



27<sup>th</sup> January 2011

## REPORT OF THE HEAD OF PLANNING AND BUILDING CONTROL

### **Section 106 Report Quarter 3 of 2010/11**

#### **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 1<sup>st</sup> October 2010 and 31<sup>st</sup> December 2010.
- 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 Government Circular 5/2005, 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, regional and national planning policies.

8. **WARD(S) AFFECTED**

All.

9. **CONSULTEES**

Legal Services

10. **CONTACT OFFICER**

David Elsworthy - Extension: 2409

11. **BACKGROUND PAPERS**

All published.

David Elsworthy, Head of Planning and Building Control

1. This is the third of a series of quarterly reports which will cover financial year 2010/11 to be reported to members of this Committee that 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 give unilateral undertakings, or local authorities to reach agreements with developers, for certain works to be carried out in association with a development. Circular 05/2005 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. Recent changes in planning legislation have now resulted in these requirements being statutorily required rather than guidance.
3. 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.
4. The Council currently collects contributions for education, affordable housing, open space, health care and public art. This follows Supplementary Planning Documents (SPD) being adopted for Affordable Housing in April 2008, Open Space in April 2006, Health Care in January 2007, Education in March 2007, and Designing Walsall in March 2008 respectively. However, other matters such as highway, social and economic related infrastructure that can be demonstrated that they meet the requirements as set out in Circular 5/2005 are considered on a case by case basis during the application process.
5. 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 15 or more dwellings in consultation with Housing Services, health contributions are required for developments of 30 or more dwellings as set out in the UDP. Public art contributions are included within the adopted 'Designing Walsall SPD which require a contribution of £350 per dwelling for schemes over 15 units and £5 per sq. m up to 2000 sq. m and thereafter £3 per sq. m for floor space over 2000 sq. m for non residential schemes.
6. 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.

7. 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. As the call on monitoring developments is largely proportionate to the size of developments, from 1st January 2008 a new monitoring payment was introduced for each planning obligation – a minimum of £950 or 9% of the planning application fee (whichever is the highest). Also, given the corporate nature of the *Policy* Monitoring Officer role and its linkage to the development and adoption of council wide policies and Supplementary Planning Documents, as from 1<sup>st</sup> April 2008 1.5% is deducted from all received S106 contributions to fund this 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 area and the funding is transferred to the service area concerned and expenditure is monitored by that service's accountant.
8. A total of 2 planning obligations were completed in the third quarter of financial year 2010/11 totalling £1,280,000.00 in contributions, none of which have been received to date. A full breakdown of the agreements is set out in the attached Appendix A. 65 affordable dwellings have also been sought for this period and are set out in Appendix B.
9. 2 supplemental deeds were completed in the third quarter of financial year 2010/11. The first enables additional affordable tenures to be provided as part of a residential development and the second removes the requirement for the developer to provide an education contribution of £43,110.52 providing they complete the development within 24 months (by 23<sup>rd</sup> December 2012). A full breakdown of these deeds is set out in the attached Appendix C.
10. In comparison, a total of 2 Planning Obligations were completed in the third quarter of financial year 2009/10 totalling £165,014.06 in contributions and 3 affordable dwellings, none of the contributions have been received to date and the affordable units do not appear to have been completed to date. 5 supplemental deeds were also completed in that period.
11. Details of contributions which are due to expire within the next 12 months are set out in the attached Appendix D.
12. Details of the allocation and expenditure of received Section 106 Open Space contributions have been provided by the relevant service area and are set out in the attached Appendix E.
13. The allocation and expenditure of received Section 106 Education contributions has not changed from the position set out in the report for quarter two of this financial year.



## Appendix A - Overall S106 Contributions Sought and Received for period 01/10/2010 - 31/12/2010

<u>Application No</u>	<u>Proposal</u>	<u>Decision Date</u>	<u>Site Address</u>	<u>LNP</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>
08/1818/OL	Outline application (considering access only) for 90 residential units comprising, 9 two-bedroom flats, 10 two-bedroom bungalows, 34 three-bedroom houses, 21 four-bedroom houses and 16 five-bedroom houses. The proposals include a minimum of six zero energy dwellings. Vehicular and pedestrian access from Richards Street only with associated landscaping, car parking and other works.	29/10/2010	LAND BETWEEN RICHARDS STREET AND WHITWORTH CLOSE, DARLASTON, WS10 8AJ	Darlaston	Primary and/or Sec Edu Cont	£55,000.00	Towards provision of primary and secondary education facilities within 3 miles of the site. Due on or before completion of 50% of dwellings.	£0.00	£0.00		

<u>Application No</u>	<u>Proposal</u>	<u>Decision Date</u>	<u>Site Address</u>	<u>LNP</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>
08/1818/OL	Outline application (considering access only) for 90 residential units comprising, 9 two-bedroom flats, 10 two-bedroom bungalows, 34 three-bedroom houses, 21 four-bedroom houses and 16 five-bedroom houses. The proposals include a minimum of six zero energy dwellings. Vehicular and pedestrian access from Richards Street only with associated landscaping, car parking and other works.	29/10/2010	LAND BETWEEN RICHARDS STREET AND WHITWORTH CLOSE, DARLASTON,WS10 8AJ	Darlaston	Healthcare Contribution	£30,000.00	Due towards healthcare provision. Due on or before completion of 50% of dwellings.	£0.00	£0.00		
08/1818/OL	Outline application (considering access only) for 90 residential units comprising, 9 two-bedroom flats, 10 two-bedroom bungalows, 34 three-bedroom houses, 21 four-bedroom houses and 16 five-bedroom houses. The proposals include a minimum of six zero energy dwellings. Vehicular and pedestrian access from Richards Street only with associated landscaping, car parking and other works.	29/10/2010	LAND BETWEEN RICHARDS STREET AND WHITWORTH CLOSE, DARLASTON,WS10 8AJ	Darlaston	Public Art	£5,000.00	Due towards provision of public art. BCIS index applicable. Due on or before completion of 50% of dwellings.	£0.00	£0.00		

<u>Application No</u>	<u>Proposal</u>	<u>Decision Date</u>	<u>Site Address</u>	<u>LNP</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>
08/1818/OL	Outline application (considering access only) for 90 residential units comprising, 9 two-bedroom flats, 10 two-bedroom bungalows, 34 three-bedroom houses, 21 four-bedroom houses and 16 five-bedroom houses. The proposals include a minimum of six zero energy dwellings. Vehicular and pedestrian access from Richards Street only with associated landscaping, car parking and other works.	29/10/2010	LAND BETWEEN RICHARDS STREET AND WHITWORTH CLOSE, DARLASTON,WS1 0 8AJ	Darlaston	Urban Open Space Contribution	£55,000.00	Due towards provision of open space within the wider area of the site. Due on or before completion of 50% of dwellings.	£0.00	£0.00		
08/1818/OL	Outline application (considering access only) for 90 residential units comprising, 9 two-bedroom flats, 10 two-bedroom bungalows, 34 three-bedroom houses, 21 four-bedroom houses and 16 five-bedroom houses. The proposals include a minimum of six zero energy dwellings. Vehicular and pedestrian access from Richards Street only with associated landscaping, car parking and other works.	29/10/2010	LAND BETWEEN RICHARDS STREET AND WHITWORTH CLOSE, DARLASTON,WS1 0 8AJ	Darlaston	Other or Mixed (Please State in Detail Box)		Developer to notify council on a quarterly basis, following commencement providing the number and types of dwellings which have been constructed. No more than 50% of open market dwellings to be occupied until affordable units have been disposed of to an RSL.	£0.00	£0.00		

<u>Application No</u>	<u>Proposal</u>	<u>Decision Date</u>	<u>Site Address</u>	<u>LNP</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>
08/1818/OL	Outline application (considering access only) for 90 residential units comprising, 9 two-bedroom flats, 10 two-bedroom bungalows, 34 three-bedroom houses, 21 four-bedroom houses and 16 five-bedroom houses. The proposals include a minimum of six zero energy dwellings. Vehicular and pedestrian access from Richards Street only with associated landscaping, car parking and other works.	29/10/2010	LAND BETWEEN RICHARDS STREET AND WHITWORTH CLOSE, DARLASTON, WS10 8AJ	Darlaston	Expiry Date for Contribution		Any unused contributions to be returned including interest accrued within one month of three years from the date of payment.	£0.00	£0.00		



<u>Application No</u>	<u>Proposal</u>	<u>Decision Date</u>	<u>Site Address</u>	<u>LNP</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>
08/0163/OL	Outline Application for residential development of up to 310 dwellings (access and scale to be considered).	30/11/2010	LAND AT FORMER CAPARO WORKS, BETWEEN THE WYRLEY AND ESSINGTON CANAL, MINER STREET, GREEN STREET AND OLD BIRCHILLS, OLD BIRCHILLS, WALSALL	St Matthews and Birchills Leamore	Primary and/or Sec Edu Cont	£965,000.00	Due towards provision of primary and/or secondary education facilities. BCIS index applicable. 10% due on commencement, 15% due on occupation of 25% open market units, 25% due on occupation of 50% open market units, 50% due on occupation of 75% open market units. Option to use contribution towards open space, healthcare or public art where not required for education facilities.	£0.00	£0.00		

<u>Application No</u>	<u>Proposal</u>	<u>Decision Date</u>	<u>Site Address</u>	<u>LNP</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>
08/0163/OL	Outline Application for residential development of up to 310 dwellings (access and scale to be considered).	30/11/2010	LAND AT FORMER CAPARO WORKS, BETWEEN THE WYRLEY AND ESSINGTON CANAL, MINER STREET, GREEN STREET AND OLD BIRCHILLS, OLD BIRCHILLS, WALSALL	St Matthews and Birchills Leamore	Other or Mixed (Please State in Detail Box)	£170,000.00	Due towards improvements to the Old Birchills, Hospital Street and Green Lane junction. Due on commencement. Developers junction improvements to be completed prior to commencement of development. Option to use contribution towards open space where not required for junction improvements.	£0.00	£0.00		
08/0163/OL	Outline Application for residential development of up to 310 dwellings (access and scale to be considered).	30/11/2010	LAND AT FORMER CAPARO WORKS, BETWEEN THE WYRLEY AND ESSINGTON CANAL, MINER STREET, GREEN STREET AND OLD BIRCHILLS, OLD BIRCHILLS, WALSALL	St Matthews and Birchills Leamore	Other or Mixed (Please State in Detail Box)		Developer to notify council on a quarterly basis, following commencement providing the number and types of dwellings that have been constructed. Not more than 50% open market dwellings to be occupied until affordable units have been disposed of to an RSL.	£0.00	£0.00		

<u>Application No</u>	<u>Proposal</u>	<u>Decision Date</u>	<u>Site Address</u>	<u>LNP</u>	<u>Service Area</u>	<u>Contribution Req'd</u>	<u>S106 Details</u>	<u>Contribution Recieved</u>	<u>Indexatio n Rx</u>	<u>Date Cont Recd</u>	<u>Cont Expiry Date</u>
08/0163/OL	Outline Application for residential development of up to 310 dwellings (access and scale to be considered).	30/11/2010	LAND AT FORMER CAPARO WORKS, BETWEEN THE WYRLEY AND ESSINGTON CANAL, MINER STREET, GREEN STREET AND OLD BIRCHILLS, OLD BIRCHILLS, WALSALL	St Matthews and Birchills Leamore	Expiry Date for Contribution		Any unused contribution to be repaid within one month of five years from the date of payment including interest accrued.	£0.00	£0.00		

**Total Completed  
Planning  
Obligations**

**2**

**Total Sought**

**£1,280,000.00**

**Total Received**

**£0.00**

**Total Not Yet  
Due**

**£1,280,000.00**



## Appendix B - Breakdown of Affordable Housing Secured by Planning Obligation 01/10/2010 - 31/12/2010

### KEY

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

<u>App No</u>	<u>Location</u>	<u>LNP</u>	<u>RSL</u>	<u>Total Scheme Units</u>	<u>Total S/O Units</u>	<u>Total Social 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>
08/1818/ OL	LAND BETWEEN RICHARDS STREET AND WHITWORTH CLOSE, DARLASTON, WS10 8AJ	Darlaston	Not Selected	90	6	16		16	Affordable Rented				6	Shared Ownership			
								0					0				
								0					0				
								0					0				
								0					0				
08/0163/ OL	LAND AT FORMER CAPARO WORKS, BETWEEN THE WYRLEY AND ESSINGTON CANAL,MINE R STREET, GREEN STREET AND OLD BIRCHILLS, OLD BIRCHILLS, WALSALL	St Matthews and Birchills Leamore	Not Selected	310	43			43	Shared Ownership				0				

<u>App No</u>	<u>Location</u>	<u>LNP</u>	<u>RSL</u>	<u>Total Scheme Units</u>	<u>Total S/O Units</u>	<u>Total Social 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>
								0					0				
								0					0				
								0					0				
								0					0				
Grand Total Completed Obligations		2	Grand Total Scheme Units	400	Grand Total Shared Ownership Units	49	=	12.25%	Grand Total Social Rent Units	16	=	4.00%	Grand Total Reduced Value Units		=	%	



## Appendix C - Supplemental Deeds for period 01/10/2010 - 31/12/2010

<u>Application No</u>	<u>Proposal</u>	<u>Site Address</u>	<u>Original Agreement Date</u>	<u>Date of Deed 1</u>	<u>Date of Deed 2</u>	<u>Date of Deed 3</u>	<u>Details</u>
02/2417/OL/E2	Outline planning permission to redevelop the former St Margaret's Hospital for residential development.	St Margarets Hospital, Queslett Road, GREAT BARR	31/03/2004	26/11/2008	21/05/2010	22/12/2010	Deed of variation dated 22/12/2010 varies the affordable housing tenures to now include shared ownership, general needs rented, and intermediate rented housing.

**Total Completed  
Supplemental  
Deeds**

1



## Appendix C - Supplemental Deeds for period 01/10/2010 - 31/12/2010

<u>Application No</u>	<u>Proposal</u>	<u>Date of Deed</u>	<u>Site Address</u>	<u>LNP</u>	<u>Details</u>
06/0635/FL/W2	Erection of 22no dwellings	23/12/2010	LAND BETWEEN CASTLE STREET,THE GREEN,DARLASTON,WES	Darlaston	Deed of variation dated 23/12/10 waives education contribution of £43,110.52 required within original Section 106 Agreement dated 15/11/07 subject to the development being completed within 24 months.

**Total Completed  
Supplemental  
Deeds**

1

## Appendix D - S106 Contributions due to expire over next 12 months.

<u>Application No</u>	<u>Proposal</u>	<u>Decision Date</u>	<u>Site Address</u>	<u>LNP</u>	<u>Service Area</u>	<u>Contribution Req'd</u>	<u>S106 Details</u>	<u>Contribution Recieved</u>	<u>Date Cont Recd</u>	<u>Indexation Rx</u>	<u>Cont Expiry Date</u>
05/1048/FL/E6	Change of use to childrens indoor adventure centre	06/02/2006 00:00:00	UNIT 6, COPPICE LANE, ALDRIDGE, WALSALL, WEST MIDLANDS, WS9 9AA	Aldridge South and Streetly	Highway Contribution	£5,000.00	Towards works to construct the requisite footpath work in respect of 05/1048/FL/E6. Should the Council fail to notify Adventure Land Ltd of the contract to which the works will be carried out under then the contribution will not be required.	£0.00		£0.00	03/02/2011
05/0453/FL/H1	134 Residential Dwellings and Associated Site Works.	31/10/2005 00:00:00	LAND ADJ,WALKER ROAD AND TAYLOR AVENUE,WALSALL	Blakenall and Bloxwich	Education commuted sum	£135,000.00	Due within 14 days from the date of commencement. To be used towards additional school places at secondary level for the benefit of occupiers of the Development.	£135,000.00	27/01/2006 00:00:00	£0.00	27/01/2011
02/2417/OL/E2	Outline planning permission to redevelop the former St Margaret's Hospital for residential development.	04/07/2003 00:00:00	St Margarets Hospital, Queslett Road, GREAT BARR	Pheasey and Paddock	Healthcare Contribution	£10,000.00	20% of contribution (RPI index linked) due upon material operation. Various other obligations & triggers - see agreement.	£10,000.00	19/06/2006 00:00:00	£731.84	19/06/2011



<b>02/2417/OL/E2</b>											
Outline planning permission to redevelop the former St Margaret's Hospital for residential development.	04/07/2003	00:00:00	St Margarets Hospital, Queslett Road, GREAT BARR	Pheasey and Paddock	<b>Transportation Contribution</b>	£30,000.00	Due prior to any material operation. Various facilities to be provided upon numerous triggers - see agreement.	£30,000.00	19/06/2006	00:00:00	£5,207.37 <b>19/06/2011</b>
<b>02/2417/OL/E2</b>											
Outline planning permission to redevelop the former St Margaret's Hospital for residential development.	04/07/2003	00:00:00	St Margarets Hospital, Queslett Road, GREAT BARR	Pheasey and Paddock	<b>Secondary School Education Contribution</b>	£100,000.00	Towards improvement of facilities at schools within catchment areas of the site for pupils in years 7-11 and post 11. 2nd contribution due prior to the laying of 1st slab construction of a dwelling. RPI linked.	£100,000.00	19/06/2006	00:00:00	£7,318.40 <b>19/06/2011</b>
<b>02/2417/OL/E2</b>											
Outline planning permission to redevelop the former St Margaret's Hospital for residential development.	04/07/2003	00:00:00	St Margarets Hospital, Queslett Road, GREAT BARR	Pheasey and Paddock	<b>Secondary School Education Contribution</b>	£50,000.00	Towards improvement of facilities at schools within catchment areas of the site for pupils in years 7-11 and post 11. 1st contribution due prior to material operation. RPI linked.	£50,000.00	19/06/2006	00:00:00	£3,659.20 <b>19/06/2011</b>
<b>06/0357/FL/E9</b>											
24 Two Bedroom Apartments with Parking and Amenity Space - Resubmission of 05/1854/FL/E4	02/08/2006	00:00:00	THE BOUNDARY HOTEL,BIRMINGHAM ROAD,WALSALL,WEST MI	Pheasey and Paddock	<b>Education commuted sum</b>	£40,000.00	To be paid on commencement of development. To be used towards the provision of Primary and Secondary School Education within the Borough of Walsall. 23/10/06 (cheque sent to Alison Jarett - returned to planning admin for receipt).	£40,000.00	24/10/2006	00:00:00	£0.00 <b>24/10/2011</b>

<b>06/0357/FL/E9</b>	24 Two Bedroom Apartments with Parking and Amenity Space - Resubmission of 05/1854/FL/E4	02/08/2006 00:00:00	THE BOUNDARY HOTEL,BIRMINGHAM ROAD,WALSALL,WEST MI	Pheasey and Paddock	<b>Tree Planting Contribution</b>	£10,000.00	Tree Contribution to be paid on commencement of development for replacement of 2 protected trees within the site. 23/10/06 (cheque sent to Alison Jarett - returned to planning admin for receipt).	£10,000.00	24/10/2006 00:00:00	£0.00	<b>24/10/2011</b>
<b>05/0411/FL/E2</b>	Residential Development : Dwellings and Associated Works.	07/07/2006 00:00:00	FORMERLY KNOWN AS EAGLE ENVELOPES,BLOXWICH ROAD,WALSALL,WEST MIDLANDS,WS3 2XG	Blakenall and Bloxwich	<b>Education commuted sum</b>	£63,262.93	Due upon completion of agreement. To be used towards the provision of Secondary School education.	£63,262.93	09/11/2006 00:00:00	£0.00	<b>27/11/2011</b>
<b>05/1286/FL/H1</b>	35 Dwellings and associated site works	02/03/2006 00:00:00	LAND ADJACENT TO COMMUNITY CENTRE,WALKER ROAD,32,W	Blakenall and Bloxwich	<b>Education commuted sum</b>	£23,247.22	To be paid on commencement. Towards additional school places at secondary level for the benefit of occupiers of the Development.	£23,247.22	17/11/2006 00:00:00	£0.00	<b>17/11/2011</b>
<b>05/0411/FL/E2</b>	Residential Development : Dwellings and Associated Works.	07/07/2006 00:00:00	FORMERLY KNOWN AS EAGLE ENVELOPES,BLOXWICH ROAD,WALSALL,WEST MIDLANDS,WS3 2XG	Blakenall and Bloxwich	<b>Late Payment Interest Charge</b>	£2,229.80	Education	£2,229.80	27/11/2006 00:00:00	£0.00	<b>27/11/2011</b>
<b>08/0727/FL</b>	Erection of a Proposed Warehouse (Use Class B8) with Associated Offices, Canopy and Access Ramp.	15/08/2008 00:00:00	LAND ADJACENT TO ACERINOX UK LTD, HEATH ROAD, DARLASTON, WALSALL.	Darlaston	<b>Public Art</b>	£11,158.08	Due on commencement. Towards provision of Public Art within the vicinity of the site. Journal 'RNS PC 111108 458 - p.chenna.	£11,158.08	23/10/2008 00:00:00	£0.00	<b>23/10/2011</b>

08/0327/FL

Erection of 5 No. 2 bedroom houses, 6 No. 2 bedroom apartments and 1 No. 1 bedroom flat over garage (FOG)

05/11/2008 00:00:00

LAND C/O MILL STREET/,CANNON STREET,WALSALL, WS2 8AY Blakenall and Bloxwich

Urban Open  
Space  
Contribution

£7,880.00

Towards provision of open space. Due on commencement.

£7,880.00 13/11/2008 00:00:00

£0.00 13/11/2011

08/0327/FL

Erection of 5 No. 2 bedroom houses, 6 No. 2 bedroom apartments and 1 No. 1 bedroom flat over garage (FOG)

05/11/2008 00:00:00

LAND C/O MILL STREET/,CANNON STREET,WALSALL, WS2 8AY Blakenall and Bloxwich

Primary and/or  
Sec Edu Cont

£16,745.00

Towards Primary and Secondary education facilities. Due on commencement.

£16,745.00 13/11/2008 00:00:00

£0.00 13/11/2011

**Appendix E. Greenspace Services – S106 update to Development Control Committee – Jan 2011**

<b>Application No.</b>	<b>Proposal</b>	<b>Decision Date</b>	<b>Site Address</b>	<b>LNP</b>	<b>Contribution Required</b>	<b>Contribution Received</b>	<b>Date Contr Recd</b>	<b>Contr Expended</b>	<b>Contr. Balance</b>	<b>Contr. Expiry Date</b>
BC61599P	Residential Development of 21no. 3 & 4 bed Detached Houses and associated infrastructure	03/04/2001	Land at Marlpool Drive & Goscote Road, Pelsall	Pelsall and Rushall-Shelfield	£8,600	£8,600	15/2/2002	£3,573.84 Expended on improvement/maintenance of Pelsall Commons and Donna Cooper Memorial Gardens (Scheme no. 58)	£5,026.16 Funding Returned	15/2/04
06/0357/FL/E9	24 Two Bedroom Apartments with Parking and Amenity Space – Resubmission of 05/1854/FL/E4	02/08/2006	The Boundary Hotel, Birmingham Road, Walsall	Pheasey and Paddock	£10,000	£10,000	24/10/2006	NIL (Scheme no. 141)	£10,000 To be expended on replacement tree planting.	24/10/2011
03/1484/FL/E4	Re-submission of application 03/0818/FL/E4 for the demolition of industrial buildings and erection of 55 residential dwellings and associated road and sewer works	08/04/2004	Land off Clayhanger Road, Brownhills	Brownhills Aldridge North	£14,300	£14,300	25/04/2004	£14,300 Expended on Brownhills Transforming Your Space and Playbuilder Wave 1 (Scheme no. 142)	NIL	25/04/2010

<b>Application No.</b>	<b>Proposal</b>	<b>Decision Date</b>	<b>Site Address</b>	<b>LNP</b>	<b>Contribution Required</b>	<b>Contribution Received</b>	<b>Date Contr Recd</b>	<b>Contr Expended</b>	<b>Contr. Balance</b>	<b>Contr. Expiry Date</b>
03/0545/FL/E4	Proposed redevelopment to provide 62 dwellings with ancillary parking	09/09/2003	Former Cutlers of Streetly, Chester Road North, Streetly	Aldridge South and Streetly	£13,600	£13,600	01/09/2005	£13,600 Expended on improvements to Blackwood Park pavilion (Scheme no. 109)	Nil	01/09/2010
02/0069/FL/E2	Residential development and associated works	01/10/2002	Land at Aldridge Road, Streetly	Aldridge South and Streetly	£25,800	£25,800	11/08/2006	£11,655.11 Expended at Redhouse Play Area, Blackwood Park, Aldridge Airport and Anchor Meadow (Scheme no. 115)	£14,144.89 Funding Returned	11/08/2009
02/0069/FL/E2	Residential development & associated works	01/10/2002	Land at, Aldridge Road, Streetly	Aldridge South and Streetly	£22,900	£22,900	16/03/2007	£22,900 Expended on improvements to Blackwood Park Pavilion (Scheme no. 116)	NIL	16/3/2010
03/2062/FL/E5	Revised landscaping scheme including the omission of on-site children's play area	25/07/2007	Open Space, Leylands Farm, Wood Lane, Pelsall	Pelsall and Rushall-Shelfield	£45,000	£45,000	2007/08	£32,841.16 Expended on improvements to Highfield Road North Play Area (Scheme no. 123)	£12,158.84 To be expended on play improvements at Pelsall Commons. Initial designs produced and conveyed to ward members and Friends Group	25/07/2012

<b>Application No.</b>	<b>Proposal</b>	<b>Decision Date</b>	<b>Site Address</b>	<b>LNP</b>	<b>Contribution Required</b>	<b>Contribution Received</b>	<b>Date Contr Recd</b>	<b>Contr Expended</b>	<b>Contr. Balance</b>	<b>Contr. Expiry Date</b>
06/1505/OL/E9	Outline: Demolition of existing properties and erection of 10 apartments	05/06/2007	12-14 Little Aston Road, Aldridge	Aldridge South and Streetly	£25,366	£25,366	12/12/2007	£25,366 (Scheme no. 146) Funding expended on resurfacing of Sports Court and improvements at Anchor Meadow	NIL	12/12/2010
06/2220/FL/E11	Residential Development of dwellings and associated works (revisions to Application Reference 05/0411/FL/E including Increase Number of dwellings from 76 to 93	31/07/2007	Former Eagles Envelopes, Bloxwich	Blakenall and Bloxwich	£17,125	£17,125	15/10/2007	£17,125 (Scheme no. 127) Funding expended on improvements to Wallington Heath Pool & new footpath network and improvements at King George V Playing Fields	NIL	15/10/2010
06/2135/FL/E9	Demolition of existing vacant public house and erection of 13 houses (5 detached and 8 semidetached), car parking, landscaping associated works	05/03/2007	Four Seasons Public House, Spring Lane, Shelfield	Pelsall and Rushal-Shelfield	£29,000	£29,000	22/08/2007	£29,000 Funding expended on POS improvements to open spaces within the High Heath and Shelfield area (Scheme no. 121)	Nil	22/08/2010

Application No.	Proposal	Decision Date	Site Address	LNP	Contribution Required	Contribution Received	Date Contr Recd	Contr Expended	Contr. Balance	Contr. Expiry Date
06/2193/FL/E9	Amendments to planning approval 06/0952/FL/E9 (for 9 apartments) to provide an additional 2 apartments within the roof space and associated parking alterations	15/05/2007	57 Coppice Road, Walsall	Brownhills Aldridge North	£12,570	£12,570	17/09/2007	£12,570  Expended on Playbuilder Wave 1, Oak Park and Shire Oak Park (Scheme no. 126)	Nil	17/9/2010
06/2193/FL/E9	Amendments to planning approval 06/0952/FL/E9 (for 9 apartments) to provide an additional 2 apartments within the roof space and associated parking alterations	15/05/2007	57 Coppice Road, Walsall	Brownhills Aldridge North	£650.88 (Late Payment Interest Charge)	£650.88	23/10/2007	£650.88 Expended on Playbuilder Wave 1 & Oak Park (Scheme no. 126)	NIL	23/10/2010
06/0126/OL/W1	Outline: Erection of 18 apartments and 51 houses including access	16/3/2007	The Keep, Site R/O Heston and Granby, Stafford Road, Wednesbury	Darlaston	£1,746	£1,746.46	14/01/2008	NIL (Scheme no. 129)	£1,746 To be expended on off-site tree planting	14/01/2013

Application No.	Proposal	Decision Date	Site Address	LNP	Contribution Required	Contribution Received	Date Contr Recd	Contr Expended	Contr. Balance	Contr. Expiry Date
03/0187/FL/W4	49 houses, garages, roads and associated work	11/08/2003	Land at Albion Street/Walsall Road/Charles Holland	Willenhall	£16,000	£16,000	04/03/2008	NIL (Scheme no. 145)	£16,000 To be expended on enhancement of Willenhall Memorial Park & heritage trail – 2011/12 project	04/03/2013
03/0187/FL/W4	49 houses, garages, roads and associated work	11/08/2003	Land at Albion Street/Walsall Road/Charles Holland	Willenhall	£5,188.30 (Late Payment Interest Charge)	£5,188.30	04/03/2008	NIL (Scheme no. 145)	£5,188.30 To be expended on enhancement of Willenhall Memorial Park & heritage trail - 2011/12 project	04/03/2013
07/2232/FL/W6	Demolition of public house and construction of 6 houses and 9 apartments	19/03/2008	Moxley Arms, High Street, Moxley	Darlaston	£30,034.62	£30,034.62	07/05/2008	£25,050 Expended on Improvements to Moorcroft Wood LNR (Scheme no. 131)	£4984.62 To be expended on improvements to Moorcroft Wood LNR in line with the Management Plan	07/05/2013
07/0145/FL/E11	Erection of 24 dwellings including associated access roads and hard and soft landscaping	04/05/2007	Former William Bird Site, Lichfield Road	Pelsall and Rushall-Shelfield	£41,133.60	£41,133.60	05/06/2008	£9,980.09 Expended on bulb planting and improved site furniture at Rushall Playing Fields, Rushall Village Green & The Radleys Open Space (Scheme no. 133)	£31,153.51 To be expended on POS improvements to Rushall Playing Fields, The Radleys OS & Westgate – 2011/12 project	05/06/2011



Application No.	Proposal	Decision Date	Site Address	LNP	Contribution Required	Contribution Received	Date Contr Recd	Contr Expended	Contr. Balance	Contr. Expiry Date
07/1494/FL/W6	Demolition of redundant clinic and erection of 12 no. apartments and 6 no. houses	01/11/2007	Bentley Health Clinic, Churchill Road	Darlaston	£28,669.41	£28,669.41	18/08/2008	NIL (Scheme no. 132)	£28,669.41 To be expended on recreational facilities within the Bentley area (Scheme no. 132).	18/08/2013
08/0327/FL	Erection of 5 no. 2 bedroom houses, 6 no. 2 bedroom apartments and 1 no. 1 bedroom flat over garage (FOG)	05/11/2008	Land c/o Mill Street/Cannon Street, Walsall	Blakenall and Bloxwich	£7,880	£7,880	13/11/2008	£1,752 expended on community health project at KGV 5 (Scheme no. 134)	£6,128.00 To be expended on improvements to Mill Lane LNR – 2011/12 project (Scheme no. 134)	13/11/2011
07/2348/FL/W6	Erection of 22 no. new build dwellings	02/04/2008	Land between School Street/Alma Street, Willenhall	Darlaston	£40,956.30	£40,956.30	22/12/2008	£40,956.30 Expended on POS improvements to Kings Hill Park (Scheme no. 135)	NIL	22/12/2013
07/2348/FL/W6	Erection of 22 no. new build dwellings	02/04/2008	Land between School Street/Alma Street, Willenhall	Darlaston	£480.09	£480.09	22/12/2008	£480.09 Expended on POS improvements to Kings Hill Park (Scheme no. 135)	NIL	22/12/2013

<b>Application No.</b>	<b>Proposal</b>	<b>Decision Date</b>	<b>Site Address</b>	<b>LNP</b>	<b>Contribution Required</b>	<b>Contribution Received</b>	<b>Date Contr Recd</b>	<b>Contr Expended</b>	<b>Contr. Balance</b>	<b>Contr. Expiry Date</b>
03/1939/OL/W4	Outline Residential development	10/11/2004	Works & premises (ex-Longmore Tubes), Hall Street, Darlaston	Darlaston	£8,865	£8,865	06/02/2009	£8,695.00 Expended at Kings Hill and George Rose Park (Scheme no. 136)	£170.00 To be expended on recreational facilities at George Rose Park and Kings Hill Park	06/02/2014
03/1939/OL/W4	Outline Residential development	10/11/2004	Works & premises (ex-Longmore Tubes), Hall Street, Darlaston	Darlaston	£2,650.88	£2,650.88 (Late Payment Interest Charge)	06/02/2009	NIL (Scheme no. 136)	£2,650.88 To be expended on recreational facilities at George Rose Park and Kings Hill Park	06/02/2014
07/0084/FL/W7	Erection of 44 dwellings and associated works following demolition of existing industrial buildings	18/04/2007	Willenhall Tube & Forging Co. Ltd., Bentley Lane, Walsall	St. Matthews & Birchills Leamore	£100,810.81	£100,810.81	22/12/2009	NIL (Scheme no. 144)	£100,810.81 To be expended on improvements at Reedwood Park (80%) and Walsall Arboretum (20%).	22/12/2012
02/1494/FL/E2	Former Field Road Industrial Estate	30/11/2004	Field Road, Bloxwich	Blakenall and Bloxwich	£5,516	£5,516	23/11/2009	£5,516 Expended on POS improvements at King George Vth Playing Fields and Bloxwich Fountain (Scheme no. 143)	NIL	N/A

Application No.	Proposal	Decision Date	Site Address	LNP	Contribution Required	Contribution Received	Date Contr Recd	Contr Expended	Contr. Balance	Contr. Expiry Date
02/1827/RM/E7	65 no. 3 storey apartments & associated works	25/04/2002	Fmr. Mckechnie PLC, Leighswood Road, Aldridge	Aldridge South and Streetly	£12,805	£12,805	08/09/2009	NIL (Scheme no. 140)	£12,805 To be expended on POS improvements at Anchor Meadow and The Croft	N/A
BC64477P	Creation of Public Open Space	13/6/2003	Land to North of Brewer's Drive, Pelsall	Pelsall & Rushall-Shelfield	£60,000	£60,000	2007/08	£4,800 Expended on production of conservation and access management plans for Heath End open space (Scheme no. 128)	£55,200 To be expended on maintenance of the open space in accordance with management plan	N/A
BC62653P	Construction of 19 detached and semi-detached 2-storey dwellings	31/08/2001	Flats/maisonettes at Pleasant Mead, Aldridge	Aldridge South & Streetly	£6,500	£6,500	02/04/2007	£6,500 Expended on archaeological dig at the Croft & Playbuilder Wave 1 (Scheme no. 122)	NIL	20/04/2010
BC62653P	Construction of 19 detached and semi-detached 2-storey dwellings	31/08/2001	Flats/maisonettes at Pleasant Mead, Aldridge	Aldridge South & Streetly	£2,789.97	£2,789.97	02/04/2007	£2,789.97 Expended on archaeological dig at the Croft & Playbuilder Wave 1 (Scheme no. 122)	NIL	20/04/2010
03/1529/FL/E3	Erection of 24 two bed apartments & associated external works	11/5/09	Thorney Croft Place/Ashtree Grove	Darlaston	£13,652.10	£13,652.10	2009/10	NIL (Scheme no. 148)	£13,652 To be expended at Moorcroft Wood in accordance with Management Plan	30/4/2014
02/1875/FL/E7	Residential development comprising of 18 no. flats and 6 no. detached	22/06/2004	174-180 Thornhill Road, Streetly	Aldridge South and Streetly	£6,000.00	£6,000.00	2004/5	£6,000.00 expended on play area improvements as part of the Transforming Your Space programme	NIL	20/05/2009

	dwelling							(Scheme no. 102)		
07/2661/RM/ W7	Woden Road West – TRW Automotive		Woden Road West	Darlaston	£197,000.00	£197,000.00	2010/11	Nil	£197,000.00 To be expended on recreational facilities at Hill Park – 2011 / 12 project	
03/2062/FL/ E5	Residential Development at Leylands Farm. Pelsall	25/7/07	Leylands Farm	Pelsall & Rushall- Shelfield	£40,000.00	£40,000.00	10/11	Nil  (Scheme no. 149)	To be expended on Maintenance of Leylands Farm Open Space	2/6/2015