



# Walsall Council

## **PLANNING COMMITTEE**

**1st December 2022**

### **REPORT OF HEAD OF PLANNING & BUILDING CONTROL**

#### **Development Management Performance Update Report**

##### **1. PURPOSE OF REPORT**

To inform Members of the Planning Committee of the latest performance and outcomes regarding Development Management, including:

- i) Performance of applications determined for Q4 of 21/22 (1st January to 31st March 2021), Q1 and Q2 of 22/23 (1st April to 30 June, 1st July to 30th September 2022);
- ii) Decisions made by the Planning Inspectorate on appeals made to the Secretary of State in Q4 of 21/22, Q1 and Q2 of 22/23;
- iii) Update of Planning Applications 'called-in' by Councillors in Q4 of 21/22, Q1 and Q2 of 22/23;
- iv) Progress report of enforcement proceedings;
- v) Section 106 Agreements update for 21/22 financial year (1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022) which forms the basis of the Council's Infrastructure Funding Statement for that period.
- vi) Section 106 Agreements update for 22/23 financial year to date (1<sup>st</sup> April 2022 up to 21<sup>st</sup> November 2022).

##### **2. RECOMMENDATIONS**

That the Committee notes the outcomes of monitoring performance within the service.

##### **3. FINANCIAL IMPLICATIONS**

None arising directly from this report but where a planning appeal is accompanied by an appeal for an award of costs then if the appellant is successful the costs are payable by the Council. 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 and enforcement proceedings relate to local and national planning policy and guidance.

**5. LEGAL IMPLICATIONS**

The briefing of members as to the outcome of individual appeals made by the Planning Inspectorate will help inform members of current planning issues and case law as may be raised within individual cases. Appeal decisions are material considerations and should be considered in the determination of subsequent applications where relevant.

Planning Obligations are primarily negotiated as part of the determination of planning applications in accordance with the National Planning Policy Framework 2021 (NPPF), Community Infrastructure Levy Regulations 2010 (Regulation 122)(as amended), policy DEL1 of the Black Country Core Strategy, policy GP3 of Walsall Unitary Development Plan and adopted Supplementary Planning Documents.

**6. EQUAL OPPORTUNITY IMPLICATIONS**

None arising from the report. The Development Management service is accredited by an Equality Impact Assessment.

**7. ENVIRONMENTAL IMPACT**

The impact of decisions made by the Planning Inspectorate on the environment is included in decision letters and all planning applications are required to consider environmental issues where material to the proposed development.

**8. WARD(S) AFFECTED**

All.

**9. CONSULTEES**

Service areas responsible for the allocation and spend of Section 106 contributions have been consulted in the preparation of this report.

**10. CONTACT OFFICER**

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**11. BACKGROUND PAPERS**

All published.

**Mike Brereton**  
**Group Manager, Planning**

## **PERFORMANCE UPDATE REPORT**

### **i. Development Management Performance Update Report**

Updated table on the speed of planning application decisions for Q4 21/22 and Q1 and Q2 of 22/23.

Note that the table also includes figures for earlier years.

Description	Target	Q1 Apr -Jun	Q2 Jul - Sep	Q3 Oct - Dec	Q4 Jan - Mar	Cumulative
22-23 - Major	60%	67%	67%			
21-22 - Major		100%	86%	100%	100%	97%
20-21 - Major		100%	100%	86%	90%	94%
19-20 - Major		100%	100%	100%	90%	98%
22-23 - Minor	70%	78%	69%			
21-22 - Minor		85%	82%	79%	80%	82%
20-21 - Minor		96%	86%	78%	83%	86%
19-20 - Minor		91%	92%	98%	90%	93%
22-23 - Other	70%	93%	92%			
21-22 - Other		92%	86%	87%	82%	87%
20-21 - Other		93%	92%	93%	91%	92%
19-20 - Other		92%	92%	87%	90%	90%

12.1 The latest performance figures represent a continuation of results exceeding national performance standards in all areas with the exception of minors in Q2 22/23. Whilst performance on speed of decision making has slightly reduced for major and minor applications in quarters 1 and 2 of 22/23 we anticipate that improvements will be seen in the final 2 quarters as decisions start to be issued that were previously affected by the Cannock Chase SAC and following the recent introduction of additional agency staff to help progress these applications along with the successful appointment of a Principal Planning Officer to a previously vacant post.

12.2 Notwithstanding the above slight drop in speed of decision making, in terms of the team performance on determination of applications the following table highlighting decisions made since January 2022 shows that the team is achieving a significant output of decisions:

RECEIVED:	1475
DETERMINED:	1524
Of determined that were GRANTED:	981
Of determined that were REFUSED:	113
Of determined that were ALL OTHER TYPES OF DECISIONS:	430
Presented to Planning Committee:	75

- 12.3 Given the difficulties experienced in recruitment and retention of staff over the last year there remains a backlog of older complex cases and staff are dealing with high caseloads. Some of these cases have been held pending the outcome of the Cannock Chase SAC mitigation scheme so will now begin to be concluded as mentioned above. This change is expected to be noted in future performance reports. Whilst caseloads remain high (between 50-60 cases for principal officers and up to 70 cases for senior officers) and in order to reduce the number of older cases the service has successfully secured a fixed term investment in service for 22/23 and 23/24 to boost capacity in the planning team. This will provide further agency staff in the form of 1 x Principal Officer and 3 x Senior Officers to reduce each officer's caseload for these complex cases and give staff a realistic opportunity to focus on resolving them. It will also give more resilience in the team to determine discharge of conditions applications and pre-application advice.
- 12.4 Processes are being reviewed regularly to aim to improve the speed of decision making and the overall customer experience. This includes the introduction of a 'one revision' only policy for all planning application types with the exception of majors. A householder Local Validation Checklist is due to go out for public consultation at the end of November which will be presented to a Planning Committee early 2023 prior to coming into effect. It is anticipated that this will encourage better quality planning application submissions and will help our customers to understand submission requirements and necessary supporting documents and plans at the outset to try and avoid any unnecessary delays in the processing and determination of an application. Consultee replies will also be published on the web by the end of 2022 so that customers can review without reliance on contacting the case officer. This all follows the recommendations of the PAS Peer Challenge review in 2021.
- 12.5 The recent recruitment of two temporary additional Technical Support Officers following previous investment in service is also helping to speed up the validation and registration of planning applications, the registration of chargeable service requests, responses to general queries and in determining Telecommunications Regulation 5 submissions to the LPA.
- 12.6 The Council's Constitution has recently been amended following consideration by full Council in October 2022 giving wider delegation so the service can be empowered to deliver decisions more quickly. For example all enforcement action is now delegated to officers; householder applications delegated to officers and delegation to determine applications that are policy compliant including major applications and those where a S106 Planning Obligation may be required.
- 12.7 The LPA seeks to agree extensions of time (EOT) on planning applications in negotiations with applicant's and planning agent's where necessary to aim to work through any matters arising throughout the life of an application, and within an agreed timeframe to offer a level of certainty and commitment from all parties. Whilst there will be a continued role for EOTs in certain cases, it is anticipated that the introduction of the above measures will help to reduce the future need for an EOT whereby additional resources, and a reduction in the number of accepted revisions, should help to speed up the decision making process.

**ii. Decisions made by the Planning Inspectorate in Q4 (between 1<sup>st</sup> January and 31<sup>st</sup> March 2022)**

Application:	21/0384
Site:	88, WEST BROMWICH STREET, WALSALL, WS1 4DB
Proposal:	Certificate of lawful existing use as 1no. office on the ground floor and first floor, 1no. ground floor bedsit and 1no. flat on the first and second floor.
Delegation Level:	Delegated to officers
Council Decision:	Refuse Certificate of Lawful Existing use or Development
Appeal Decision:	Appeal Dismissed
Comments:	Inspector concluded the appellants evidence was not sufficiently precise and unambiguous and on balance the material change of use to two flats are not lawful.

Application:	20/0860
Site:	24, MEADOW ROAD, ALDRIDGE, WALSALL, WS9 0ST
Proposal:	Certificate of Lawful Proposed Use for Proposed Care Home for Children ( Use Class C3B ).
Delegation Level:	Delegated to officers
Council Decision:	Refuse Certificate of Lawful Proposed Use or Development
Appeal Decision:	Appeal Dismissed
Comments:	Inspector concluded the appellants evidence was not sufficiently precise and unambiguous and on balance fails to demonstrate that a material change use of use would not occur from a dwellinghouse to a care home.

Application:	20/0312
Site:	25, SEEDS LANE, BROWNHILLS, WALSALL, WS8 6HU
Proposal:	Demolition of 25 Seeds Lane and Erection of 5no. 3 bed bungalows
Delegation Level:	Planning Committee Decision
Council Decision:	Refuse Permission
Appeal Decision:	Appeal Allowed
Comments:	Inspector concluded development would comply with the Development Plan when taken as a whole and that no material considerations exist that would outweigh the benefits of the development.

Application:	20/1146
Site:	62 , WELLINGTON PLACE, WILLENHALL, WV13 3AB
Proposal:	Proposed erection of single storey rear extensions and enclosed porch
Delegation Level:	Delegated to officers
Council Decision:	Refuse Permission
Appeal Decision:	Appeal Dismissed
Comments:	Inspector concluded unacceptable harm would arise to amenity of No.61.

Application:	21/0208
Site:	37, GOWER STREET, WALSALL, WS2 9AS
Proposal:	Two storey rear side extension with catslide roof with side dormer and single story side extension

Delegation Level:	Delegated to officers
Council Decision:	Refuse Permission
Appeal Decision:	Appeal Dismissed
Comments:	Inspector concluded potential loss of street tree would harm character and appearance of area.

Target = no more than 10% determined contrary to Council's decision

Total number of qualifying appeals = 5

(Appeals against non-determination, conservation / listed building consent, adverts and those withdrawn are not included).

1 qualifying appeal not decided in accordance with Councils decision = 20%

### **Decisions made by the Planning Inspectorate in Q1 (between 1<sup>st</sup> April and 30<sup>th</sup> June 2022)**

Application:	21/0376
Site:	29, ULLSWATER ROAD, WILLENHALL, WV12 5FH
Proposal:	T1 Oak - crown lift to 5m, crown thin 20 percent, cut back from buildings by 2m, remove 2 low branches from the main stem at 3m above ground level. T2 Oak - crown lift to 5m, crown reduce by 20percent.
Delegation Level:	Delegated to officers
Council Decision:	Tree: Part Approve Part Refuse
Appeal Decision:	Appeal Dismissed
Comments:	Inspector concluded the conditions were reasonable and necessary and should remain.

Application:	21/1470
Site:	SIMONS RESTAURANT, 520, CHESTER ROAD, ALDRIDGE, WALSALL, WS9 0PU
Proposal:	Application for Lawful Development Certificate for the proposed use of 520 Chester Road as a Day Nursery (Class E).
Delegation Level:	Delegated to officers
Council Decision:	Refuse Certificate of Lawful Proposed Use or Development
Appeal Decision:	Appeal Dismissed and Costs not Awarded to Appellant
Comments:	Inspector concluded that the extant condition which restricts the use of the site remains enforceable and precludes the proposed change of use to a day nursery. Inspector also dismissed the appellants costs application against the Council.

Application:	21/0614
Site:	LAND ADJACENT 74 TO 76, HIGH STREET, MOXLEY
Proposal:	Additional two bedroom two storey unit joined onto one of the approved terraces under application ref. 18/0677
Delegation Level:	Delegated to officers
Council Decision:	Non-Determination Subject to Appeal

Appeal Decision:	Appeal Dismissed
Comments:	Inspector concluded proposal would conflict with the Development Plan and there are no material considerations that weigh in favour of the proposal.

Application:	19/1472
Site:	80, WOOD STREET, WILLENHALL, WV13 1JY
Proposal:	Demolition of existing buildings and erection of 2no. pairs of semi-detached 2.5 storey townhouses (4 no dwellings in total)
Delegation Level:	Delegated to officers
Council Decision:	Refuse Permission
Appeal Decision:	Appeal Dismissed and Site Purchase Notice Refused
Comments:	Secretary of State agrees with Inspector's conclusions and that the site is capable of reasonable beneficial use.

Application:	21/1367
Site:	11, RICHARD ROAD, WALSALL, WS5 3QW
Proposal:	Proposed Two storey side and single storey rear extension.
Delegation Level:	Delegated to officers
Council Decision:	Refuse Permission
Appeal Decision:	Appeal Dismissed
Comments:	Inspector concluded proposal would result in harm to character and appearance of the area.

Application:	21/1745
Site:	67, PARK HALL ROAD, WALSALL, WS5 3HL
Proposal:	Replacement roof to form new loft floor with front and rear dormer windows and two storey rear extension.
Delegation Level:	Delegated to officers
Council Decision:	Refuse Permission
Appeal Decision:	Appeal Dismissed
Comments:	Inspector concluded proposal would result in harm to amenity of neighbours and significant harm to character and appearance of street scene and host property.

Target = no more than 10% determined contrary to Council's decision
Total number of qualifying appeals = 6 (Appeals against non-determination, conservation / listed building consent, adverts and those withdrawn are not included).
0 qualifying appeals not decided in accordance with Councils decision = 0%

**Decisions made by the Planning Inspectorate in Q2 (between 1<sup>st</sup> July and 30<sup>th</sup> September 2022)**

Application:	21/0763
Site:	TELECOMMUNICATIONS MAST OS 91 MANOR RD, CHESTER ROAD, STREETLY

Proposal:	Prior approval for the installation of a 18 metre phase 8 pole with wrap around cabinet built around the base, 6 no. new equipment cabinets and ancillary development thereto. And proposed removal of existing phase 4 11.7m high monopole and ancillary ground based cabinets, with relocation of two existing cabinets.
Delegation Level:	Delegated to officers
Council Decision:	Refused Prior Approval
Appeal Decision:	Appeal Dismissed
Comments:	Inspector concluded proposal would result in harm to character and appearance of area and harm amenity of neighbours.

Application:	21/0048
Site:	CAR PARK AT FORMER WALSALL WOOD LIBRARY, COPPICE ROAD, WALSALL WOOD, WALSALL, WS9 9BL
Proposal:	Full application for 4 new semi-detached 2 bedroom dwellings with associated parking and landscaping
Delegation Level:	Planning Committee Decision
Council Decision:	Non-Determination Subject to Appeal
Appeal Decision:	Appeal Dismissed
Comments:	Inspector concluded that limited weight would be given to loss of parking to serve the library and lack of Cannock Chase SAC mitigation.

Application:	20/1001
Site:	LAND AT GOMER STREET, WILLENHALL, WV13 2NR
Proposal:	Full application for 14 (8 x 1 bed and 6 x 2 bed) apartments and associated parking and amenity space
Delegation Level:	Planning Committee Decision
Council Decision:	Non-Determination Subject to Appeal
Appeal Decision:	Appeal Dismissed and Costs not Awarded to Appellant
Comments:	Inspector concluded proposal would conflict with the Development Plan as a whole and refused the appellants costs application against the Council.

Application:	20/1307
Site:	59, SNEYD LANE, ESSINGTON, WOLVERHAMPTON, WV11 2DU
Proposal:	Front extension for bay window to dwelling house (Use Class C3) and change of use of garage to allow operation of salon (Use Class E)
Delegation Level:	Delegated to officers
Council Decision:	Refuse Permission
Appeal Decision:	Appeal Dismissed and Costs not Awarded to Appellant
Comments:	Inspector concluded proposal would conflict with the Development Plan as a whole and refused the appellants costs application against the Council.

Target = no more than 10% determined contrary to Council's decision

Total number of qualifying appeals = 4

(Appeals against non-determination, conservation / listed building consent, adverts and those withdrawn are not included).



0 qualifying appeals not decided in accordance with Councils decision = 0%

12.7 To enable the Council to ensure it retains the ability to refuse the most harmful applications which may affect the people and businesses in the Borough, it is vital that robust reasons for refusal are given that state relevant National and Local policies. In this way decisions can be presented in the most robust manner possible to the Planning Inspectorate to optimise the Councils ability to defend refusal decisions most effectively at appeal, and minimise the risk of costs being awarded to appellants.

### iii. Called in Applications

12.8 Planning Committee requested information regarding the number of applications that have been called in and agreed that this should appear in this performance report as a regular item. The table below shows the following:

Period	Quarter	Call Ins
22/23 (Jul-Sept)	Q2	2 applications called in during 2 meetings
22/23 (Apr-Jun)	Q1	3 applications called in during 3 meetings
21/22 (Jan-Mar)	Q4	10 applications called in during 3 meetings
21/22 (Oct-Nov)	Q3	7 applications called in during 3 meetings
21/22 (Jul-Sept)	Q2	7 applications called in during 3 meetings
21/22 (Apr-Jun)	Q1	9 applications called in during 2 meetings
20/21 (Jan-Mar)	Q4	4 applications called in during 3 meetings
20/21 (Oct-Nov)	Q3	4 applications called in during 3 meetings
20/21 (Jul-Sept)	Q2	6 applications called in during 3 meetings
20/21 (Apr-Jun)	Q1	4 applications called in during 2 meetings
19/20 (Jan-Mar)	Q4	5 applications called in during 3 meetings
19/20 (Oct-Nov)	Q3	5 applications called in during 3 meetings

12.9 The Call-in Procedure is set out in paragraph (11) of Part 3: Responsibility for Functions of the Constitution:

Notwithstanding the terms of reference of Planning Committee any planning application can be called in by a Councillor for determination by the Committee by the following procedure;

1. The receipt by Planning and Building Control Service Area of a completed call-in form within 28 days of the commencement of public consultation;
2. The completed call-in form must identify:
  1. which material planning reason/s there are (as identified on the published call-in form) as to why the application should be determined by the Committee;
  2. the name of the Councillor calling the matter to Committee and whether the Councillor serves on Planning Committee;
  3. whether the Councillor calling the matter to Committee wishes to be a speaker for or against the matter; and
  4. where the Councillor sits on Planning Committee whether the Councillor wishes to declare an interest.

3. Note: The Committee report will identify the Councillor who called in the application along with the reason given and any interest declared.

12.10 For details of applications previously called in please refer to the previous performance reports.

Q4 21/22 (Jan-Mar)

Committee	Called in by Councillor	The Electoral Ward for the Application	Planning Application Number	Planning Agent	Application Address	Method/Reason for Call In
06 January 2022	Cllr Hussain	St Matthews	20/0309	Paul Spooner	ROTHER, HIGHGATE DRIVE, WALSALL, WS1 3JJ	Delicate judgement is required.
10 February 2022	Cllr Singh-Sohal	St Matthews	20/1289	Jim Malkin	FORMER JABEZ CLIFF AND CO LTD, LOWER FORSTER STREET, WALSALL, WS1 1XA	Sensitive planning judgement and community interest.
10 February 2022	Cllr Nasreen	St Matthews	21/0971	Lapworth Architects	48, MELLISH ROAD, WALSALL, WS4 2EB	Delicate judgement is required.
10 February 2022	Cllr Pardeep Kaur	Aldridge Central And South	21/0811	Lapworth Architects	1, BARR COMMON ROAD, ALDRIDGE, WALSALL, WS9 0SY	Delicate judgement is required.
10 March 2022	Cllr Gultasib	Pleck	21/0510	Paul Clifton	22, BASSETT STREET, WALSALL, WS2 9PZ	Due to the length of time the application has taken to determine and needs careful consideration
10 March 2022	Cllr G S Sohal	Paddock	21/1624	Neil Boddison Associates Ltd	3, CHARLEMONT ROAD, WALSALL, WS5 3NG	Sensitive planning decision making is required and

						community interest
10 March 2022	Cllr Stacie Elson	Willenhall North	21/1540	Architectur e & Interior Design Ltd	117, SANDRING HAM AVENUE, WILLENHALL, WV12 5TG	n/a application formally withdrawn 09/03/22
10 March 2022	Cllr Stacie Elson	Willenhall North	21/1606	Palmer Design	16, BRAMBLE CLOSE, WILLENHALL, WV12 5AH	Harm to character of area
10 March 2022	Cllr Harrison	Bloxwich West	21/1009	Design-Wright	72, SELSDON ROAD, BLOXWICH, WS3 3UE	Delicate judgement is required.
10 March 2022	Cllr Wilson	Aldridge Central And South	21/0686	Paul Spooner	33, LITTLE ASTON ROAD, ALDRIDGE, WALSALL, WS9 0NP	Delicate judgement is required.

Q1 22/23 (Apr-Jun)

Committee	Called in by Councillor	The Electoral Ward for the Application	Planning Application Number	Planning Agent	Application Address	Method/Reason for Call In
07 April 2022	Cllr Mazhar	St Matthews	21/1740	Paul Spooner	8, BURTON FARM ROAD, WALSALL, WS4 2HN	Delicate judgement.
07 April 2022	Cllr Wilson	Aldridge Central And South	21/1447	E & H Design Ltd	99, BIRMINGHAM ROAD, ALDRIDGE, WALSALL, WS9 0AJ	Delicate judgement.
26 May 2022	Cllr Andrew	Willenhall South	20/1575	W13 Ltd	2, WALSALL ROAD, WILLENHALL, WV13 2EH	Public interest.

21 July 2022	Cllr Andrew	Willenhall South	20/1575	W13 Ltd	2, WALSALL ROAD, WILLENHALL, WV13 2EH	Public interest.
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**Q2 22/23 (Jul-Sept)**

Committee	Called in by Councillor	The Electoral Ward for the Application	Planning Application Number	Planning Agent	Application Address	Method/Reason for Call In
08 September 2022	Cllr Elson	Willenhall North	22/0652	Kelsall Architectural Design Ltd	90, SANDRINGHAM AVENUE, WILLENHALL, WV12 5SX	Impact on amenity of neighbours
08 September 2022	Cllr Martin	Rushall-Shelfield	22/0641	Palmer Design	27, LODGE ROAD, PELSALL, WALSALL, WS4 1DE	Impact on the amenity of neighbours and a considered severe breach of 45 degree code

**iv. Progress on Enforcement Proceedings**

- (i) Public session – attached Table 1 and 2
  - (ii) Private session – see attached Table 3
- Please note that Table 3 contains information which is private and confidential and so is not available for public inspection.

It includes information which reveals that the authority proposes:

- a) to give any enactment a notice under or by virtue of which requirements are imposed on a person; or
- b) to make an order or direction under any enactment.

Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

**v. Section 106 Agreements update for 21/22 financial year (1st April 2021 to 31st March 2022 which forms the basis of the Council's Infrastructure Funding Statement for that period.**

12.12 Following the recent appointment of a dedicated Development Monitoring Officer within the planning service to specifically record and update S106 records, substantial work has already taken place to capture and update records. This is an on-going work stream to ensure this, and future updates, provide an accurate position on the securing, receipt, and allocation / expenditure of S106 contributions

and other non-financial Planning Obligations. The figures provided in this report are therefore snapshots in time and will not remain static as they are continuously updated to reflect contributions received, allocated and spent.

- 12.13 The Executive Director of Economy, Environment and Communities has also held the inaugural meeting of a S106 Board involving the relevant Portfolio Holders and officers from various service areas to give further scrutiny to the process of monitoring S106 obligations including assurance and spending that will help support Members understanding and give greater transparency of the process for the Planning Committee. A Member training session will be delivered in future to incorporate full details on the process and what to expect. A report was also presented to the Scrutiny Committee in November 2021 setting out the process for the collection, monitoring and expenditure of S106 contributions, how ward members are consulted on s106 allocation, justification and value for money and included an update on completed Planning Obligations.
- 12.14 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.
- 12.15 The Council is required to comply with the National Planning Policy Framework (NPPF) 2021, Community Infrastructure Levy Regulations 2010 (as amended), policy DEL1 of the Black Country Core Strategy (BCCS) and policy GP3 of the Unitary Development Plan (UDP) when seeking developer contributions.
- 12.16 Under the Community Infrastructure Levy Regulations any authority that receives a contribution from development through the levy or section 106 planning obligations must prepare an Infrastructure Funding Statement at least annually. For the financial year 2019/2020 onwards, any local authority that has received developer contributions (section 106 planning obligations or Community Infrastructure Levy) must publish online an Infrastructure Funding Statement by 31 December 2020 and by the 31 December each year thereafter. Infrastructure Funding Statements must cover the previous financial year from 1 April to 31 March.
- 12.17 **Appendix 1** forms the basis of the Council's Infrastructure Funding Statement for the period 1 April 2021 to 31 March 2022.
- 12.18 The table below sets out that of over £4million has been received in contributions to date and that over £2million has been expended and / or allocated to date. The majority of the remaining balance comprises of a series of contributions for development that has either recently been approved, the target dates for expenditure are yet to be reached, or formal allocations of monies are yet to be confirmed. This also reflects the on-going collaborative work stream with service areas to update the Council's S106 records, and ensuring records are updated.

Summary of all total Income, allocation and expenditure as at 21<sup>st</sup> November 2022:

<b>Service Area</b>	<b>S106 Contribution received to date</b>	<b>Spent to date</b>	<b>Committed / Allocated</b>	<b>Balance Remaining</b>
Affordable Housing	£1,538,104.34	£0.00	£274,993.56	£1,263,110.78
Children's Services	£534,931.32	£275,903.84	£259,027.48	£0
Clean & Green	£2,049,767.94	£1,271,948.17	£0	£777,819.77
<b>TOTAL</b>	<b>£4,122,803.60</b>	<b>£1,547,852.01</b>	<b>£534,021.04</b>	<b>£2,040,930.55</b>

**vi. Section 106 Updates for 22/23 Section 106 Updates (1st April 2022 to 21st November 2022)**

12.19 **Appendix 2** provides an update on contributions including new Planning Obligations completed during the current financial year 2022/23 up to 21<sup>st</sup> November.

2021/22 Infrastructure Funding Statement

## **Appendix 2**

### **Section 106 Updates 1<sup>st</sup> April 2022 to 21<sup>st</sup> November 2022**