



## Response to Request for Information

Reference EIR 000142  
Date 19 May 2017

### ***Planning - Section 106 Contributions***

#### **Request:**

This is a request for information under the Freedom of Information Act.

Please provide the following information for Section 106 contributions attached to full or outline planning permissions approved on developments of more than 10 dwellings in the financial years 2009-10 to 2016-17, or up to the latest year for which information is available. We are specifically interested in Section 106 contributions and the influence of viability assessments on Section 106 contributions, so please tell us only about types of application for planning permission where your council agrees Section 106 contributions.

- a) The planning application reference number?
- b) Financial year in which planning permission was approved?
- c) Whether the application type was for full planning permission or outline planning permission?
- d) Whether the application was for a site specifically allocated for residential development in the Local Plan?
- e) The total number of housing units permitted?
- f) The total number of affordable housing units permitted?
- g) The split of affordable homes between: 1) shared ownership / other low cost homeownership; and 2) affordable / social rent?
- h) The value (or best estimate of value) of financial and non-financial contributions payable under Section 106 of the Town and Country Planning Act?
- i) Whether S106 contributions were reduced on viability grounds during the application stage?

[NOT PROTECTIVELY MARKED]

- j) Whether S106 contributions were later reduced through a deed of variation or any statutory power or procedure?

We intend to use this information combined with information from your Local Plan to find out information on the impact of viability assessments on affordable housing.

Thank you for your request for information about the above. We are dealing with your request under the Environmental Information Regulations 2004 rather than Freedom of Information. In response to your request, please find our response attached.

a) Planning application reference number	b) Year agreed	c) Application type description	d) Local Plan allocation	Date Agreement Signed	Location	Description of Development	Total no. housing units	e) Total homes built	f) Total affordable homes built	g) Affordable homes built: LCHO	g) Affordable homes built: rented	h) Value (or best estimate) of contributions paid	i) Contributions reduced at application stage	j) Contributions reduced later	Community Benefit Description	Financial Contribution Due	Contribution Received (Date)	Contribution Spent / Allocated	Non-financial contribution	Contribution Trigger	Projects/Allocated Work	Date to be spent by		
				Date Development Commenced																				
16/00119/FUL	16 17	Full		04-Apr-16	1 Red Lion Street	Student accommodation	26	0	0	0	0				Occupation restricted to students (residents can stay on for 1 year following graduation)									
14/01329/RC 14/00306/FUL	14 15	Full		23.07.2014 COMMENCED	Former Hare and Hounds PH Stowheath Lane	30 dwellings	30	30	30	0	30				Affordable housing					25% affordable housing 100% affordable	On commencement of development			
13/01181/FUL	13 14	Full		Not Commenced	Land Rear of the Cedars Compton Road West	Demolition of existing outbuildings and erection of 12 houses	12	0	0	0	0				Educational improvements					1. Notified of sale and price 2. Notified of college spend on schedule 1	Schedule 1 of S106 details elements Sale of the land 23 April 2015 - notify WCC by 23 July 2015 and every 3 months on how proceeds of sale £800000 have been spent	1. expansion of facilities to meet needs of JLR 2. IT infrastructure 3. Retail Academy 4. Teaching areas for accountancy,	Educational Improvements to be completed by September 2016	
13/00112/FUL	13 14	Full	Y	Signed 05.11.2013 Commenced January 2014. Not financially viable. Longstop date 23.08.2016	Former Promise House, Goodyears	Erection of 32 flats and 9 houses All dwellings completed by longstop date so no contributions required.	41	41	0	0	0	0	Y		Public art						Not less than 1% of construction costs for dwellings not ready by 23.08.2016	Before occupation of any dwelling completed after 23.08.2016		
															Targetted recruitment and training					Agree a scheme for targetted recruitment and training	Prior to commencement of development			
															Renewable energy					10% of residual energy demand of dwellings completed after 23.08.2016	Before occupation of any dwelling completed after 23.08.2016			
															Public open space contribution	£132,492 (£25,203 for maintenance and management) pro rata for any dwelling not completed by 23.08.2016 BCIS from 01.01.2014				Before occupation of any dwelling completed after 23.08.2016	For the provision and maintenance of public open space within the vicinity of the site			
															Affordable housing					30% affordable shared ownership units and 70% affordable rented units / 25% of dwellings not completed by 23.08.2016	before occupation of any dwelling completed after 23.08.2016			
12/00866/OUT Granted 23.08.2013 RM before 23.08.2016	13 14	Outline	Y	Signed 20.08.13 NOT COMMENCED	Gunnebo UK Limited (Formerly Chubbs Safe and Locks Limited) Woden Road	Outline application with appearance, scale and landscaping reserved. Residential development of 69 houses	69	0	0	0	0				Affordable Housing					25% affordable housing. 30% shared ownership and 70% rented units	pro-rata for all dwellings not constructed by 21.05.16			
															Public Art					1% of construction costs	Pro-rata for houses not completed by 21.05.16			
															Targetted recruitment & Training					targetted recruitment and training	to be agreed prior to the commencement of works			
															Renewable Energy					10% of residual energy demand	Pro-rata for houses completed after 21.05.2016			
11/00828/FUL	11 12	Full		21/12/2012 COMMENCED	Compton Park Wolverhampton	Demolition of school, erection of indoor training pitch & associated building, provision of an all-weather football pitch & replacement flood lights, reorganisation & upgrading of existing pitches, parking & replacement pavilion & three floodlit tennis courts. Demolition of halls of residence & redevelopment for replacement school comprising conversion, reconfiguration & extension of retained University buildings with external sport, recreation areas, parking	55	55	0	0	0	0	Y		Education contribution	£245,000 22nd March 2012 £551,250 24th of June 2012 £551,250 29th of September 2012 £551,250 20th of December 2012 £551,250 25th of March 2013	£245,000 22nd March 2012 £551,250 24th of June 2012 £551,250 29th of September 2012 £551,250 20th of December 2012 £551,250 25th of March 2013	All monies spent 2013/14			£245,000 22nd March 2012 £551,250 24th of June 2012 £551,250 29th of September 2012 £551,250 20th of December 2012 £551,250 25th of March 2013	Towards building new St Edmunds School	N/A	
11/00738/EXT Granted 12.08.2013 Expires 12.08.2016	13 14	Full		Signed 07.08.2013 NOT COMMENCED	Land at 251 Parkfield Road	Extension of time to implement permission 06/01629/FUL for 24 two bedroomed flats	24	0	0	0	0		Y		Affordable Housing					25% affordable housing. 30% shared ownership and 70% rented units	pro-rata for all dwellings not constructed by 08.01.2016			
															Public Art					1% of construction costs	Pro-rata for houses not completed by 08.01.2013			



					Rookery Road development													Affordable housing						25% shared ownership 75% affordable rent	25% of dwellings not substantially completed before 24 Feb 2018.				
																			Renewable energy						Dwellings not substantially completed before 24 Feb 2018.				
																			Recruitment & training						Prior to commencement				
																			Offsite open space & play contribution £126,746 BCIS from 1 Jan 2015						Proportion equal to dwellings not substantially completed by 24 Feb 2018.				
																			Highway works / agreements						Not to occupy until Bayliss Avenue widened				
14/01291/FUL	14 15	Full		13.02.2015 COMMENCED	229 and 231 Penn Road	38 flats	38	0	0	0	0							Affordable housing contribution (off-site)	£139,137 £65,078.13 cap prog 16/17						Prior to commencement	Affordable housing in the City	Not specified		
																			Train / recruit						Commencement				
14/01210/FUL	14 15	Full		02.02.2017	Former Farndale Junior School, Gatis Street	Erection of new build apartment block containing 15 apartments	15	0	0	0	0								Off site public open space	£15,300 BCIS from 01.01.18						If none of the dwellings are ready for occupation by 9th June 2019 then full contribution required. If one or more dwellings are not ready for occupation % required.	Farndale Ave open space		
																			Affordable Housing (on site)					25% (4 units) 100% affordable shared ownership	Prior to commencement scheme required for the provision	Affordable housing in the City	Not specified		
																			Train / recruit						Prior to commencement				
																			Renewable energy						If one or more dwellings are not ready				
14/01161/FUL	14 15	Full		19.03.2015 Commenced	Bushbury Arms Showell Circus	24 houses & 4 flats & convert pub to ten flats	38	6	6	0	6								Affordable housing (on-site)					25% (7 units)					
																			Public open space	£38,000.00					50% occupation (19 units)	Fowlers Park Skate Park	Not specific		
																			Convert pub						Complete prior to occupation of 19 units				
																			Train / recruit						Commencement				
14/01123/OUT	14 15	Outline		21.03.2016	Former Pennfields School Site Birches Barn Road	Residential development with all matters reserved	24	0	0	0	0								Affordable Housing					25% (13 units)					
																			Public Open space	£70,000 Prior to implementation								Not specified	
14/00964/FUL	14 15	Full		S111 10.02.2015 DEVELOPMENT COMMENCED	Former Braybrook Centre, Bellamy Lane	14 houses	14	2	0	0	0								Public Open Space Contribution	£60,000 BCIS from 01.01.2015						Prior to Implementation	Improvements to Wryley & Essington Canal	Not Specified	
																			Train / recruit										
14/00828/OUT	14 15	Full		20.05.2015 DEVELOPMENT COMMENCED	King Charles Public House, Cromwell Road	14 houses	14	0	0	0	0								Public Open Space	£105,621.81 BCIS from 01.01.16						Prior to occupation of 8th dwelling	Improvement of play facilities at Bushbury	Not specified	
																			Train/recruit						Prior to Commencement				
																			Renewable energy					10% of residual energy demand	Details prior to implementation				
14/00769/FUL	14 15	Full		16.09.2014 NOT COMMENCED	5-9 Chapel Ash	offices with 8 flats above &	14	0	0	0	0								Public Open Space Contribution	£10,000						Before Occupation	Enhance / maintain West Park play area	Not Specified	
14/00726/FUL	14 15			03.11.2015 DEVELOPMENT COMMENCED	Former Christ Church, church of England Infants School, Leicester Street	12 houses and 12 apartments	24	0	0	0	0				Y				Affordable Housing Contribution	47,777						Prior to occupation of 7th dwelling		Not specified	
																			Training and Recruitment							Commencement			
																			Traffic Regulation Order	6,000						Prior to commencement of development			
																			Management Company										
14/00705/FUL	14 15	Full		29.10.14 COMMENCED	Land at Carlton Road	Apartment block	14	0	0	0	0								Compensatory provision for loss of playing field	£10,000						8 July 2015	Commencement of development	Provision & maintenance of pos in vicinity	Not specified
																			Train / recruit							Commencement			
14/00384/FUL	14 15	Full		26.11.2014 Commenced	High Street / College Road, Tetterhall	22 retirement flats	22	22	0	0	0								Affordable housing	£145,000						28.01.2015	30 days from signing of regulation order	Affordable housing within the vicinity of the site	26.01.2020
																			Traffic regulation order	£20,000						28.11.2014 cap prog 16/17	Commencement of development	Highway safety improvements on High Street	27.11.2019
																			Training and recruitment										
14/00194/FUL	14 15	Full	Y	01.07.2014 Not Financially viable. Longstop Date 02.05.2017	Land at Bankfield Road/Greenway Road	35 Dwellings	35	35	0	0	0				Y				Public Art	A pro rata % of							Before occupation of		
																			Off-site Open Space	£83,061.81 pro							Before occupation of	For the provision and	
																			Commuted Sum	£15,311.01 pro							Before occupation of any dwelling completed after 02.05.2017	For the provision and maintenance of public open space within the vicinity of the site	
																			Play facilities	£7717.53 pro rata for any dwelling not completed by 02.05.2017 BCIS from 01.01.2014							Before occupation of any dwelling completed after 02.05.2017	For the provision and maintenance of public open space within the vicinity of the site	
																			Play facilities Commuted Sum	£5296.38 pro rata for any dwelling not completed by 02.05.2017 BCIS from 01.01.2014							Before occupation of any dwelling completed after 02.05.2017	For the provision and maintenance of public open space within the vicinity of the site	





11/00871/FUL	11 12	Full	Y	27/02/2012 COMMENCED	Land At Gatis Street, Including The Victoria, Former Skills Centre And Council Depot	97 Dwellings (longstop date = 08.12.14)	97	97	11	3	8	Y	Affordable housing		Affordable housing provided 2012/13		11 homes - full contribution if not complete by 08.12.14				
													Public art				Only required if scheme not complete by 08.12.14				
													Off-site open space contribution	Only required if not complete by 08.12.14 (£518,562) BCIS Pro Rata				Within 28 days of 08.12.2014 pro rata for dwellings not completed by that date	Farndale Avenue	Not specified	
													Targetted training and recruitment								
													Renewable energy				Only required if not complete by 08.12.14				
													Any necessary Highway Works				Not to commence until highway order in place				
11/00745/FUL	11 12	Full		S111/S106 13.12.2011 COMMENCED	Land Formerly Rakegate Infant School Rakegate Close	Residential development for 41 dwellings	41	41	10	6	4		Public Art S111								
													Affordable housing - 4 rent; 6 intermediate S111		Affordable housing provided 2013/14						
													TRO on Island S106	£6,000 BCIS from 01.01.12	25.10.12 & £192 BCIS 08.07.2013 Total £6,192 in cap prog 16/17		No more than 10% occupation	TRO on Island	Not specified		
													Public open space contribution S111	£257,579.16 BCIS from 01.01.12	£264,091.70 Received 10.05.13 £6,249 received 07.11.13 08.11.13 total £270,340.70	£48,989 Revenue Capital £221,351.70 (£2,495 spent 15/16 Rakegate Wood) Balance £218,856.70 (spent 17/18)	Prior to 50% occupation	creation / enhancement of POS / play in the vicinity (£221,351.70) (to be agreed following Community consultation) & maintenance (£48,989)	13 years from receipt of payment = by 31.12.26		
11/00627/OUT	11 12	Outline		Devel Agreement 18.06.2013 Development Commenced	Former Jennie Lee Centre	217 dwellings	217	165	54	11	43		Affordable Housing	25% affordable housing to agreed timetable (80% rent; 20% shared equity)				Commence in phase 4 (prior to 20% of houses completed)			
													Compensatory provision of open space	£412,216 BCIS from 01.01.14	£414,689.29 Not on Finance S106 spreadsheet - held on capital receipts code	19.02.15		no more than 5% occupation (11 dwellings)	(Sports pitches at Colman Ave POS - work complete)		
													On-site open space commuted sum	£139,200 BCIS from 01.01.14				no more than 50% occupation (109 dwellings)		N/A	
													Solar Panels	7 Dwellings to have solar panels to a value of £25,000 and installed in 1st phase				Completed in phases 1 and 2			
													Road Safety Measures	£20,000 from 01.01.14	£20000 received 13.03.2014	Nick Broomhall Allocated in 2016/17 Cap Prog		Within three months of commencing development		N/A	
													Canalside Improvements	£276.49 payable for each dwelling not completed by 09.04.2017				By 09.05.2017 £276.49 payable for each dwelling not completed by 09.04.2017		N/A	
													Off-site open space and play contribution and maintenance	£1699.64 payable for each dwelling not completed by 09.04.2017				£1699.64 payable for each dwelling not completed by 09.04.2017			
													Renewable Energy	The equivalent of £1313 for each dwelling not completed by 09.04.2017				The equivalent of £1313 for each dwelling not completed by 09.04.2017			
													Public Art	The equivalent of £741.93 per dwelling for each dwelling not completed by 09.04.17				The equivalent of £741.93 per dwelling for each dwelling not completed by 09.04.17			
													Travel Plan	The equivalent of £750 per dwelling not completed by 09.04.2017				The equivalent of £750 per dwelling not completed by 09.04.2017			
10/00646/FUL	10 11	Full		19/11/2010 DEVELOPMENT COMMENCED	Teotta Drive (Shoulder Of Mutton) Wood Road Tetterhall	Demolition of pub and erection of eleven dwellings (Revisions to scheme approved at Appeal under reference 08/01454/FUL).	11	11	0	0	0		Public Art					Not less 1% construction costs	design & materials agreed prior to commencement	Development Complete Public Art compiles of	
													Open Space Contribution	£83,118.03 BCIS from 01.01.11	£86,276.51 Received 29.06.11	?		Prior to commencement	Provision / enhancement of POS in the vicinity (to be decided following Community consultation). OSSAP 2016 allocates funding to Smetow Valley Local Nature Reserve improvements.	Not specified	
													Targetted Recruitment					Prior to commencement			
													Traffic Regulation Order	£8,000 BCIS from 01.01.11	£6,228 Received 29.06.11 in cap prog 16/17	Nick Broomhall		Prior to commencement	amendment to existing TRO relating to Wood Road	Not specified	
													Management Company					Prior to commencement agree a management plan	To be Begin upon the last completion at Teotta Drive - Company is Pinnacle Property Management		



10/00598/FUL	10 11	Full		24/8/11 DoV date?  <b>DEVELOPMENT COMMENCED</b>	Blakenhall Gardens Dudley Road	Demolition of existing retail units and the erection of 102 dwellings to include 100 houses and 2 flats and ten commercial retail units.  *longstop date = 3 years from date of agreement = 24.08.2014	102	102	36	0	36								Public Art					Project completed by longstop date so no art.		
																			On site open space					Provide open space prior to occupation of 93 dwellings		
																			On site open space commuted sum	£26983.60 BCIS from 01.01.11	DoV - No contributions until after 24.08.14			Dwellings completed by longstop date so no commuted sum	not specified	Not specified
																			Off site open space contribution	£356791.00 BCIS from 01.01.11	FVA agreed and Deed of Variation signed No contributions due until after 24.08.14			Dwellings completed by longstop date so no open space contribution	not specified	Not specified
																			Affordable Housing						At least 31 affordable houses	
																			Management company					No occupancy until company set up for public art and management / maintenance of communal areas		
																			Targeted training and recruitment					Provide targeted training and recruitment schedule within 28 days of commencement		
																			TRO in vicinity	£6,000 BCIS from 01.01.11	£6,000 29.11.12 £427 BCIS 31.07.13 cap prog 16/17			Not to occupy any dwellings until sum paid	TRO in vicinity	Not specified
																			Travel Plan					Not to commence works until Travel Plan agreed		
																			Cycle link to Birmingham Road	£20,000 BCIS from 01.01.11				Dwellings completed by longstop date so no cycle link contribution	Cycle link to Birmingham Road	Not specified