Type</u>	<u>Status</u>	<u>Plot No's</u>	<u>No of Units</u>	<u>Tenure</u>	<u>Type</u>	<u>Status</u>	<u>Plot No's</u>
13/1490/ FL	SITE OF FORMER MARY ELLIOTT SCHOOL AND BREWER STREET CENTRE, BREWER STREET, WALSALL, WS2 8BA	Not Selected	62	4	11		15	Affordable Rented			Mixed Tenure tbc	0				
							0					0				
							0					0				
							0					0				
							0					0				
Grand Total Completed Obligations			1	Grand Total Scheme Units	62	Grand Total Shared Ownership Units	4 = 6.45%	Grand Total Aff Rent Units	11 = 17.74%		Grand Total Reduced Value Units		=			%



Appendix C - Supplemental Deeds for period 01/04/2014 - 31/03/2015

<u>Application No</u>	<u>Proposal</u>	<u>Date of Deed</u>	<u>Site Address</u>	<u>Details</u>
05/1175/OL/W5	Outline residential development (including siting, means of access and external appearance) for the construction of 7 no. townhouses and 16 apartments	08/04/2014	WATERGLADE INN,ROSEHILL,WILLENHALL,WA LSALL,WEST MIDLANDS, WV13 2AR	To vary the trigger when payment of education contribution is due. From the first occupation of any dwelling to within 13 weeks of the completion of the 23rd dwelling
13/0440/FL	Hybrid Application - Full Planning Application for Multi-Screen Cinema (Use Class D2) at first and second floor with Retail, Restaurants and Cafes, Drinking establishments (Use Classes A1/A3/A4) at ground floor level and two separate units for Restaurants and Cafes and Drinking Establishments (Use Class A3/A4), car parking, external seating area, landscape works, additional temporary surface car parking, canal footbridge, associated works and access arrangements. Outline Application (all matters reserved) for Leisure, Retail, Restaurants and Cafes and Drinking Establishments (Use Classes A1, A3, A4 and D2)	16/07/2014	WATERFRONT - LAND SOUTH OF WOLVERHAMPTON STREET,WALSALL,WS2 8LR	Deed of variation refers to second planning application reference 14/0779/FL.
04/2710/FL/W2	Construction of 65 one, two & three bedroom apartments with landscaping and parking.	11/07/2014	FORMER AVONMORE DAIRIES,WOLVERHAMPTON ROAD,WALSALL,WEST MIDLANDS	Must be developed in accordance with Design & Quality standards. Removed by DOV 11/07/2014 Addition of "or at intermediate rate" to para 1.4 after shared ownership lease.
09/0215/FL	Proposed demolition of existing warehouse and construction of 12 new 2 bedroom apartments	14/08/2014	LAND CORNER OF LEVE LANE / JOHN STREET,WILLENHALL,WALSALL	Deed of variation completed alongside 14/0753/TE to refer to extended planning permission no other changes to principal deed.

<u>Application No</u>	<u>Proposal</u>	<u>Date of Deed</u>	<u>Site Address</u>	<u>Details</u>
13/0440/FL	Hybrid Application - Full Planning Application for Multi-Screen Cinema (Use Class D2) at first and second floor with Retail, Restaurants and Cafes, Drinking establishments (Use Classes A1/A3/A4) at ground floor level and two separate units for Restaurants and Cafes and Drinking Establishments (Use Class A3/A4), car parking, external seating area, landscape works, additional temporary surface car parking, canal footbridge, associated works and access arrangements. Outline Application (all matters reserved) for Leisure, Retail, Restaurants and Cafes and Drinking Establishments (Use Classes A1, A3, A4 and D2)	16/07/2014	WATERFRONT - LAND SOUTH OF WOLVERHAMPTON STREET, WALSALL, WS2 8LR	Deed of variation refers to further planning permission but no other changes to principal deed.
11/0105/FL	New residential development (amendment to previously approved scheme).	19/02/2015	LAND BEHIND BENTLEY MOOR CLUB, BENTLEY DRIVE, WALSALL, WEST MIDLANDS, WS2 8RY	Deed of Variation dated 19-Feb-15 requires additional open space contribution of £4,590.00 for 13/0008/FL & 13/0090/FL.

Total Completed Supplemental Deeds

6

Appendix D - Expiry Dates for spend of received S106 Contributions up to April 2016

<u>Application No</u>	<u>Proposal</u>	<u>Decision Date</u>	<u>Site</u>	<u>Service Area</u>	<u>Contribution Req'd</u>	<u>S106 Details</u>	<u>Contribution Received</u>	<u>Date Cont Recd</u>	<u>Indexation Rx</u>	<u>Cont Expiry Date</u>
04/0306/FL/W1	Proposed Erection of 205 Dwellings, together with associated car parking, roadworks, public open space and retention of Frank Baines Building for existing commercial uses.	20/12/2004	Land between Hospital Street, Northcote Street and Gladstone Street, Walsall	POS Commuted Sum	£34,350.00	Due prior to commencement of 1st dwelling. To be used towards the provision enhancement and/or maintenance of public open space in the vicinity of the Site.	£34,350.00	12/07/2005	£0.00	12/07/2015
05/2423/FL/E3	Demolition of industrial buildings and erection of 12 apartments with associated amenity space and car parking	07/07/2006	45A, PARK ROAD, BLOXWICH, WALSALL, WEST MIDLANDS, WS3 3SS	Education commuted sum	£18,359.11	Towards provision of primary and secondary education facilities within the vicinity of the site. To be paid on first occupation.	£18,359.11	07/04/2010	£0.00	07/04/2015
02/2417/OL/E2	Outline planning permission to redevelop the former St Margaret's Hospital for residential development.	04/07/2003	Former St Margarets Hospital, Netherhall Park, Queslett Road, GREAT BARR	Secondary School Education Contribution	£344,750.00	Towards improvement of facilities at schools within catchment areas of the site for pupils in years 7-11 and post 11. 3rd contribution due prior to occupation of 150 open market dwellings. RPI linked.	£344,750.00	20/05/2010	£70,795.19	20/05/2015
06/0367/OL/W7	OUTLINE: Demolition of existing buildings and erection of replacement college facilities (planning	15/12/2006	LAND AT WALSALL COLLEGE OF ARTS AND TECHNOLOGY	CCTV Contribution	£39,400.00	Due within 28 days of commencement to acquire and install two vehicle registration recognition cameras	£39,400.00	25/05/2010	£3,112.60	25/05/2015

class use D1), on land north of Littleton Street West, retail (planning class use A1), including a food store, residential (planning class use C3), office (

(including services) within the immediate vicinity of the Site.

06/0367/OL/W7	<p>OUTLINE: Demolition of existing buildings and erection of replacement college facilities (planning class use D1), on land north of Littleton Street West, retail (planning class use A1), including a food store, residential (planning class use C3), office (</p>	15/12/2006	<p>LAND AT WALSALL COLLEGE OF ARTS AND TECHNOLOGY</p>	<p>Other or Mixed (Please State in Detail Box)</p>	£28,000.00	<p>5% of the estimated works cost (being £560,000.00) to be paid to Council prior to commencement of works to realigned wisemore.</p>	£28,000.00 25/05/2010	£0.00	25/05/2015
06/0367/OL/W7	<p>OUTLINE: Demolition of existing buildings and erection of replacement college facilities (planning class use D1), on land north of Littleton Street West, retail (planning class use A1), including a food store, residential (planning class use C3), office (</p>	15/12/2006	<p>LAND AT WALSALL COLLEGE OF ARTS AND TECHNOLOGY</p>	<p>Other or Mixed (Please State in Detail Box)</p>	£24,625.00	<p>Signage contribution due within 28 days of commencement to procure a study to assess the cost benefits and feasibility of installation of variable message signing around the Town Centre.</p>	£24,625.00 25/05/2010	£1,945.37	25/05/2015
03/2062/FL/E5	<p>Revised landscaping scheme including the omission of on-site childrens play area.</p>	25/07/2007	<p>OPEN SPACE, LEYLANDS FARM, WOOD LANE, PELSALL, WALSALL</p>	<p>Other or Mixed (Please State in Detail Box)</p>	£40,000.00	<p>Maintenance of area of open space at Leylands Farm, Wood Lane, Pelsall transferred to the Council on 02/06/2010 - Due upon the transfer of land to the council.</p>	£40,000.00 02/06/2010	£0.00	02/06/2015

06/0367/OL/W7	OUTLINE: Demolition of existing buildings and erection of replacement college facilities (planning class use D1), on land north of Littleton Street West, retail (planning class use A1), including a food store, residential (planning class use C3), office (15/12/2006	LAND AT WALSALL COLLEGE OF ARTS AND TECHNOLOGY	Public Art Contribution/Provision of Facility	£49,250.00	Towards procuring and installation of public art within the vicinity of the site (within 800m distance of the site). Due prior to commencement of new store. At least £40,000.00 to be used toward the public art itself which should be installed within 12 months of date of store opening. Council to agree location and form of public art with Tesco.	£49,250.00 04/10/2010	£0.00	04/10/2015
07/2323/FL/E12	Proposed Construction of 10 Two Bedroom Dwellings with Associated Parking	27/03/2008	LAND ON THE CORNER OF GOSCOTE LANE AND WELL LANE,	UOS Commuted Sum	£9,103.74	Towards provision of open space within wider area of site. Due on service of implementation notice.	£9,103.74 29/10/2010	£0.00	29/10/2015
07/2340/FL/E9	PROPOSED CONSTRUCTION OF 18 no. 2 AND 6 BEDROOM DWELLINGS AND ASSOCIATED PARKING	28/03/2008	LAND OFF, THAMES ROAD, 32, GOSCOTE, WALSALL.	UOS Commuted Sum	£20,028.45	Towards provision of open space within wider area of site. Due on service of implementation notice.	£20,028.45 29/10/2010	£0.00	29/10/2015
07/2340/FL/E9	PROPOSED CONSTRUCTION OF 18 no. 2 AND 6 BEDROOM DWELLINGS AND ASSOCIATED PARKING	28/03/2008	LAND OFF, THAMES ROAD, 32, GOSCOTE, WALSALL.	Secondary School Education Contribution	£19,685.32	Towards provision of secondary education facilities within 3 miles of the site. Due on service of implementation notice.	£19,685.32 29/10/2010	£0.00	29/10/2015
07/2323/FL/E12	Proposed Construction of 10 Two Bedroom Dwellings with Associated Parking	27/03/2008	LAND ON THE CORNER OF GOSCOTE LANE AND WELL LANE,	Healthcare Contribution	£5,108.83	Towards provision of Healthcare facilities in accordance with SPD. Due on service of implementation notice.	£5,108.83 29/10/2010	£0.00	29/10/2015
07/2323/FL/E12	Proposed Construction of 10 Two Bedroom Dwellings with Associated Parking	27/03/2008	LAND ON THE CORNER OF GOSCOTE LANE AND WELL LANE,	Education commuted sum	£7,345.25	Towards provision of secondary education facilities within 3 miles of the site. Due on	£7,345.25 29/10/2010	£0.00	29/10/2015

07/2340/FL/E9	PROPOSED CONSTRUCTION OF 18 no. 2 AND 6 BEDROOM DWELLINGS AND ASSOCIATED PARKING	28/03/2008	LAND OFF,THAMES ROAD,32, GOSCOTE,WALSALL.	Late Payment Interest Charge (LPI)	£830.99	Education	£830.99	29/10/2010	£0.00	29/10/2015
07/2340/FL/E9	PROPOSED CONSTRUCTION OF 18 no. 2 AND 6 BEDROOM DWELLINGS AND ASSOCIATED PARKING	28/03/2008	LAND OFF,THAMES ROAD,32, GOSCOTE,WALSALL.	Late Payment Interest Charge (LPI)	£845.48	Open Space	£845.48	29/10/2010	£0.00	29/10/2015
08/1086/FL	Demolition of extension and some outbuildings. Conversion and extension of nos. 13 & 14 to form 2 shops with new shopfronts and 4 flats with external staircase to the rear. Conversion of Tannery building to 6 flats, construction of one bedroom dwelling. Conversion of outbuilding to dwelling.	09/03/2009	13-14,BRADFORD STREET,WALSALL ,WS1 1PB	Urban Open Space Contribution	£8,976.31	Due on or before occupation of any flat or dwelling in the development. Phased payments from October 2010 to March 2011. Full amount settled as at 31/03/2011.	£8,976.31	31/03/2011	£0.00	31/03/2016
08/0059/FL	Proposed demolition of existing buildings and erection of 96 dwellings with associated development, landscaping and infrastructure.	26/10/2009	LAND AT CARTBRIDGE LANE SOUTH,WALSALL	Secondary School Education Contribution	£78,068.14	Towards provision of secondary education facilities within a 3 mile radius of the site. 50% due prior to occupation of 50% of dwellings.	£78,068.14	27/02/2013	£0.00	27/02/2016

Appendix E - EDUCATION S106 CONTRIBUTIONS REGISTER

Balances as at 31 March 2015

Application No	Development Name	Conditions Attached	Amount Agreed	Cabinet Date	School	LNP	Allocated to	Received to Date	Spend to date	Balance
02/2417/OL/E2	St Margaret's Hospital site	Secondary Sector. 2 further contributions of £350k each due on completion of 150 & 350 Dwellings on site plus further sum on completion of development. Exact amount to be calculated according to formula depending on exact number of dwellings built	£576,523	13 October 2010	Barr Beacon Language College	Pheasey and Paddock	Barr Beacon Language College Provision For Additional Accommodation	£576,523	£572,190	£4,333
05/2039/FL/E4	Binary House, Boatmans Lane, Walsall	Secondary Sector. Due on or before 50% Apartments occupied.	£45,046				Funding Still To Be Allocated To A Capital Scheme And Approved By Cabinet	£45,046	£0	£45,046
07/2340/FL/E9	Land off Thames Road, Goscote	Secondary Education facilities within 3 miles	£20,516				Funding Still To Be Allocated To A Capital Scheme And Approved By Cabinet	£20,516	£0	£20,516
09/1695/FL	Bell Lane, Bloxwich, Walsall	Secondary Education	£222,810				Funding Still To Be Allocated To A Capital Scheme And Approved By Cabinet	£222,810	£0	£222,810
06/0126/OL/W1	Heston and Granby, Stafford Road, Wednesbury (The Keep)	Secondary Sector, 50% 42nd dwelling, 50% Completion	£135,669				Funding Still To Be Allocated To A Capital Scheme And Approved By Cabinet	£135,669	£0	£135,669
06/0344/FL/E3	2 Coppice Road, Walsall, WS9 9BL	Secondary	£28,583				Funding Still To Be Allocated To A Capital Scheme And Approved By Cabinet	£28,583	£0	£28,583
06/0344/FL/E3	2 Coppice Road, Walsall, WS9 9BL	Secondary	£439				Funding Still To Be Allocated To A Capital Scheme And Approved By Cabinet	£439	£0	£439
06/0641/FL/E9	The Stag, Field Road	Secondary Sector. Due on various triggers	£36,257				Funding Still To Be Allocated To A Capital Scheme And Approved By Cabinet	£3,625	£0	£3,625
07/1492/FL/E11	Site R/O 160-164 Broad Lane, Bloxwich	Primary and Secondary Sector, due on commencement	£42,005				Funding Still To Be Allocated To A Capital Scheme And Approved By Cabinet	£21,681	£0	£21,681
07/1494/FL/W6	Bentley Health clinic, Churchill Rd, Walsall	Secondary Sector, due on commencement	£26,132				Funding Still To Be Allocated To A Capital Scheme And Approved By Cabinet	£26,132	£0	£26,132
07/2323/FL/E12	Land at Goscote Lane and Well Lane	Secondary Education facilities within 3 miles	£7,655				Funding Still To Be Allocated To A Capital Scheme And Approved By Cabinet	£7,655	£0	£7,655
08/0059/FL	Land at Cartbridge Lane South, Walsall	Secondary Education facilities within 3 miles	£157,471				Funding Still To Be Allocated To A Capital Scheme And Approved By Cabinet	£157,471	£0	£157,471
06/2209/OL/E9	Shire Oak Reservoir, Chester Road, Walsall	Primary/Secondary Education	£108,350				Funding Still To Be Allocated To A Capital Scheme And Approved By Cabinet	£108,350	£0	£108,350
10/1593/FL	Watermead Grange, Walsall	Secondary Education	£97,576				Funding Still To Be Allocated To A Capital Scheme And Approved By Cabinet	£97,576	£0	£97,576
			£1,505,033					£1,452,076	£572,190	£879,887

QV @ 31/03/2015 £879,887

Variance £0

Appendix F - Open Space Allocation and Expenditure

Capital		Value remaining	Deadline	Postcode	Virement 1	Virement 2	Virement 3	After virements
CFR 898	Reedswood Park	55,678.79						55,678.79
CFR 880	Arboretum Waterplay	0.15						0.15
	Arboretum Restoration Project £81,488 required	28,862.00						28,862.00
CFR974	King George V Playing Fields	160,441.47						160,441.47
CFR813	Greenspaces improvement fund					26,398.00		26,398.00
CFR905	Recreating the croft				2,288.00			2,288.00
CFR1054	Allotment Improvement Programme						25,000.00	25,000.00

Revenue

Scheme number	Scheme name	Value remaining	Deadline	Postcode	Virement 1	Virement 2	Virement 3	After virements	Planned expenditure	After planned spend	Details of planned spend	Planning Ref	S106 Restrictions
Deadlines overdue													
M	Maintenance budget	80,343.14					(25,000.00)	55,343.14		55,343.14			
Deadlines within next financial year													
150	Goscote Lane& Well Lane, Walsall	7,136.55	29/10/2015	WS3				7,136.55		7,136.55		07/2323/FL/E12 & 07/2340/FL/E9	Towards provision of open space within wider area of site.
151	Thames Road, Goscote, Walsall	15,655.83	29/10/2015	WS3				15,655.83		15,655.83		07/2323/FL/E12 & 07/2340/FL/E9	Towards provision of open space within wider area of site.
155	13-14 Bradford Street	6,731.86	31/03/2016	WS1				6,731.86		6,731.86		08/1086/FL	Towards provision of open space within wider area of site.
Future Deadlines													
159	Bentley Moor Club	10,930.04	27/06/2017	WS2		(10,930.04)		0.00		0.00		11/0105/FL	Towards open space.
161	Norfolk Place	107,287.81	03/09/2017	WS2		(14,628.15)		92,659.66		92,659.66		11/1364/FL	Towards open space provision within vicinity of wider area of site.
164	Victoria Avenue	31,736.98	16/04/2018	WS3				31,736.98		31,736.98		11/0516/FL	If so it should be used towards open space within wider area of the site.
165	The Limes Linley Road	24,300.77	01/08/2018	WS4				24,300.77	(3,445.00)	20,855.77	Order no. 1278028	11/1576/FL	Towards open space within the wider vicinity of the site.
166	Watermead Grange	84,862.09	29/11/2018	WS8				84,862.09		84,862.09		10/1593/FL	Towards open space.
167	Former St Johns School	22,965.12	10/06/2021	WS9	(2,288.00)			20,677.12		20,677.12		12/0736/FL 13/0008/FL & 13/0090/FL	Towards providing, servicing and maintaining public open space within vicinity of development. Towards open space provision within vicinity of the site.
169	Bentley Moor Club	3,842.98	20/02/2020	WS2				3,842.98		3,842.98			
No deadline (although guidance states to try and spend within 5 years)													
118	Former Derby Arms, Raleigh Street	839.81		WS2		(839.81)		0.00		0.00		04/0845/OL/W3	Towards improvement of open space facilities in the wider area.
96	The Saddlery Investment Limited	3,363.40		WS1				3,363.40		3,363.40			Unable to locate any record based on this description.
99	15-19 Selbourne St Walsall	1,360.00		WS1				1,360.00		1,360.00		03/1619/FL/W3	I don't have any record of this being received on the S106 database.
138	Stackhouse Drive	2,344.30		WS3				2,344.30		2,344.30		03/1308/FL/E4	Towards provision of open space.
139	Hawbush Rd former Welcome Stranger	3,016.66		WS3				3,016.66		3,016.66		03/1853/FL/E6	Towards provision of off site recreational facilities. See attached last Open Space Update Table (2013) provided to me.
143	Field Road(Industrial Est) Bloxwich	189.80		WS3				189.80		189.80		02/1494/FL/E2	To be used towards improving public open space facilities in the wider area.
152	Providence Close/Leamore Lane	1,243.00		WS3				1,243.00		1,243.00		02/1983/FL/W3	Maintenance of open space.
162	Brewers Drive	26,406.60		WS3				26,406.60		26,406.60		BC64477P	If so it should be used towards provision of urban open space.
163	Shire Oak Reservoir	44,406.01		WS9				44,406.01		44,406.01		06/2209/OL/E9	Towards urban open space, in particular Kings Hill Park
168	Fomer Jebron works	41,862.50		WS10				41,862.50		41,862.50		13/1056/FL	
Capital		244,982.41			2,288.00	26,398.00	25,000.00	298,668.41					
Revenue		520,825.25			(2,288.00)	(26,398.00)	(25,000.00)	467,139.25	(3,445.00)	463,694.25			