



Walsall Council

Planning Committee

2nd May 2013

REPORT OF THE HEAD OF PLANNING AND BUILDING CONTROL

Section 106 Report – Financial Year 2012/13

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 2012 to 31st March 2013.
- 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, regional 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 of a series of quarterly reports covering financial year 2012/13. 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 give 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 support 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 Cabinet agreed to a strategy and programme for review of the Council's adopted SPD's on 9th November 2011. This will result in the Affordable Housing, Designing Walsall, Natural Environment and Urban Open Space SPDs being revised to take account of changes to local and national policy. Following a recommendation by the Council, 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. Until the Affordable Housing, Designing Walsall, Natural Environment 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. 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 recently been agreed with Walsall Children’s Services – Serco - that we will only consider the need 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 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 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 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 area and the funding is transferred to the service area concerned and expenditure is monitored by that service’s accountant.
 11. A total of 6 Planning Obligations were completed in financial year 2012/13 totalling £96,423.00 in contributions. A total of £30,769.00 has been received to date, broken down as £15,019.00 for open space (including 1.5% Policy deduction), £15,000.00 for highways (including 1.5% Policy deduction) and £750 towards legal costs. Full details are set out in Appendix A. A total of 43 affordable dwellings were also secured during this period and these are set out in Appendix B.
 12. A total of 5 Supplemental Deeds were completed in this period. Two of the deeds remove the education and open space contributions required in original agreements and the remaining three deeds reflect other, non-financial changes to the details of the schemes set out in original agreements. Full details are provided in Appendix C.

13. In comparison, 8 Planning Obligations were completed in financial year 2011/12 totalling £550,508.57 in contributions. £66,033.00 has been received to date, broken down as £20,823.00 for public art (including 1.5% Policy deduction) and £45,210.00 for open space (including 1.5% Policy deduction). A total of 11 affordable units were secured in this period.
14. Details of contributions that are due to expire within the next 12 months are set out in Appendix D.
15. Details of the expenditure of received Section 106 Education contributions have been provided by the relevant service area and are set out in Appendix E.
16. Details of the expenditure of funds on the Wayfinding project are provided in Appendix F.
17. No details have been provided for the final quarter of 2012/13 by the relevant service area for the expenditure of received Section 106 Open Space contributions. An update will be provided in the next report to Planning Committee for the first quarter of 2013/14.



Appendix A - Overall S106 Contributions Sought and Received for period 01/04/2012 - 31/03/2013

<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 RxRecd</u>	<u>Date Cont</u>	<u>Cont Expiry Date</u>
11/0105/FL	New residential development (amendment to previously approved scheme).	11/07/2012	LAND BEHIND BENTLEY MOOR CLUB,BENTLEY DRIVE,WALSALL, WEST MIDLANDS, WS2 8RY	Palfrey and Pleck	Urban Open Space Contribution	£14,793.72	Deducted from education contribution received 03/05/2007 for 05/2300/FL/W5. Towards open space.	£14,793.72	£0.00	27/06/2012	
11/0105/FL	New residential development (amendment to previously approved scheme).	11/07/2012	LAND BEHIND BENTLEY MOOR CLUB,BENTLEY DRIVE,WALSALL, WEST MIDLANDS, WS2 8RY	Palfrey and Pleck	Policy 1.5% Monitoring Charge	£225.28	Deducted from open space contribution.	£225.28	£0.00	27/06/2012	
11/0105/FL	New residential development (amendment to previously approved scheme).	11/07/2012	LAND BEHIND BENTLEY MOOR CLUB,BENTLEY DRIVE,WALSALL, WEST MIDLANDS, WS2 8RY	Palfrey and Pleck	Other or Mixed (Please State in Detail Box)	£750.00	Legal costs - deducted from education contribution received 03/05/2007 for 05/2300/FL/W5.	£750.00	£0.00	27/06/2012	
11/1584/FL	Creation of 460sqm of additional retail floorspace (Class A1) at mezzanine level.	20/07/2012	UNIT 13, CROWN WHARF SHOPPING PARK, WOLVERHAMPTON STREET, WALSALL, WS2 8LL	St Matthews and Birchills Leamore	Policy 1.5% Monitoring Charge	£225.00	Deducted from contribution.	£225.00	£0.00	14/12/2012	

<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>
11/1584/FL	Creation of 460sqm of additional retail floorspace (Class A1) at mezzanine level.	20/07/2012	UNIT 13, CROWN WHARF SHOPPING PARK, WOLVERHAMPTON STREET, WALSALL, WS2 8LL	St Matthews and Birchills Leamore	Highway Improvements	£14,775.00	Towards improvements to existing pedestrian crossing on Town End Street including adjustments to guard railing, signing and tactile paving. Due prior to commencement. Index linked (241.8 in June 2012 and 245.6 in October 2012).	£14,775.00	£240.00	14/12/2012	
11/1537/FL	Erection of 18 flats and 12 houses with associated parking, landscaping, access and associated works.	08/10/2012	LAND AT CARL STREET, WALSALL, WS2 7BE	St Matthews and Birchills Leamore	Urban Open Space Contribution	£44,864.00	Towards provision of open space within the wider area of the site. Due on or before first occupation.	£0.00	£0.00		
11/1537/FL	Erection of 18 flats and 12 houses with associated parking, landscaping, access and associated works.	08/10/2012	LAND AT CARL STREET, WALSALL, WS2 7BE	St Matthews and Birchills Leamore	Other or Mixed (Please State in Detail Box)		Developer to provide quarterly updates on number and types of units constructed and occupied.	£0.00	£0.00		
11/1537/FL	Erection of 18 flats and 12 houses with associated parking, landscaping, access and associated works.	08/10/2012	LAND AT CARL STREET, WALSALL, WS2 7BE	St Matthews and Birchills Leamore	Expiry Date for Contribution		Any unused contributions to be repaid within one month of five years from the date of payment.	£0.00	£0.00		

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11/1147/FL	Erection of 10 dwellings with associated car parking and landscaping.	28/05/2012	56 FIBBERSLEY, WILLENHALL, WV13 3AD	Willenhall	Urban Open Space Contribution	£20,790.00	Towards open space within the wider vicinity of the site. Due on or before commencement. BCIS index linked.	£0.00	£0.00		
11/1147/FL	Erection of 10 dwellings with associated car parking and landscaping.	28/05/2012	56 FIBBERSLEY, WILLENHALL, WV13 3AD	Willenhall	Expiry Date for Contribution		Any unused contribution to be repaid within one month of five years from date of payment.	£0.00	£0.00		
11/0985/FL	Demolition of existing buildings and redevelopment of the site by erection of single and two storey buildings to provide 28 bed extra care rehabilitation facility (Class C2 Use) with new access and altered access to highway, landscaping and all associated ancillary and engineering works.	17/05/2012	LAND FORMER ELECTRICITY SUB STATION, LICHFIELD ROAD, BLOXWICH	Blakenall and Bloxwich	Other or Mixed (Please State in Detail Box)		On commencement of development - carry out pre-construction works in para 1.2 of Crestwood Report.	£0.00	£0.00		

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11/0985/FL	Demolition of existing buildings and redevelopment of the site by erection of single and two storey buildings to provide 28 bed extra care rehabilitation facility (Class C2 Use) with new access and altered access to highway, landscaping and all associated ancillary and engineering works.	17/05/2012	LAND FORMER ELECTRICITY SUB STATION, LICHFIELD ROAD, BLOXWICH	Blakenall and Bloxwich	Other or Mixed (Please State in Detail Box)		On commencement of development - carry out japanese knotweed eradication works and restoration works in accordance with para 1.3 and 1.5 of Crestwood Report.	£0.00	£0.00		
11/0985/FL	Demolition of existing buildings and redevelopment of the site by erection of single and two storey buildings to provide 28 bed extra care rehabilitation facility (Class C2 Use) with new access and altered access to highway, landscaping and all associated ancillary and engineering works.	17/05/2012	LAND FORMER ELECTRICITY SUB STATION, LICHFIELD ROAD, BLOXWICH	Blakenall and Bloxwich	Other or Mixed (Please State in Detail Box)		On commencement of development - carry out initial establishment works for wet woodland area in accordance with para 1.6 of Crestwood Report.	£0.00	£0.00		
11/0985/FL	Demolition of existing buildings and redevelopment of the site by erection of single and two storey buildings to provide 28 bed extra care rehabilitation facility (Class C2 Use) with new access and altered access to highway, landscaping and all associated ancillary and engineering works.	17/05/2012	LAND FORMER ELECTRICITY SUB STATION, LICHFIELD ROAD, BLOXWICH	Blakenall and Bloxwich	Other or Mixed (Please State in Detail Box)		Provide an annual record of management works to the Council in accordance with para 1.7 of Crestwood Report.	£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 RxRecd</u>	<u>Date Cont</u>	<u>Cont Expiry Date</u>
11/0985/FL	Demolition of existing buildings and redevelopment of the site by erection of single and two storey buildings to provide 28 bed extra care rehabilitation facility (Class C2 Use) with new access and altered access to highway, landscaping and all associated ancillary and engineering works.	17/05/2012	LAND FORMER ELECTRICITY SUB STATION, LICHFIELD ROAD, BLOXWICH	Blakenall and Bloxwich	Other or Mixed (Please State in Detail Box)		Ensure the working method for the development at eastern boundary of the property incorporates requirements of para 8 of Crestwood Report.	£0.00	£0.00		
11/0985/FL	Demolition of existing buildings and redevelopment of the site by erection of single and two storey buildings to provide 28 bed extra care rehabilitation facility (Class C2 Use) with new access and altered access to highway, landscaping and all associated ancillary and engineering works.	17/05/2012	LAND FORMER ELECTRICITY SUB STATION, LICHFIELD ROAD, BLOXWICH	Blakenall and Bloxwich	Other or Mixed (Please State in Detail Box)		Ensure the precautions in para 1.9 of Crestwood Report are followed at all times during construction.	£0.00	£0.00		
10/0211/FL	Re-roofing, repair and alterations to rear element of existing garage building; minor extensions to front of the building, formation of car parking area fronting Lichfield Road and formation of hard standing and access at rear.	22/01/2013	Brush Garage, 86 Lichfield Road, Sheffield, Walsall	Pelsall and Rushall-Sheffield	Other or Mixed (Please State in Detail Box)		Various non-financial obligations as set out in Schedule 1 relating to the development.	£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 RxRecd</u>	<u>Date Cont</u>	<u>Cont Expiry Date</u>
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Total Completed Planning Obligations

6

Total Sought

£96,423.00

Total Received

£30,769.00

Total Not Yet Due

£65,654.00



Appendix B - Breakdown of Affordable Housing Secured by Planning Obligation 01/04/2012 - 31/03/2013

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 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>
11/1537/ FL	LAND AT CARL STREET, WALSALL, WS2 7BE	St Matthews and Birchills Leamore	Not Selected	30	5	2		0					0				
								0					0				
								0					0				
								0					0				
								0					0				
12/0553/ OL	LAND AT MIDLAND ROAD, WALSALL, WS1 3QQ	St Matthews and Birchills Leamore	Not Selected	36		36		0					0				
								0					0				
								0					0				
								0					0				
								0					0				
Grand Total Completed Obligations				2	66	5	7.58%	38	57.58%								%



Appendix C - Supplemental Deeds for period 01/04/2012 - 31/03/2013

<u>Application No</u>	<u>Proposal</u>	<u>Date of Deed</u>	<u>Site Address</u>	<u>LNP</u>	<u>Details</u>
08/0222/FL	Demolition of filling station, erection of 10 no. 2 bed apartments and 6 no. 1 bed apartments with allied parking and amenity areas.	26/07/2012	Murco Service Station, Pinfold Street, Walsall	Darlaston	Deed of Variation dated 26/07/2012 removes the education contribution and reflects the approval of an application to extend the date to commence under application ref 11/1326/TE.
11/1576/FL	Demolition of existing building and erection of 13 dwellings.	23/08/2012	The Limes, Linley Road, Walsall, WS4 1HL	Pelsall and Rushall-Shelfield	Deed of variation dated 23/08/12 reflects change in house types under new planning permission 12/0506/FL. No other changes to original S106 agreement.
08/1955/FL	Demolition of existing factory units and erection of 12 dwellings (4 x 2 bed, 6 x 3 bed & 2 x 4 bed)	07/02/2013	LAND C/O (OPPOSITE NO'S 57-69),REVIVAL STREET,WALSALL,WS3 3HR	Blakenall and Bloxwich	Deed of Variation dated 07/02/2013 removes education and open space contributions providing the development is completed within 18 months.
12/0553/OL	Outline application (considering access, appearance, layout and scale) for 36 houses (7 two bed, 23 three bed and 6 four bed) with associated parking, amenity areas and associated works.	22/03/2013	LAND AT MIDLAND ROAD, WALSALL, WS1 3QQ	St Matthews and Birchills Leamore	Deed of Variation dated 22/03/2013 removes reference to Lifetime Homes Criteria. No other changes to principle deed.
02/2122/FL-OL/M1	Reclamation strategy (detail) to secure development for informal recreational use and housing (outline). Application has not yet been determined. Additional information has been recently submitted on the implications of ground gas and land contamination o	21/02/2013	Former Moxley Tip,Moxley Road,Darlaston	Darlaston	Deed of variation dated 21/02/2013 reflects approved time extension application but no other changes to original deed.

Total Completed Supplemental Deeds

5



Appendix D - Contributions due to expire over next 12 months from 19/04/2013

<u>Application No</u>	<u>Proposal</u>	<u>Decision Date</u>	<u>Site</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>
07/2232/FL/W6	Demolition of public house and construction of 6 houses and 9 apartments	19/03/2008	MOXLEY ARMS,HIGH STREET,MOXLEY, WALSALL	Darlaston	UOS Commuted Sum	£30,034.62	Towards provision of open space within the area of the site. Due on date of which the implementation works are carried out.	£30,034.62	07/05/2008	£0.00	07/05/2013
07/2232/FL/W6	Demolition of public house and construction of 6 houses and 9 apartments	19/03/2008	MOXLEY ARMS,HIGH STREET,MOXLEY, WALSALL	Darlaston	Education commuted sum	£24,607.26	Towards provision of secondary education facilities within 3 miles of the site. Due on date of which the implementation works are carried out.	£24,607.26	07/05/2008	£0.00	07/05/2013
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,WALSALL,	Darlaston	POS Commuted Sum	£28,669.41	Towards provision of open space within the area of the site. Due on commencement.	£28,669.41	18/08/2008	£0.00	18/08/2013
07/1494/FL/W6	Demolition Of Redundant	01/11/2007	BENTLEY HEALTH CLINIC,CHURCHILL ROAD,WALSALL,	Darlaston	Education commuted sum	£26,131.61	Towards provision of secondary education facilities within 3 miles	£26,131.61	18/08/2008	£0.00	18/08/2013

Clinic And
Erection Of
12 No.
Apartments
And 6 No
houses

of the site. Due on
commencement.

04/0431/FL/W2	Redevelopm ent comprising supermarket, retail and multi storey car park	21/09/2005	LAND BOUNDED BY DUDLEY STREET, GEORGE STREET AND HIGH STREET, WALSALL TOWN CENTRE	St Matthews and Birchills Leamore	Transportation Contribution	£19,700.00	Variable Messaging System commuted sum due 14 days after development opens for trading.	£19,700.00	08/12/2008	£0.00	08/12/2013
07/2348/FL/W6	ERECTION OF 22no NEW BUILD DWELLINGS .	02/04/2008	LAND BETWEEN,SCHOO L STREET/ ALMA STREET/ WILLENHALL	Darlaston	Late Payment Interest Charge (LPI)	£480.09	Open Space.	£480.09	22/12/2008	£0.00	22/12/2013
07/2348/FL/W6	ERECTION OF 22no NEW BUILD DWELLINGS .	02/04/2008	LAND BETWEEN,SCHOO L STREET/ ALMA STREET/ WILLENHALL	Darlaston	Late Payment Interest Charge (LPI)	£485.00	Education.	£485.00	22/12/2008	£0.00	22/12/2013
07/2348/FL/W6	ERECTION OF 22no NEW BUILD DWELLINGS .	02/04/2008	LAND BETWEEN,SCHOO L STREET/ ALMA STREET/ WILLENHALL	Darlaston	Education commuted sum	£41,375.04	Towards secondary education facilities within 3 miles of the site. Due upon service of the implementation notice.	£41,375.04	22/12/2008	£0.00	22/12/2013
07/2348/FL/W6	ERECTION OF 22no NEW BUILD DWELLINGS .	02/04/2008	LAND BETWEEN,SCHOO L STREET/ ALMA STREET/ WILLENHALL	Darlaston	UOS Commuted Sum	£40,956.30	Towards provision of open space within the wider area of the site. Due upon service of the implementation notice.	£40,956.30	22/12/2008	£0.00	22/12/2013

03/1939/OL/W4	Outline: Residential Development	10/11/2004	WORKS & PREMISES,(EX - LONGMORE TUBES),HALL STREET,DARLAST ON,WEST MIDLANDS,WS10 8NW	Darlaston	Late Payment Interest Charge	£2,650.88	For UOS. Due no later than 24/12/2008.	£2,650.88 06/02/2009	£0.00	06/02/2014
03/1939/OL/W4	Outline: Residential Development	10/11/2004	WORKS & PREMISES,(EX - LONGMORE TUBES),HALL STREET,DARLAST ON,WEST MIDLANDS,WS10 8NW	Darlaston	POS Commuted Sum	£8,865.00	£100 per bedroom towards off site provision of recreational facilities. Due on service of implementation notice.	£8,865.00 06/02/2009	£0.00	06/02/2014
08/0455/FL	Erection of 4 no. 2 bed bungalows and 6 no. 2 bed apartments, parking and access facilities, landscaping.	01/05/2009	Land at Thornycroft Place/Ashtree Grove, Moxley, W14 8LU	Darlaston	Urban Open Space Contribution	£13,652.10	Towards provision of open space within wider area of the site (RPI linked). Due on commencement.	£13,652.10 30/04/2009	£0.00	30/04/2014
07/2661/RM/W7	Erection of 262 no. dwellings with associated works (Reserved Matters to Outline application 07/0029/OL/ W5).	08/08/2008	FORMER T.R.W. AUTOMOTIVE SYSTEMS LTD,WODEN ROAD WEST,WEDNESB URY,WALSALL	Darlaston	Urban Open Space Contribution	£197,000.00	Towards provision of open space within the vicinity of the wider area of the site. Due prior to occupation of 50th dwelling.	£197,000.00 08/07/2010	£0.00	08/07/2013
07/2661/RM/W7	Erection of 262 no.	08/08/2008	FORMER T.R.W. AUTOMOTIVE	Darlaston	Primary and/or Sec Edu Cont	£98,500.00	Towards primary and secondary education	£98,500.00 08/07/2010	£0.00	08/07/2013

dwelling
with
associated
works
(Reserved
Matters to
Outline
application
07/0029/OL/
W5).

SYSTEMS
LTD,WODEN
ROAD
WEST,WEDNESB
URY,WALSALL

within the vicinity of the
wider area of the site.
Due prior to occupation
of 50th dwelling.

APPENDIX E - EDUCATION S106 CONTRIBUTIONS - Allocations approved by cabinet

As at Apr 2013

Application No	Development Name	Conditions Attached	Amount Agreed	Allocation					Notes
				Cabinet Date	School	LNP	Scheme	Amount	
05/0453/FL/H1	Land Adj Walker Road and Taylor Avenue, Walsall	Secondary Sector	£ 135,000.00	14-Jun-06	Frank F Harrison Engineering College	St Matthew's and Birchills Leamore	Specialist Status Scheme - Creation of a STEM Centre	£ 135,000.00	
05/1615/FL/E8	Land at Blakenall Heath & Victoria Avenue, Blakenall Site A	Secondary Sector. Due within 14 days of commencement	£ 30,488.16	14-Jun-06	Frank F Harrison Engineering College	St Matthew's and Birchills Leamore	Specialist Status Scheme - Creation of a STEM Centre	£ 30,488.16	This scheme is complete and the facility is open. The funding was a contribution towards a scheme costing approximately £420,000
05/1614/FL/H1	Land at Blakenall Heath & Victoria Avenue, Church Place Blakenall Site B	Secondary Sector. First owner £12,307.35, Second owner £4,842.24 Due within 14 days after commencement of any material operation Secondary sector	£ 17,149.59	14-Jun-06	Frank F Harrison Engineering College	St Matthew's and Birchills Leamore	Specialist Status Scheme - Creation of a STEM Centre	£ 17,149.59	
05/1286/FL/H1	Site C.Land adjacent to Community Centre, Walker Road, Blakenall	Secondary Sector. Due on commencement	£ 23,247.22	14-Jun-06	Frank F Harrison Engineering College	St Matthew's and Birchills Leamore	Specialist Status Scheme - Creation of a STEM Centre	£ 23,247.22	
04/0526/OL/E3	97-113 Walsall Road, Aldridge, Walsall, WS9 0AY	Secondary Sector	£ 88,415.66	20-Jun-07	Aldridge School - A Science College	Aldridge South and Streety	Improvements to learning environment - main block	£ 88,415.66	This scheme is complete. The funding was a contribution towards a scheme costing approximately £330,000
06/0357/FL/E9	The Boundary Hotel, Birmingham Road, Walsall	Secondary Sector. Due on commencement	£ 21,147.35	20-Jun-07	Joseph Leckie Community Technology College	Palfrey and Pleck	Contribution towards new teaching block	£ 21,147.35	This scheme is complete. The funding is a contribution towards a scheme costing approximately £6,000,000
03/0545/FL/E4	Former Cutler's site, Streety.	Secondary Sector. Due prior to 1st occupation	£ 74,800.00	20-Jun-07	The Streety - A Specialist Sports College	Aldridge South and Streety	Provision of Changing Rooms for Sports Hall	£ 74,800.00	This scheme is complete and the facility is open. The funding was a contribution towards a scheme costing approximately £500,000
02/0069/FL/E2	Former Rawlins Tip, Streety, Sutton Coldfield	Secondary Sector	£ 229,066.00	20-Jun-07	The Streety - A Specialist Sports College	Aldridge South and Streety	Provision of Changing Rooms for Sports Hall	£ 229,066.00	
02/0069/FL/E2	Former Rawlins Tip, Streety, Sutton Coldfield	Secondary Sector Interest late payment	£ 4,695.76	20-Jun-07	The Streety - A Specialist Sports College	Aldridge South and Streety	Provision of Changing Rooms for Sports Hall	£ 4,695.76	
04/0231/FL/E2	Filon Products, Aldridge Road, Streety	Secondary Sector. Due on or before 1st occupation	£ 54,259.41	20-Jun-07	The Streety - A Specialist Sports College	Aldridge South and Streety	Provision of Changing Rooms for Sports Hall	£ 54,259.41	
05/1112/FL/W2	Bonner & Co (Engineers) Ltd, Cook Street, Wednesbury, Walsall	Secondary Sector	£ 13,338.57	19-Dec-07	Darlaston Community Science College	Darlaston	Refurbishment of main sports hall and changing rooms	£ 13,338.57	This scheme is complete. The funding was a contribution towards a scheme costing approximately £265,000
06/0357/FL/E9	The Boundary Hotel, Birmingham Road, Walsall	Primary Sector. Due on commencement	£ 18,852.65	16-Jul-08	Chuckery Primary	Pheasey and Paddock	Mobile Replacement and Remodelling of Existing Accommodation	£ 18,852.65	This scheme is complete. The funding is a contribution towards a scheme costing approximately £1,900,000.
06/1505/OL/E9	12-14 Little Aston Rd, Aldridge	Primary payable on commencement	£ 11,014.61	16-Jul-08	Leighswood	Aldridge South and Streety	Mobile Replacement and Remodelling of Existing Accommodation	£ 11,014.61	This scheme is now complete. The funding is a contribution towards a scheme costing approximately £1,000,000
06/2193/FL/E9	57 Coppice rd, Walsall	Primary payable on commencement	£ 4,050.41	16-Jul-08	Leighswood	Aldridge South and Streety	Mobile Replacement and Remodelling of Existing Accommodation	£ 4,050.41	
04/0526/OL/E3	97-113 Walsall Road, Aldridge, Walsall, WS9 0AY	Primary Sector	£ 78,821.65	16-Jul-08	Leighswood	Aldridge South and Streety	Mobile Replacement and Remodelling of Existing Accommodation	£ 78,821.65	
07/0304/FL/W7	Atlas Works, Sandwell Street, Walsall	Primary Sector. Due on completion of sale of 1st Dwelling. Likely to commence mid 2007	£ 12,805.00	14-Jan-09	Birchills CE Primary Community	St Matthew's and Birchills Leamore	Significant enlargement and structural works	£ 12,805.00	This building work is complete, and the school have reoccupied. The site works are due for completion October 2011 The funding is a contribution towards a scheme costing approximately £4,800,000.
07/0143/FL/E10	Land c/o Mill St/Cannon St Walsall	Primary Sector Due 7 days after commencement	£ 8,372.50	14-Jan-09	Birchills CE Primary Community	St Matthew's and Birchills Leamore	Significant enlargement and structural works	£ 8,372.50	
06/1505/OL/E9	12-14 Little Aston Rd, Aldridge	Secondary Sector - Due 7 days after commencement of development	£ 11,014.61	15-Jul-09	Aldridge School - A Science College	Aldridge South and Streety	Improvements to learning environment - phased replacement of curtain walling to main teaching blocks	£ 11,014.61	This scheme is now complete. The funding was a contribution towards a scheme costing approximately £115,000 that was mainly school funded.
06/2135/FL/E9	Four Seasons Public House, Spring Lane/Birch Lane, Walsall	Secondary Sector - Payable upon commencement of the development.	£ 32,277.62	15-Jul-09	Aldridge School - A Science College	Aldridge South and Streety	Improvements to learning environment - phased replacement of curtain walling to main teaching blocks	£ 32,277.62	
06/2193/FL/E9	57 Coppice rd, Walsall	Primary payable on commencement	£ 4,421.59	15-Jul-09	Aldridge School - A Science College	Aldridge South and Streety	Improvements to learning environment - phased replacement of curtain walling to main teaching blocks	£ 4,421.59	
03/1484/FL/E4	Land off Clayhanger Lane	Secondary Sector	£ 119,040.00	16-Dec-09	Brownhills Community Technology College	Brownhills Aldridge North	Provision of high quality food technology room]	£ 119,040.00	This scheme is now complete.
05/0395/RM/H1	St Margaret's Hospital, Queslett Road (Phase 1)	Secondary Sector	£ 160,977.63	13-Oct-10	Barr Beacon Language College	Pheasey and Paddock	Provision of additional accommodation (Music Tech / Drama and associated spaces)	£ 160,977.63	Works now complete
09/0753/RM/	St Margarets Hospital, Queslett Road (Phase 2)	Secondary Sector	£ 415,545.19	13-Oct-10	Barr Beacon Language College	Pheasey and Paddock	Provision of additional accommodation (Music Tech / Drama and associated spaces)	£ 415,545.19	
07/0304/FL/W7	Atlas Works, Sandwell Street, Walsall	Secondary Sector	£ 12,805.00	08-Jun-11	Barr Beacon Language College	Pheasey and Paddock	Provision of additional accommodation (Music Tech / Drama and associated spaces)	£ 12,805.00	
04/0231/FL/E2	Filon Products, Aldridge Road, Streety	Primary Sector	£ 48,371.70	03-Feb-11	Blackwood Primary	Aldridge South and Streety	Electrical Rewire & ICT Improvements	£ 48,371.70	Works now complete
05/0411/FL/E2	Formerly known as Eagle Envelopes, Bloxwich Road, Walsall	Secondary Sector	£ 65,622.20	13-Apr-11	Joseph Leckie Community Technology College	Palfrey and Pleck	Upgrade of Art Block to provide enhanced learning environments	£ 65,622.20	Works now complete
08/0327/FL/	Land C/O Mill Street/, Cannon Street, Walsall	Secondary Sector	£ 8,372.50	13-Apr-11	Joseph Leckie Community Technology College	Palfrey and Pleck	Upgrade of Art Block to provide enhanced learning environments	£ 8,372.50	
06/2220/FL/E11	Residential Development of Dwellings and Associated Works (Revisions to Application Reference 05/0411/FL/E2 Including Increase Number of Dwellings from 76 to 93)	Secondary Sector	£ 22,109.95	13-Apr-11	Joseph Leckie Community Technology College	Palfrey and Pleck	Upgrade of Art Block to provide enhanced learning environments	£ 22,109.95	
06/0736/FL/W5	Tasker Street, Walsall (Formerly BRS Distribution Site)	Secondary Sector	£ 85,000.00	13-Apr-11	Joseph Leckie Community Technology College	Palfrey and Pleck	Upgrade of Art Block to provide enhanced learning environments	£ 85,000.00	Works now complete
05/2423/FL/E3	45A Park Road, Bloxwich, Walsall	Secondary Sector	£ 18,359.11	13-Apr-11	Willenhall School Sports College	Willenhall	Upgrade of Dining Room and associated areas	£ 18,359.11	
06/1196/RM/W2	Saracens Head P.H., Bloxwich Road South, Willenhall, Walsall	Secondary Sector	£ 16,746.48	13-Apr-11	Willenhall School Sports College	Willenhall	Upgrade of Dining Room and associated areas	£ 16,746.48	
07/0145/FL/E11	William Bird Ltd, Lichfield Road, Rushall, Walsall	Secondary Sector	£ 45,319.30	13-Apr-11	Willenhall School Sports College	Willenhall	Upgrade of Dining Room and associated areas	£ 45,319.30	Property Services managing scheme, works to be completed over the summer
08/1637/FL/	Former T.R.W Automotive Systems Ltd, Woden Road West, Wednesbury	Secondary Sector	£ 49,250.00	12-Dec-12	Pool Hayes Arts and Community College	Willenhall	Upgrade of main block to provide enhanced learning environments	£ 49,250.00	
05/0958/FL/W2	Land at Bentley Gate, Bentley Road South, Wednesbury	Secondary Sector	£ 59,070.81	12-Dec-12	Pool Hayes Arts and Community College	Willenhall	Upgrade of main block to provide enhanced learning environments	£ 59,070.81	
07/2232/FL/W6	Moxley Arms, High Street, Moxley	Secondary Sector	£ 24,607.26	12-Dec-12	Pool Hayes Arts and Community College	Willenhall	Upgrade of main block to provide enhanced learning environments	£ 24,607.26	
07/0084/FL/W7	Willenhall Tubes, Bentley Lane	Secondary Sector	£ 101,695.34	12-Dec-12	Pool Hayes Arts and Community College	Willenhall	Upgrade of main block to provide enhanced learning environments	£ 101,695.34	

APPENDIX F - Walsall Wayfinding Project - Payments & Contributions

Date of Payment (On Oracle)	Quarter for S106 Monitoring	Amount Paid	Regenerating Walsall Capital Programme	Amount Used from each contribution					Threadneedle Developer Agreement	TOTAL	Comments
				Tesco Walsall S106 Contribution	Waterfront S106 Contribution	Heath Rd, Darlaston S106 agreement	Pelsall Rd, Brownhills S106 agreement	Manor Hospital Developer Agreement			
		<i>Contribution Received?</i>	Yes	Yes	Yes	Yes	Yes	Yes	No		
21/06/11	Q1 2011/12	15,000.00		15,000.00						15,000.00	Urbed
14/07/11	Q2 2011/12	15,000.00						15,000.00		15,000.00	Urbed
20/07/11	Q2 2011/12	325.19					325.19			325.19	Landscape team (Masterplan)
29/07/11	Q2 2011/12	15,000.00		4,243.27		1,590.11	416.62	8,750.00		15,000.00	Urbed
16/09/11	Q2 2011/12	31,550.00	11,550.00	20,000.00						31,550.00	Urbed
(no payments)	Q3 2011/12									0.00	
March 2012	Q4 2011/12			4,000.00						4,000.00	
March 2012	Q4 2011/12			335.00						335.00	
(no payments)	Q1 2012/13									0.00	
26/07/12	Q2 2012/13			800.00						800.00	Legal fees - Park Place Mural
(no payments)	Q3 2012/13			0.00						0.00	
(no payments)	Q3 2012/14									0.00	
Total Spent:		76,875.19	11,550.00	44,378.27	0.00	1,590.11	741.81	23,750.00	0.00	82,010.19	
Approved CFR Contribution Revised Contribution		120,500.00	14,841.44	48,984.50	25,842.14	1,590.11	741.81	23,750.00	4,750.00	120,500.00	
Balance:		43,624.81	8,041.44	4,606.23	25,842.14	0.00	0.00	0.00	0.00	38,489.81	Threadneedle funding no longer available

	Contributions	Total Used in 2011//12	Balance
Total Expected	100,908.56	69660.19	31,248.37
Total Received @31/3/12	75,066.42	69660.19	5,406.23