



Telford & Wrekin
Co-operative Council

Protect, care and invest
to create a better borough

Infrastructure Funding Statement

2020/21

December 2021

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1 Introduction

1 Introduction

1.1 The Infrastructure Funding Statement (IFS) is an annual report which provides a summary of all financial and non-financial developer contributions entered into by the Council for the provision of infrastructure that supports new development in the Borough, and the subsequent use of those contributions by Telford & Wrekin Council. The report covers the financial year 1 April 2020 – 31 March 2021.

1.2 Telford & Wrekin Council seeks developer contributions (also known as planning obligations), through Section 106 (S106) agreements, unilateral undertakings and, where the landowner is the Council itself, Memos of Understanding (as it cannot enter into a legal agreement with itself). The Council does on occasion, negotiate developer contributions outside of the planning process, for example on the transfer of land to the Council. For the purposes of this report these sums have also been included

2 Section 106 Planning Obligations 2020/2021

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Background

2.1 Planning obligations are legal obligations as set out under Section 106 of the Town and Country Planning Act 1990, which enables a Local Planning Authority to enter into a negotiated agreement to mitigate the impact of a specific development, to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms. They must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

2.2 These tests are set out as statutory tests in regulation 122 of The Community Infrastructure Levy Regulations 2010 (as amended by the 2011 and 2019 Regulations) and as policy tests in the National Planning Policy Framework (NPPF).

2.3 For example new residential developments will place additional pressure on existing infrastructure in the surrounding area; the planning obligation will aim to balance this extra pressure with improvements to the surrounding area to ensure that a development makes a positive contribution to the local area. The obligations that may be provided by the Developers 'in kind' whereby the developer carries out this work, for example building a certain number of affordable homes on site. Alternatively the planning obligation can be met in the form of financial payments to the Council to provide off-site infrastructure works or contributions towards affordable housing elsewhere in the borough. In some cases it can be a combination of both on site provision and off site financial contributions. In some instances, Section 106 planning agreements may require payments to be made to third parties including parish councils.

Approach to Infrastructure Delivery

2.4 As a part of the Council's Local Plan, the Council has identified the need to plan for the long term further of the Borough. Consequently the [Infrastructure Delivery Plan](#) has been produced in collaboration with private and public service providers to deliver new housing and employment land allocations.

2.5 The Infrastructure Delivery Plan has five main functions, setting out:

1. The strategic infrastructure requirements that will arise as a result of committed and planned development within the borough over the plan period including; projects, estimated costs, delivery phasing and likely funding sources;
2. A strategy for securing and delivering infrastructure to meet the growing needs of the borough;
3. A strategy for funding infrastructure as well as identifying gaps in funding;
4. A schedule of projects and programmes setting out time scales and indicative costs for the delivery of infrastructure; and
5. An evidence base for the Local Plan and the Community Infrastructure Levy, if the Council decides to progress one.

2 Section 106 Planning Obligations 2020/2021

2.6 The Infrastructure Delivery Plan addresses the issue of 'strategic off-site infrastructure' that will be required over the life of the Local Plan to address the wider, cumulative impacts of development. The plan recognises location and / or scale of residential and employment sites potentially has a significant impact on the ability of existing infrastructure to absorb additional development. To bring development sites forward it will be necessary to address these strategic 'deficiencies' to reduce barriers to development through the provision of new or enhanced infrastructure. The funding route for site specific infrastructure will continue to be, through Section 106 (planning obligations) and Section 278 agreements (allowing developers to carry out works to the public highway) negotiated directly with the developer.

2.7 Strategic infrastructure funding requirements will be met by a range of sources including developer contributions, and external monies. Strategic infrastructure can be categorised under three key areas including:

1. Transport and Utilities Infrastructure - includes the provision of new or enhanced infrastructure such as the highway network, telecommunications systems, utility infrastructure, water supply and sewerage networks.
2. Social infrastructure - consists of the provision of new or enhanced infrastructure such as buildings to support services such as libraries, leisure centres, primary schools, secondary schools, health care facilities and emergency services.
3. Environmental Infrastructure - includes the provision of new or enhanced parks, public rights of way, open space, woodland, waterways, waste infrastructure and drainage infrastructure that helps to create a more pleasant natural environment for residents and visitors.

The S106 Process for off-site financial contributions

2.8 As any planning application is processed, the mitigation measures for the development are considered. If a financial contribution for any Section 106 agreement is required, these will be agreed between the Planning Case Officer and the Developer before being considered by the Planning Committee. The Committee will then determine the application, and any resolution to grant an application will be subject to specific terms for the S106 agreement, alongside any necessary conditions. The Section 106 agreement will then be prepared and signed between all interested parties, and only then can the planning decision be released. The obligations will only be required if the planning permission is implemented, and requested when the triggers for point of payment are reached, for example the commencement of development or prior to first occupation; these details are all set out in the S106 agreement. When planning permission is granted, the S106 agreement is registered as a land charge which stays with the land, obliging any future owners until the terms are met.

2.9 Where a S106 agreement contains generic information on how the contributions received are spent, the Council determines the most appropriate scheme to be funded at the time when the contributions are received; this can be many years after an agreement is entered into. Once the contributions are received, the relevant budget holder will consider the most up to date information, for example, pupil yields, open space audits, or the latest highway data to identify infrastructure priorities alongside the S106 agreement and the regulations.

2 Section 106 Planning Obligations 2020/2021

2.10 The S106 agreements are then monitored against any set trigger dates, and requested by the LPA. The spending of these sums are also monitored and agreed by the LPA. Any sums received by the Council, that are not spent within the timeframes set out in the S106 agreement, will be identified and where requested may be refunded as set out in accordance with the specific S106 agreement. To date the Council's proactive approach to monitoring S106 obligations has ensured monies are not returned.

2.11 The LPA can now charge to monitor the S106 agreements, to cover the cost of the monitoring and reporting on delivery of that S106 agreement as set out under The Community Infrastructure Levy (Amendment) (England)(No.2) Regulations 2019. Monitoring fees can be used to monitor and report on any type of planning obligation, for the lifetime of that obligation. However, monitoring fees agreements are only requested on new agreements.

3 S106 Contributions Summary

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3.1 The section below provides the details of all S106 obligations that have been secured, collected, spent, retained and refunded over the financial year 2020/2021. Table 1a and 1b provide an overview of the financial and non-financial contributions.

Table 1: Details of the 2020/2021 Total Monetary Contributions

Monies secured through new development agreed in 2020/21	£4,621,233.06
Monies received in 2020/21	£4,177,765.21
Monies spent in 2020/21	£1,996,663.09
Of which was capital	£1,654,357.62
Of which was revenue	£342,305.47
Monies retained at the end of 2020/21 (excluding “commuted sums” for longer term maintenance).	£13,250,509.59
Monies retained at the end of 2020/21 as “commuted sums” for longer term maintenance.	£5,553,970.38
Monies returned to developers at the end of 2020/21	£0.00

Table 2: Details of the 2020/2021 Non-Monetary Contributions

No. new affordable housing units secured in 2020/21	205 Units*	
No. affordable housing units which were provided and occupied in 2020/21	Social Rent	20
	Affordable Rent	67
	Shared Ownership	25
	Total	112
No. of school places for pupils to be provided through planning obligations agreed in 2020/21	Primary School Places	99
	Secondary School Places	32
	Total	131
No. of school places for pupils which were provided through planning obligations (whenever agreed) in 2020/21	Total	0

3.2 *This formed part of the overall delivery of Affordable Units delivered in year.

4 Section 106 Infrastructure Expenditure in 2020/21

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4.1 The section below provides detailed breakdown of the infrastructure that has been provided through the financial contributions received through planning obligations that has been spent in 2020/21, and the amount of money, received through planning obligations, spent on each item. These are shown overleaf.

Figure 1: Upgrading of the Disable Angling Facilities at Apley Pool



Figure 2: Upgrading of the Disable Angling Facilities at Apley Pool



4 Section 106 Infrastructure Expenditure in 2020/21

Table 3: Details of 2020/21 Expenditure Categorised by Project Type

	Development Site	S106 Contributions Spent		Project Delivered
		Individual	Total	
Affordable Housing Projects	TWC/2016/0560 Land between Beech Hill & Blue House Farms	£18,438.12	£324,635.01	The purchase of 4 dwellings –under the “Next Steps Dwellings”
	TWC/2014/0273 Land adjacent to The Barns Church Aston	£295,615.58		
	W98/1022 Land to rear of 97 Forton Road, Newport	£10,581.31		

	Development Site	S106 Contributions Spent		Project Delivered
		Individual	Total	
Outdoor Recreation Projects	TWC/2014/0289 Land off Park Lane Woodside	£92,700.00	£102,900.00	The removal of an old skate park, and the installation of a new skate park at Park Lane Woodside
	TWC/2012/0609 & TWC/2014/1124 Woodlands Primary Redevelopment	£10,200.00		
	TWC/2010/0111 & TWC/2014/0258 Land at Former Ibstock Brickworks	£658.00	New goal posts and grass matting were fitted at The Saplings, Woodside	
	TWC/2012/0530 Land at Priorslee East application	£63,109.00	The provision of a new Multi-Use Games Area at Priorslee	
	TWC/2010/0708 Land between	£5,280.00	Skate park enhancements	

4 Section 106 Infrastructure Expenditure in 2020/21

	6-7 Boscobel		and the improved access steps within Stirchley
	TWC/2012/0371 Land at Muxton C2 & C3 application	£3,406.62	Improved drainage infrastructure at the ball court at Marshbrook Way
	W2008/0086 Land at Brindleyford School	£520.00	Removal of a youth shelter in Beaconsfield, Brookside
	TWC/2015/0060 The Coddon Sports & Social Club application	£13,840.00	Replacement floodlighting at the Bowling Club, Donnington

	Development Site	S106 Contributions Spent	Project Delivered
Community Projects	TWC/2015/0843B1/B3 Apley Castle (Perigrine Way).	£60,000.00	Upgrading of the disable angling facilities at Apley Pool
	TWC/2013/0606 Land at Hadley Park West	£1,900.00	Preparation works for the project of restoration at Thomas Telford Hadley Locks

4 Section 106 Infrastructure Expenditure in 2020/21

	Development Site	S106 Contributions Spent	Project Delivered
Play Area Projects	TWC/2015/0843 B1/B3 Apley Castle (Peregrine Way).	£52,500.00	A new play area has been created in Apley
	W96/0750 Cow Wood Play Area	£16,348.00	Play surface enhancements Riddings Close, Ketley
	TWC/2019/0753 Land between Arleston Lane & Dawley Road application	£4,200.00	Play surface enhancements at Harvey Crescent Play Area,
	TWC/2014/0415 Land at The Knoll, Church Aston.	£2,229.00	Play surface enhancements at Wallshead Way Play Area in Church Aston
	TWC/2018/1021 Princess Ave Arleston	£20,526.79	Play surface enhancements at Windsor Road Play Area

4 Section 106 Infrastructure Expenditure in 2020/21

	Development Site	S106 Contributions Spent		Project Delivered
		Individual	Total	
Highway Projects	TWC/2018/0956 Plot 5B Telford 54	£16,555.50	£117,386.99	Improvements to Junction 4 on the M54
	TWC/2015/0666 Land South of Naird Lane (Plot 6 T54)	£26,545.60		
	TWC/2016/1198 Land South of Naird Lane (Plots 2 & 3 T54)	£72 418.23		
	TWC/2017/0749 the Junction at Forge Roundabout Rampart Way	£1,867.66		
	TWC/2014/0430 Dawley Road Arleston	£3,058.34	Traffic Management on the Dawley Road	
	TWC/2010/0722 Land at Redhill Way, St Georges	£9,387.76	upgrading of footpaths and cycle ways at St Georges Primary School	
	TWC/2010/0085 Leaton Quarry	£43,553.99	maintenance and repair of the highway and improvements to the junction at the B5061 and Holyhead Rd	
	W2007/354 & TWC/2012/0103 Land at Grooms Alley	£2,084.47	Footpath link to the west of the development	
	TWC/2013/0096 Land at East Ketley	£27,009.25	Ketley Cycle Routes	

4 Section 106 Infrastructure Expenditure in 2020/21

		£95,893.87	"Safe Routes to School" at Hadley Learning Community
		£82,377.27	"Safe Routes to School" at Meadows Primary School
W2008/0705 & TWC/2015/0028	Land at Frome Way	£44,808.21	Junction at Wrockwardine Wood Way & St Georges Road
TWC/2014/0687	Land North of Dunelm Roddington Heath	£3,069.78	Traffic calming and the 30 mph gateway into Roddington
	Land at Wellington, Rd Newport	£222,064.79	Newport Innovation Park Duelling a518 between station road and the A41 and associated improvements at the A518/A41 roundabout
TWC/2013/0887	Land at Audley Ave (ALDI)	£121,928.92	
TWC/2011/0827	Land at Audley Ave (ALDI) Homes	£116,836.94	
TWC/2014/0333	Land at corner of Stafford Rd/A41 Newport	£77,352.31	

	Development Site	S106 Contributions Spent	Project Delivered
Public Rights of Way Enhancements	TWC/2016/0949 Land adjacent to The Blue Pig application	£11,176.31	Widening of the Public Right of Way near The Blue Pig public house

4 Section 106 Infrastructure Expenditure in 2020/21

Natural Environment Enhancements	Development Site	S106 Contributions Spent	Project Delivered
	W98/349 Land off Teelake Boulevard	£4,316.00	A number of trees were planted throughout Apley

Table 4: Revenue Expenditure in 2020-2021

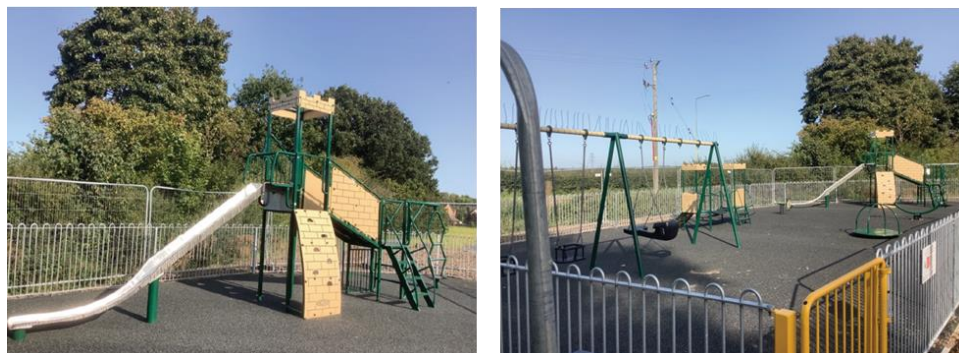
Revenue Spending	Project/Type	Receipts Spent
	Project Delivery	£45,171.83
	Bus Subsidy	£63,934.67
	Lightmoor Wildlife Park	£37,020.00
	Public Open Space Maintenance	£83,814.10
	Landscape Maintenance	£71,118.82
	Play Area Maintenance	£17,911.00
	Outdoor Recreation Maintenance	£10,407.34
	Tree Maintenance	£11,270.00
	Community Centre Maintenance	£1,657.71
	Total	£342,305.47

Other Expenditure

4.2 The total amount of money, received through planning obligations, spent in 2020/21 on repaying money borrowed, including any interest, and details of the items of infrastructure which that money was used to provide (wholly or in part) £0.00 then these units are the same.

4.3 Total amount of money, received through planning obligations spent in 2020/21 in respect of monitoring in relation to the delivery of planning obligations: £0.00.

Figure 3: New Play Area at Apley



4 Section 106 Infrastructure Expenditure in 2020/21

Figure 4: Improvements to Junction on the M54



Figure 5 :Duelling A518 between Station Road and the A41 and associated improvements at the A518 A41 roundabout at the Newport Innovation Park, Newport



5 Section 106 Receipts Retained

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5.1 The total amount of money, received through planning obligations prior to 2020/21, *which had not been allocated* (to an infrastructure project or item) by the end of 2020/21: £0.00

5.2 The total amount of money, received under any planning obligation in any year, *which had been allocated* (to an infrastructure project or type) for spending by the end of 2020/21 but which had not been spent: £0.00

5.3 Summary details of the infrastructure projects or items to which receipts from planning obligations, whenever collected including 2020/21, have been allocated (but not spent) and the amount allocated to each item: **£13,250,509.59**, see the tables below.

5 Section 106 Receipts Retained

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Table 5: Contributions retained, categorised by contribution type

Landscape Contributions Retained	Planning Application No	Scheme	Bal Carried Forward	Project
	TWC/2012/0371	Land at Muxton C2 & C3	£7,058.77	Footpath creation on nature reserve
	TWC/2015/0843	B1/B3 Apley Castle (Peregrine Way)	£24,058.80	Improvements to the Woodland
	TWC/2014/0010	Land at Chilcott Drive Madeley	£7,749.88	Ash die back sum
	TWC/2014/0272	Ivydale High Street Colaport	£443.76	Improvements to the Silkin Way - tree planting
	Totals		£39,311.41	

Play Contributions Retained	Planning Application No	Scheme	Bal Carried forward	Project
	TWC/2012/0320 & TWC/2013/0720	Land off Sommerfield Rd	£24,540.04	Contribution to NEAP in the vicinity
	W2010/0180	Bradley Rd Donnington	£256.07	Contribution to local play facilities
	W2007/1732	Somerfield Rd Trench	£5,199.39	Contribution towards play area
	Not a 106	Saltwells Drive	£1,307.54	Contribution to play equipment on Saltwells Drive
	W2004/0972	Lawley Princess End NEAP	£38,428.48	Contribution to Princess End NEAP
	W2008/0086	Land at Brindleyford School(Bellway Homes)	£7,102.74	Take out youth shelter replace with PODS
	W2004/0568	Land at rear of	£2,140.36	Contribution to

5 Section 106 Receipts Retained

	247/248 Lodge Rd		play facilities at Bell rec
TWC/2014/0699	Land adj to 1 Talbot Close	£5,854.55	Enhancement / replacement facilities
W2004/0980	Land at Lawley Upper Newdale LEAP	£6,034.48	Upper Newdale LEAP
TWC/2016/0316	Land north of Sewage Works Broomfield Rd Newport	£16.23	Upgrade play area at Broomfield Rd Newport
TWC/2012/0530	Land at Priorslee East (HCA)	£65,261.91	NEAP
TWC/2013/0592	Former Ever ready site	£49,633.41	Recreation & Leisure contributions in the vicinity
TWC/2015/0843	B1/B3 Apley Castle (Perigrine Way)	£1,760.19	LEAP Capital contribution
TWC/2015/0230	Back Lane/Plantation Rd Tibberton	£14,773.92	Off -site play Tibberton play area/tennis courts
W2004/0980	Lawley - Newdale NEAP	£50,252.49	Newdale NEAP
W2004/0980	Lawley - Newdale NEAP	£9,226.34	Newdale NEAP
TWC/2011/0827	Land at Audley Ave	£162,055.12	Play facilities
W2004/0980	Land at Lawley - Ironbridge Way LEAP	£55,484.71	LEAP Capital contribution
TWC/2018/1021	Princess Ave Arelston	£1,400.13	Play facilities at Arleston Community Centre
TWC/2013/0861	Sutherland School Site	£55,175.37	LEAP Capital contribution

5 Section 106 Receipts Retained

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	Gibbons Rd		
TWC/2017/0259	Land at Alver, Station Rd, Madeley	£9,608.47	Children's play at Hills lane Drive Madeley
TWC/2018/0658	Land east of Charlton School	£31,031.04	Upgrade local play area
TWC/2019/0252	Land east/south east Sheldar /Covings / The Old Stables Tibberton	£9,000.21	Local play facilities
TWC/2016/0978	Land to the rear of 32 Bratton road	£9,108.17	Off-site play
TWC/2018/0596	Site of Caravan & Camping Centre Stadium Way Hadley	£10,300.75	Upgrade local play facilities
TWC/2019/1031	Site of Royston,68 Rosecroft, 9&70 Park Rd/Leonards Rd Malinslee	£20,404.31	Upgrading Malinslee Playing Fields
TWC/2015/0255	Adamson House Horsehay	£4,200.31	Poolside & Shirefields play areas maintenance
TWC/2020/0518	NFU House (Land at Southwater Way)	£27,312.00	Fully equipped Children's play area
Not a 106	Horsehay village project (phase 2)	£4,000.00	Pride fund contribution to Spring Village play area replacement swings
W2002/0175	Salters Lane Newport Fairclough Homes	£1,894.47	Play facilities within the vicinity

5 Section 106 Receipts Retained

	TWC/2013/0208	Land at Furnace Road Snedshill	£2,960.89	Contribution to play/recreation facilities within the area
	TWC/2014/0333	Land at corner of Stafford Rd /A41 Newport Shropshire	£59,751.14	Contribution to off-site play & recreation
	TWC/2013/0606	Land at Hadley Park Rd West Millar Homes	£1,949.39	Contribution to off-site play facilities within the area
	TWC/2016/0949	Land adj to The Blue Pig	£11,277.46	Enhancements to Capewell Rd children's play area
	TWC/2016/0162	Land North of Keepers Cres & Daisy Bank Drive St Georges	£1,099.78	Contribution to Daisy Bank Drive play area
	TWC/2014/0888	Land Adj to The Old Rectory Waters Upton	£4,327.60	Contribution to play/recreation facilities within the area
	TWC/2014/0656	Land adj to Stone House Shifnal Rd Priorslee	£9,854.50	Play equipment/Rec facilities & environmental/tree enhancements
	Totals		£773, 983.96	

Outdoor Recreation Contributions Retained	Planning Application No	Scheme	Bal Carried Forward	Project
	TWC/2011/1037	Land at The Walker Institute (Phase 2)	£1,68.17	Contribution to rec facilities at Hartshill Park
	TWC/2015/0060	Coddon Sports & Social Club	£35,618.18	Contribution to replacement bowling facilities within the borough

5 Section 106 Receipts Retained

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		Horsehay Golf Course	£10,549.68	Contribution to project at Horsehay Golf Course
W97/0608		Queen Street Madeley	£6,622.74	Contribution to Multi-use Games Area at Sutton Hill
W2006/1442		8 & 9 Islington Close	£1,156.39	Project at Beechfields MUGA
W2007/1521		Land at DSDC, Station Rd Donnington	£8,669.56	Facilities at Broadoak Field including pitch drainage
W2004/0972		Land at Lawley Farm	£71,086.72	Sports Pitch Contribution
W2003/0201		Devmnt at Old Office Rd Dawley	£24,934.23	Contribution to multi use games area
W2003/0783		Land at Gower St - Morris Homes	£16,248.61	Contribution to play at Freeston Ave
TWC/2010/0200		Somerfield Rd (Phase 2)	£3,037.45	Landscaping & upgrading existing rec facilities
W2004/0980		Lawley Common Sports Pitches	£791,806.87	Lawley common sports pitches
W2007/1732		Capewell Works	£61,179.51	Contribution to Wombridge Skate Park
TWC/2012/0371		Land at Muxton C2 & C3	£36,092.80	Outdoor Recreation Contribution
TWC/2012/0609 & TWC/2014/1124		Woodlands Primary Redevelopment	£78,980.34	Off-site pitch improvements at William Reynolds School

5 Section 106 Receipts Retained

TWC/2011/0126	The Mount Haygate Road	£13.05	Recreation contribution
TWC/2012/0787	Former White Hart Pub	£6,884.22	Recreation contribution
TWC/2013/0995	Maddocks Sports & Social Club	£12,920.69	Off-site Play and Rec facilities
TWC/2013/0855	Land rear of Willow Tree Cottage Station Rd Newport	£3,041.03	New ball court at Walls Head Way
TWC/2017/0454	Land at The Vineyard North Rd Wellington	£6,954.73	Rec facilities at Bowring Park
TWC/2017/0714	Snedshill Way	£12,052.50	Outdoor rec in the vicinity
TWC/2016/0365	Sutherland Farm, Back Lane, Tibberton	£4,438.55	Play capital
TWC/2016/0446	61 Plantation Rd Tibberton	£13,770.39	Rec at Tibberton Playing Fields
TWC/2011/0827	Land at Audley Ave	£225,076.58	Sports pitches
TWC/2019/0228	Land adj to The Shires Shifnal Rd	£5,030.20	Recreation within the vicinity
TWC/2015/11111 & TWC/2017/1050	Land adj to Walton Ave/Ridgeway High Ercall	£26,723.91	Recreation at land adjacent village hall
TWC/2016/1152	Parkland House Audley Ave	£31,434.92	Play and recreation at Shukers Field
TWC/2017/0179	Land South of 28 Beechfields way Newport	£12,090.18	Upgrading nearby recreation Facilities
TWC/2019/0487	Land west of Lawford Close, off Majestic Way	£8,401.23	Improvements to fishing at Wide waters
TWC/2020/0518	NFU House	£27,312.00	Leisure and

5 Section 106 Receipts Retained

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	(Land at Southwater Way)		sports facilities
TWC/2012/0961	Land at Orchard House Tibberton	£4,800.66	Rec facilities within Tibberton Parish
TWC/2018/0435	site of Bowring Hall, 300 Holyhead Road, Wellington	£9,600.70	Existing play and recreation facilities at Bowring Park
W2005/1547 & TWC/2011/0285	George Hill, Upper Bar, Newport	£10,046.55	Off-site Rec facilities
W2006/0161	Trench Lock 1 Bloor Homes	£42,268.84	Contribution to Wombidge Skate Park
TWC/2017/0179	Beechfields Newport	£5,686.71	Maintenance of public open space round ball court
TWC/2011/0334	Land at Newport Business Park	£1,526.13	New LEAP & improvements to Shukers Field
TWC/2012/0886	Land at 121-125 Hadley Park Road	£1,862.47	Contribution to Rec Facilities within the vicinity
TWC/2010/0089	Highfield House	£1,878.08	Contribution to upgrade local community facilities
W2008/0473	Former Dale End Garage	£1,666.82	Off-site Leisure and recreation facilities
TWC/2014/0360	Land at Heath Hill/Balls Hill	£2,659.68	Contribution to bowling facilities in Dawley
TWC/2014/0010	Land at Chilcott Drive Madeley	£12,058.59	Contribution towards Hills Lane Drive play area
TWC/2010/0111	Land at Former	£658.00	Contribution to

5 Section 106 Receipts Retained

	& TWC/2014/0258	Ibstock Brickworks		outdoor rec
	TWC/2014/0998	Land at Farm Lane Horsehay	£1,945.86	Contribution to Rec Facilities within the vicinity
	Totals		£1,637,638.52	

Highways Contributions Retained	Planning Application No	Scheme	Bal Carried forward	Project
	TWC/2013/0938	Land to the South Side of Holyhead Rd	£67,873.14	Highway works within the vicinity
	W2004/0972	Land at Lawley Farm	£60,545.36	Toucan crossing at Glendale Lawley & Traffic calming at Dawley Rd, Lawley
	W2004/0972	Land at Lawley Highways/Transport	£52,918.21	Traffic management sum
	TWC/2012/0371	Land at Muxton C2 & C3	£18,133.94	Cycleway adjacent to Marshbrooke Way & Donnington Wood Roundabout & Muxton Primary School
	TWC/2013/0096	Land at East Ketley -KMC Cycle Routes	£74,377.22	Land at East Ketley -KMC Cycle Routes
	TWC/2013/0297	Land off Edgmond Rd Newport	£49,691.46	Improvements to round-a-bout junction at A518/Wellington Rd, Pitchcroft Lane & A518N/A41 Stafford Road & A518S/A41

5 Section 106 Receipts Retained

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TWC/2013/0995	Land at Maddock Sports & Social Club	£10,284.09	Pedestrian crossing near housing development
TWC/2016/0535	Springfields Industrial Estate Newport	£5,114.26	Double yellow lines to development front & nearby junction
TWC/2013/0855	Land rear of Willow Tree Cottage Station Rd Newport	£69,057.98	Highway works to A518/Station Rd
TWC/2016/0804	Land at Gatcombe Way Priorslee	£9,620.65	Traffic Calming between Gatcombe Way & Highgate Drive
TWC/2015/0217	Site A pool Hill Road Horsehay	£8,073.17	Road Safety improvements at Pool Hill /Doseley junction
TWC/2014/0230	Back Lane/Plantation Rd Tibberton	£13,830.17	Speed & traffic management on B5062
TWC/2011/0575	Land South of St Michaels Church Waters Upton	£50,074.58	Parking paths & verges
TWC/2013/1033	Land off Haygate Rd	£124,934.33	Traffic Calming
TWC/2016/0952	Roden Care Home	£15,555.12	Footpath patching & tactile crossing
TWC/2015/0580	Land at 44 Cherrington Tibberton	£1,084.67	Traffic & speed management on B5062 into Tibberton
TWC/2014/0415	Land at The Knoll Church Aston	£15,961.16	Highway infrastructure
TWC/2017/0714	Snedshill Way	£33,251.54	Highway works in the vicinity

5 Section 106 Receipts Retained

TWC/2016/0365	Farmstead at Sutherland Farm Tibberton	£5,750.77	passing place on Back Lane & legal fee
TWC/2016/0446	61 Plantation Rd Tibberton	£43,606.32	Traffic & speed management on B5062
TWC/2016/0562	Former Beeches Hospital site Ironbridge	£8,221.04	Improvements to highway signing
TWC/2011/0827	Land at Audley Ave (ALDI)Homes	£70,006.12	Highway works
TWC/2019/0228	Land adj to The Shires Shifnal Rd	£5,030.19	Provision of yellow line in the vicinity
TWC/2018/0775	Land adj to B8 MOD Hortonwood	£66,324.24	Strategic highway improvements
TWC/2016/1182	Land North of Roden Lane Farm Roden	£30,131.93	Traffic Calming on Roden Lane
TWC/2017/0233 & TWC/2018/0659	Land at Plough Lane Newport	£42,040.33	Highway improvements to A41/A518/Stafford Rd
TWC/2015/1079	Sambrook Hall Farm	£3,260.70	Contribution to alteration of priority at junction of west of main access to the development
TWC/2019/0753	Land between Arleston Lane & Dawley Rd	£7,013.20	Dawley Rd 40mph Signs & lines
TWC/2018/0757	Land at rear of Hadley Park House Hotel	£141,717.49	Highway improvements on the network - servicing Hadley Park & Hortonwood West

5 Section 106 Receipts Retained

TWC/2014/0113	Former British Sugar site Allscott	£110,097.32	Round-a-bout & level crossing contribution
TWC/2018/0658	Land East of Charlton School	£78,409.22	Various highway schemes
TWC/2019/0252	Land east/south east Sheldar / Covings / The Old Stables Tibberton	£28,500.67	Traffic & Speed management within the vicinity of Back Lane Tibberton
TWC/2020/0518	NFU House (Land at Southwater Way)	£39,195.95	Highway improvements
TWC/2018/0361	Land at 66 Tibberton	£3,000.41	Traffic management on B5062
TWC/2015/0157	Land at Former Dairy Crest site Crudgington	£52,017.13	Highway improvements to existing junctions on A442 between & including Crudgington crossroads & Shawbirch round-a-bout
WC/2019/0840	Land North East of Halesfield Roundabout	£31,598.05	Telford & Wrekin Growth Point Strategy
W2005/1547 & TWC/2011/0285	Land at Upper Bar Newport ,George Hill	£12,661.01	Traffic calming in the vicinity
W84/0657	Donnerville Gdns	£14,898.87	Private drive maintenance
TWC/2010/0492	Madeley Academy Sixth Form extension	£12,742.58	Traffic Management
TWC/2013/0083	Land at Hadley Park West (Oakehampton Rd)	£76,250.84	Contribution to Leegomery round-a-bout improvements

5 Section 106 Receipts Retained

	TWC/2014/0273	The Barns Church Aston	£22,139.55	Contribution to highway works
	TWC/2010/0111 & TWC/2014/0258	Land at Former Ibstock Brickworks	£24,317.32	Contribution to highway improvements
	TWC/2015/0777	Land at 17 Whitchurch Rd Wellington	£3,056.20	Contribution to traffic waiting restrictions on frontage
	TWC/2015/0950	Honey House Tibberton	£1,015.78	Contribution towards formalised passing bay in Back Lane Tibberton
	TWC/2017/0582	Land at Telford Town Centre (Bus Station)	£109,013.65	Contribution to major highway works
	Total		£1,722, 397.90	

Transport Contributions Retained	Planning Application No	Scheme	Bal Carried Forward	Project
	TWC/2011/0821	Land at Wellington Rd Newport	£22,350.14	Public transport infrastructure
	W2004/0972	Land at Lawley Farm	£5,501.76	Bus shelter at Dawley Rd Lawley
	W2004/0981	Land at East Ketley KMC (Bus shelters)	£20,735.52	Bus shelter sum for upgrade of bus shelters on Holyhead Rd
	W2006/0706	Land off St Heliers Drive, Dawley Bank	£5,856.59	Bus shelters on Milners Lane / St Heliers Drive
	TWC/2013/0297	Land off Edgmond Rd Newport	£10,405.48	Improvements to 2 bus stops on Chetwynd Rd & Chetwynd End

5 Section 106 Receipts Retained

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	TWC/2013/0887	Land at Audley Ave (ALDI)	£12,271.50	Bus shelter & bus stop at Audley Ave
	TWC/2013/1033	Haygate Road Wellington	£10,798.27	Bus shelter contribution
	TWC/2017/0941	Land West of Castle Farm Way Priorslee	£10,477.75	Bus stop enhancements
	TWC/2011/0827	Audley Ave (Housing)	£5,949.04	Newport Town Centre Bus Station Contribution
	TWC/2019/0753	Land between Arleston Lane & Dawley Rd	£10,018.85	Bus stop improvements on Kingsland
	W2006/0161	Trench Lock 1 Bloor Homes	£27,185.28	Transport infrastructure including shelters, refuges
	TWC/2014/0333	Land at corner of Stafford Rd /A41 Newport Shropshire	£16,078.94	Bus shelter improvements & raised platforms
	TWC/2013/0774	New School at Priorslee	£10,195.30	Upgrade bus stops in the vicinity
	TWC/2016/1198	Land South of Naird Lane	£10,194.33	Bus stop improvements in Stafford Park & upgrade of footpaths & cycle ways
	Total		£178,018.75	

Affordable Housing Contributions Retained	Planning Application No	Scheme	Bal Carried forward	Project
	W2004/0972	Lawley Affordable Housing	£185,023.77	Payment in lieu of affordable housing for extra care site at Lawley

5 Section 106 Receipts Retained

	TWC/2011/0821	Land at Wellington Rd Newport	£2,039,249.14	Contribution to Affordable Housing project in Newport
	TWC/2013/0592	Former Ever Ready Factory	£16,051.68	Off -site Affordable Housing project
	TWC/2016/0560	Land between Beech Hill & Blue House Farms	£370,213.17	Off-site Affordable Housing in Newport or Edmond
	TWC/2016/0978	Land rear of 32 Bratton Rd	£391,728.21	Off -site Affordable Housing
	Totals		£3,002,265.97	

Community facility contributions retained	Planning Application No	Scheme	Bal Carried forward	Project
	W2003/1466	Land at Limekiln Lane (Phase 1)	£86,114.01	Maintenance of Lagoon and public open space
	TWC/2013/0995	Maddocks Sports & Social Club	£26.82	Refurbishment of Maddocks Sports & Social Club
	TWC/2015/0843	B1/B3 Apley Castle (Peregrine Way)	£54,487.73	Disabled angling at Apley pool
	TWC/2013/0606	Land at Hadley Park West	£97,021.20	Contribution to canal enhancements
	TWC/2013/0887	Land at Audley Ave (ALDI)	£3,751.90	Public Art works to roundabout
	Totals		£241,402.70	

Education Contributions Retained	Planning Application No	Scheme	Bal Carried forward	Project
	TWC/2012/0320 &	Land off Sommerfield	£138,455.16	Contribution towards Hadley

5 Section 106 Receipts Retained

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TWC/2013/0720	Road		Learning Community expansion
TWC/2011/0821	Land at Wellington Rd Newport	£438,812.37	New primary provision & expansion of secondary provision Burton Borough Music block
TWC/2013/0297	Land off Edgmond Rd Newport	£210,659.62	To be used toward expansion of education facilities in Newport area - project yet to be confirmed
TWC/2014/0484 & TWC/2016/0332	Land West of The Cedars Rodington	£27,309.71	Contribution towards a new primary school at Allscott
TWC/2016/0535	Springfields Industrial Estate Newport	£40,842.62	Contribution towards remodelling Newport Infant School & Changing Rooms at Burton Borough
TWC/2013/0855	Land rear of Willow Tree Cottage Station Rd Newport	£124,579.09	Contribution towards remodelling Newport Junior School & Changing Rooms at Burton Borough
TWC/2012/0530	Land at Priorslee East (HCA)	£366,342.84	Primary education within 2 miles of the development
TWC/2013/0592	Former Ever Ready Factory	£223,431.52	Contribution towards

5 Section 106 Receipts Retained

				Education at Ladygrove Primary School
W2006/0291 & TWC/2011/0541 & TWC/2015/0843	B1/B3 Apley Castle (Perigrine Way)	£136,111.71		Contribution towards Milbrook Primary extension
TWC/2014/0230	Back Lane/Plantation Rd Tibberton	£112,948.24		Newport Junior Expansion & Newport Secondary transport costs
TWC/2013/1033	Land off Haygate Rd	£498,300.15		Primary & Secondary Contributions
TWC/2014/0415	Land at The Knoll Church Aston	£41,169.25		Newport Junior School expansion
TWC/2017/0714	Snedshill Way	£70,835.09		Contribution towards St Georges Primary expansion
TWC/2016/0560	Beech Hill & Blue House Barns	£74,738.06		Newport Junior School expansion
TWC/2017/0941	Land West of Castle Farm Way Priorslee	£418,488.87		Contribution towards Primary Education and Holy Trinity Academy
TWC/2016/0446	61 Plantation Rd Tibberton	£93,753.42		Contribution towards Tibberton Primary School
TWC/2016/0562	Former Beeches Hospital site Ironbridge	£190,062.90		Remodelling Madeley Primary school
TWC/2011/0827	Audley Ave (Housing)	£422,642.86		Newport Infants and Burton Borough
TWC/2015/1111	Land adj to	£152,850.93		Primary

5 Section 106 Receipts Retained

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& TWC/2017/1050	Walton Ave/Ridgeway High Ercall		education and transport to Charlton School
TWC/2017/0233 & TWC/2018/0659	Plough Lane Newport	£25,820.04	Remodelling Church Aston School
TWC/2016/1152	Parkland House Audley Ave	£201,389.23	Changing rooms at Newport Junior school & music block at Burton Borough
TWC/2017/0179	Land South of 28 Beechfields Way	£77,743.06	Remodelling at Newport Junior School & sports facilities at Burton Borough
TWC/2018/0658	Land east of Charlton School	£103,371.66	Improvement of local education facilities
TWC/2019/0252	Sheldar /Covings / The Old Stables, Tibberton	£84,997.00	Improvement of Primary & secondary schools within the vicinity
TWC/2016/0978	Land to rear of 32 Bratton Rd	£55,752.64	Primary Education at Wrekin View Primary
TWC/2018/0596	Site of Caravan & Camping Centre Stadium Way Hadley	£55,304.02	Education facilities in the vicinity
TWC/2019/1031	Site of Royston,68 Rosecroft, 9&70 Park Rd/Leonards Rd Malinslee	£134,524.42	Education Contribution
TWC/2019/0487	Land west of Lawford Close, off Majestic Way	£165,335.15	Primary & secondary education within 2/3 mile radius

5 Section 106 Receipts Retained

TWC/2020/0518	NFU House (Land at Southwater Way)	£144,359.44	Primary & secondary education
TWC/2012/0961	Land at Orchard House Tibberton	£16,168.24	Education facilities at Tibberton Primary
TWC/2015/0157	Land at Former Dairy Crest site Crudgington	£219,412.79	Education Contribution, Primary, Charlton School and transport to Charlton School
TWC/2014/0333	Land at Corner of Stafford Rd/A41 Newport	£313,460.02	Expansion of education facilities in Newport area
W2004/0980 & TWC/2010/0828	Lawley Primary New School	£79,489.94	Lawley School expansion plan
TWC/2012/0650 & TWC/2014/0237	Land off Doseley Works	£18,057.97	Education establishments within 10 miles of the development
TWC/2014/0273	Land at The Barnes Church Aston	£1,910.37	Moorfield Primary School Enhancement of classroom facilities
TWC/2010/0111 & TWC/2014/0258	Land at Former Ibstock Brickworks	£10,428.55	Ladygrove Primary Expansion
TWC/2014/0656	Land adj to Stone House Shifnal Rd Priorslee	£19,087.92	Contribution towards St Georges Primary expansion
TWC/2012/0926	Land at Horsehay	£53,010.10	Education requirement arising as a result of the development
Totals		£5,561,956.97	

5 Section 106 Receipts Retained

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Natural Environment Enhancements	Planning Application No	Scheme	Bal Carried forward	Project
	TWC/2010/0085	Leaton Quarry	£299.47	Biodiversity Study
	TWC/2018/0252	Pool Hill Plot E Dawley	£13,890.68	Ecology Commuted sum
	W2004/0972	Lawley Sustainable Development	£1,416.15	Costs incurred in assessing any sustainability plan submitted
	TWC/2016/0562	Former Beeches Hostital Ironbridge	£18,553.65	Ecological services at the Wildlife site
	TWC/2019/0487	Land West of Lawford Close, off Majestic Way	£52,907.73	Improvements & maintenance of Dawley pools & pit mounds
	TWC/2014/0289	Land off Park Lane Woodside	£6,466.94	Wildlife Habitat Creation
	Totals		£93,534.62	