



Telford & Wrekin
Co-operative Council

Protect, care and invest
to create a better borough

Infrastructure Funding Statement

2021/22

November 2022

Contents

1	Introduction.....	3
2	Section 106 Planning Obligations 2021/2022.....	5
3	S106 Contributions Summary.....	9
4	Section 106 Infrastructure Expenditure in 2021/22.....	11
5	Section 106 Receipts Retained.....	20

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 2021 – 31 March 2022.

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

2 Section 106 Planning Obligations 2021/2022

2

2 Section 106 Planning Obligations 2021/2022

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 future 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 programs 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 2021/2022

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 2021/2022

2

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 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 are only requested on new S106 obligations, and detailed within the agreement.

3 S106 Contributions Summary

3 S106 Contributions Summary

3

3 S106 Contributions Summary

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 2021/2022. Table 1a and 1b provide an overview of the financial and non-financial contributions.

Table 1: Details of the 2021/2022 Total Monetary Contributions

Monies secured through new development agreed in 2021/22	£9,556,259.19
Monies received in 2021/22	£7,570,464.13
Monies spent in 2021/22	£5,510,969.49
Of which was capital	£5,184,939.30
Of which was revenue	£326,030.19
Monies retained at the end of 2021/22 (excluding “commuted sums” for longer term maintenance).	£14,524,750.26
Monies retained at the end of 2021/22 as “commuted sums” for longer term maintenance.	£5,857,707.39
Monies returned to developers at the end of 2021/22	£0.00

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

No. new affordable housing units secured in 2021/22	288 Units*	
No. affordable housing units which were provided and occupied in 2021/22	Social Rent	27
	Affordable Rent	281
	Shared Ownership	89
	Total	397
No. of school places for pupils to be provided through planning obligations agreed in 2021/22	Primary School Places	40
	Secondary School Places	15
	Total	55
No. of school places for pupils which were provided through planning obligations (whenever agreed) in 2021/22	Total	221

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

4 Section 106 Infrastructure Expenditure in 2021/22

4 Section 106 Infrastructure Expenditure in 2021/22

4 Section 106 Infrastructure Expenditure in 2021/22

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 2021/22, and the amount of money, received through planning obligations, spent on each item. These are shown overleaf.

Table 3: Details of 2021/22 Expenditure Categorised by Project Type

	Development Site	S106 Contributions Spent	Project Delivered
Affordable Housing Projects	TWC/2013/1033 Haygate Road	£150,000.00	Affordable Housing Contribution at the Charlton Arms
	TWC/2016/0978 Land to rear 32 Bratton Road	£412,614.78	Affordable Housing Contribution at Haybridge Hall

Figure 2: Conversion of The Charlton Arms Hotel, Wellington to Residential Accommodation, providing Affordable Housing



	Development Site	S106 Contributions Spent	Project Delivered
Natural Environment Enhancements	TWC/2010/0722 Redhill - Ecological Park	£3,100.00	Great Crested Newt (GCN) Ponds project
	TWC/2016/0562 Former Beeches Hospital Ironbridge	£3,660.00	Resurfacing footpath by Local Nature Reserve
		£1531.45	Two GCN Ponds project

4 Section 106 Infrastructure Expenditure in 2021/22

Figure 2: Pond works commissioned by the Biodiversity Specialists for Great Crested Newt Conservation



	Development Site	S106 Contributions Spent		Project Delivered
		Individual	Total	
Highway Projects	TWC/2013/0297 Land off Edgmond Rd, Newport	£49,691.46	£463,723.41	Contribution towards the Newport Innovation Park Duelling A518 between station road and the A41 and associated improvements at the A518/A41 roundabout
	TWC/2013/0855 Land rear of Willow Tree Cottage Station Rd Newport	£69,057.98		
	TWC/2014/0415 The Knoll, Church Aston	£15,961.16		
	TWC/2011/0827 Audley Avenue (Housing)	£264,832.93		
	TWC/2017/0233 & TWC/2018/0659 Land at Plough Lane, Newport	£42040.33		
	TWC/2014/0273 The Barns, Church Aston	£22139.55		

4 Section 106 Infrastructure Expenditure in 2020/21

	TWC/2013/0938 Land to the South Side of Holyhead Road	£67,873.14	Installation of signalised traffic lights at the junction of Haygate Road and Bridge Road
	TWC/2016/0446 61 Plantation Road Tibberton	£43,606.32	Tibberton Highway works Traffic & speed management on B5062

Figure 3: Continued highway works at the Newport Enterprise and Innovation Park



Figure 4: Introduction of Signalised traffic controls installed at the junction of Haygate Road and Bridge Road, Wellington



4 Section 106 Infrastructure Expenditure in 2021/22

Outdoor Recreation Projects	Development Site	S106 Contributions Spent		Project Delivered
		Individual	Total	
	TWC/2013/0995 Maddocks Sports & Social Club	£13,949.47	£16,150.01	Contribution to enhancement of Leegommery BMX track
	TWC/2018/0596 Site of Caravan & Camping Centre Stadium Way Hadley	£2,200.54		
	TWC/2011/0334 Land at Station Rd Donnington	£16,040.00		Enhanceme nt of Donnington BMX track
	W2004/0972 Land at Lawley Farm	£25,963.98		Creation of new sports pitches at Newdale
	W2004/0972 Lawley Village NEAP	£5,955.00		Enhancement works to Lawley BMX Track
	TWC/2013/0592 Former Ever Ready Site	£43,580.00		Enhancement and fencing works at Wrekin Riders BMX club
	TWC/2021/0046 Land North/East of Lodge Rd Caravan Site	£54,000.00		Contribution to new hockey pitch at St Georges Sports Ground
	TWC/2016/0365 Sutherland School Site Gibbons Rd	£13,137.00		Adult Gym at Gibbons Road
W2008/0086 Land at Brindleyford School	£7,100.00		Installation of 2 pod seats at local MUGA	
TWC/2015/0060 The Coddon Sports & Social Club application	£12,500.00		New bowling green borders at Donnington Wood Bowling Club	

4 Section 106 Infrastructure Expenditure in 2020/21

	TWC/2017/0941 Castle Farm Way Priorslee	£55,890.00	Teece Drive MUGA enhancements
	W2004/0980 Lawley - Newdale NEAP	£50,251.64	Enhancement of Lawley Newdale NEAP

Figure 5: Resurfacing project at Leegomery BMX track



4 Section 106 Infrastructure Expenditure in 2021/22

Play Area Projects	Development Site	S106 Contributions Spent		Project Delivered
		Individual	Total	
	W93/0667 Horsehay Village Project (Phase 1)	£10,000.00	£16,549.14	Contribution to Poolside play area enhancements
	W93/0667 Horsehay Village Project (Phase 2)	£4,000.00		
	TWC/2015/0255 Adamson House Horsehay	£2,549.14		
	W93/0667 Horsehay Village Project (Phase 1)	£493.42	£8,512.00	Contribution to Shire Fields Play Area enhancements
	W93/0667 Horsehay Village Project (Phase 2)	£6,369.27		
	TWC/2015/0255 Adamson House Horsehay	£1,649.31		
	TWC/2018/0780 Corner of Holyhead Rd/Telford Way, Snedshill	£22,752.11	£25,713.00	Enhancement of surfacing at Freeston Avenue play area
	TWC/2013/0208 Land at Furnace Road Snedshill	£2,960.89		
	Lawley Rock Road NEAP	£11,241.22		Lawley Play Area enhancement surfacing Project
	TWC/2012/0530 Land at Priorslee East (HCA)	£3276.00		Construction of new footpath at Gatcome way play area
	TWC/2013/0861 Sutherland School Site Gibbons Rd	£54,625.41		New Play Area at Gibbons Road, Trench
	TWC/2015/0949 Land adj to The Blue Pig	£14,000.00		Contribution towards enhancements at Capewell Road play area
	TWC/2014/0998 Land at Farm Lane Horsehay	£1,945.86		Contribution to Poolside & Shire Fields Play area enhancements

4 Section 106 Infrastructure Expenditure in 2021/22

	Development Site	S106 Contributions Spent		Project Delivered
		Individual	Total	
Education Projects	TWC/2012/0320 & TWC/2013/0720 Land at Sommerfield Rd	£138,455.16	£381,749.82	Contribution towards the Remodeling and enhancements of Hadley Learning Community, leading to an additional 210
	W2004/0980 & TWC/2010/0828 Lawley New School	£79,489.94		
	TWC/2018/0658 Land east of Charlton school, St Pauls Drive, Dothill	£103,371.66		
	TWC/2018/0596 Site of Caravan & Camping Centre Stadium Way Hadley	£60,433.06		
	TWC/2013/0592 Former Ever Ready Site	£223,431.52	£939,186.42	Contribution towards the Expansion of Ladygrove Primary School leading to an additional 140 places, completed in 2019-2020
	TWC/2012/0650 & TWC/2014/0237 Land off Doseley Works Doseley	£478,028.47		
	TWC/2012/0926 Land at Horsehay	£53,010.10		
	TWC/2010/0111 & TWC/2014/0258 Land at Former Ibstock Brickworks	£10,428.55		
	TWC/2019/0753 Land between Arleston Lane & Dawley Rd	£174,287.78		
	TWC/2013/0297 Land off Edgmond Road, Newport	£83,343.53	£225,874.57	Contribution towards the Expansion of Burton Borough in 2019-2020 providing an additional 130 secondary places
	TWC/2013/0855 Land rear of Willow Tree Cottage Station Road, Newport	£47,707.80		

	TWC/2016/0560 Beech Hill & Blue House Barns	£27,994.41		
	TWC/2016/1152 Parkland House Audley Ave	£55,986.21		
	TWC/2016/0535 Springfields industrial Estate	£40,842.62		
	TWC/2013/0297 Land off Edgmond Road, Newport	£127,316.09	£628,194.60	Contribution towards the Expansion of Newport CofE School providing an additional 90 spaces
	TWC/2013/0855 Land rear of Willow Tree Cottage Station Road, Newport	£76,871.29		
	TWC/2014/0230 Back lane/ Plantation Road, Tibberton	£112,948.24		
	TWC/2014/0415 The Knoll Church Aston	£41,169.25		
	TWC/2016/0560 Beech Hill & Blue House Barns	£46,743.65		
	TWC/2017/0179 Land South of 28 Beechfields Way Newport	£77,743.06		
	TWC/2016/1152 Parkland House Audley Ave	£145,403.02		
	TWC/2017/0714 Snedshill Way	£70,835.09		
	TWC/2012/0961 Orchard House Tibberton	£16,168.24		
	TWC/2018/0780 Corner of Holyhead Rd/Telford Way, Snedshill	£219,267.58	£325,358.83	Contribution towards upgrades and enhancements to St Georges CE Primary School was completed in 2019/20
	TWC/2014/0656 Land adj to Stone House Shifnal Road Priorslee	£19,087.92		

TWC/2018/1019 Land South of Newcommon Way	£68,495.00	£242,782.78	Contribution towards Telford Langley School expansion in 2021- 2022 providing an estimated 300 places
TWC/2019/0753 Land between Arleston Lane & Dawley Rd	£174,287.78		
TWC/2018/1019 Land South of Newcommon Way	£162,453.00		Improvements to Haughton School
TWC/2014/0273 The Barns Church Aston	£1910.37		Improvements to Moorfield Primary School classroom facilities
TWC/2010/0722 Redhill - Education	£82,066.00		Contribution towards a Demountable Classroom at St Georges providing an additional 35 places in 2019-2020
TWC/2017/0941 Castle Farm Way Priorslee	£429,772.00		Contribution towards Holy Trinity Academy expansion in 2021-2022 providing an estimated 300 places

Figure 6: Expansion of Ladygrove Primary School and Burton Borough School



4 Section 106 Infrastructure Expenditure in 2021/22

Figure 7: Expansion of St Georges CE Primary School and Hadley Learning Community



	Development Site	S106 Contributions Spent	Project Delivered
Community Projects	TWC/2015/0843 B1/B3 Apley Castle (Perigrine Way).	£36,289.65	Upgrading of the disable angling facilities at Apley Pool
	TWC/2013/0606 Land at Hadley Park West	£113,034.70	Enhancement of Grade II listed structures and public realm at Thomas Telford Hadley Locks
	TWC/2013/0887 Land at Audley Ave (ALDI)	£3,727.20	Landscape Planting and enhancements at Audley Avenue Aldi island

Figure 8: Upgrading of the disable angling facilities at Apley Pool



4 Section 106 Infrastructure Expenditure in 2021/22

Table 4: Revenue Expenditure in 2021-2022

Revenue Spending	Project/Type	Receipts Spent
	Project Delivery	£48,574.65
	Bus Subsidy	£64,133.50
	Lightmoor Wildlife Park	£12,225.00
	Public Open Space Maintenance	£138,812.08
	Landscape Maintenance	£37,581.58
	Play Area Maintenance	£3,601.64
	Outdoor Recreation Maintenance	£823.96
	Ecology Maintenance	£18,768.78
	Community Facilities Maintenance	£1,294.00
	Highways Maintenance	£215.00
	Total	£326,030.19

Other Expenditure

4.2 The total amount of money, received through planning obligations, spent in 2021/22 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 2021/22 in respect of monitoring in relation to the delivery of planning obligations: £0.00.

5 Section 106 Receipts Retained

5 Section 106 Receipts Retained

5 Section 106 Receipts Retained

5.1 The total amount of money, received through planning obligations prior to 2021/22, *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 2021/22 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 2021/22, have been allocated (but not spent) and the amount allocated to each item: **£14,524,750.26** see the tables below.

5 Section 106 Receipts Retained

5

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)	£19,336.97	Improvements to the Woodland
	TWC/2014/0272	Ivydale High Street Colaport	£443.76	Improvements to the Silkin Way - tree planting
	Totals		£26,839.50	

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
	W2004/0972	Lawley Princess End NEAP	£38,428.48	Contribution to Princess End NEAP
	TWC/2019/0753	Land between Arleston Lane & Dawley Rd	£141,544.82	off-site play & recreation within the vicinity
	W2004/0568	Land at rear of 247/248 Lodge Road	£2,138.14	Contribution to play facilities at Bell Rec

5 Section 106 Receipts Retained

	TWC/2018/1019	Land South of Newcommon way	£31,818.56	The Saplings Play Area
	W2004/0980	Land at Lawley Upper Newdale LEAP	£6,034.48	Upper Newdale LEAP
	TWC/2018/0780	Corner of Holyhead Rd/Telford Way, Snedshill	£24,735.23	Upgrade childrens play in the local area
	TWC/2012/0530	Land at Priorslee East (HCA)	£61,049.98	NEAP
	TWC/2013/0592	Former Ever ready site	£6,053.41	Recreation & Leisure contributions in the vicinity
	TWC/2015/0843	B1/B3 Apley Castle (Perigrine Way)	£69.54	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	£59,477.98	Newdale NEAP
	TWC/2020/0168	Land adjacent to 23 Wellington Road Muxton	£21,070.36	Play & recreation within 1000 metres from the development site
	TWC/2011/0827	Land at Audley Ave	£174,823.82	Play facilities
	W2004/0980	Land at Lawley - Ironbridge Way LEAP	£55,484.71	LEAP Capital contribution
	TWC/2018/1021	Princess Ave Arelston	£106.13	Play facilities at Arleston Community Centre
	TWC/2021/0852	Site of Castle Lodge Dawley	£9,100.00	Recreation in lieu of agreement

5 Section 106 Receipts Retained

5

	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	£9,055.53	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/2021/0557	Land at Woodhouse Farm	£10,400.00	Contribution to off-site play & recreation
	TWC/2020/0518	NFU House (Land at Southwater Way)	£27,312.00	Fully equipped Children's play area
	TWC/2014/0888	Land Adj to The Old Rectory Waters Upton	£4,327.60	Contribution to play/recreation facilities within the area
	W2002/0175	Salters Lane Newport Fairclough Homes	£1,894.47	Play facilities within the vicinity

5 Section 106 Receipts Retained

	TWC/2014/0656	Land adj to Stone House Shifnal Rd Priorslee	£9,854.50	Play equipment/Rec facilities & environmental/tree enhancements
	TWC/2014/0333	Land at corner of Stafford Rd /A41 Newport Shropshire	£59,750.73	Contribution to off-site play & recreation
	TWC/2013/0606	Land at Hadley Park Rd West Millar Homes	£1,947.19	Contribution to off-site play facilities within the area
	TWC/2017/0941	Land West of Castle Farm Way Priorslee	£110,325.16	Play & recreation NEAP at Teece Drive
	Totals		£992,031.98	

Outdoor Recreation Contributions Retained	Planning Application No	Scheme	Bal Carried Forward	Project
	TWC/2011/1037	Land at The Walker Institute (Phase 2)	£166.21	Contribution to rec facilities at Hartshill Park
	TWC/2015/0060	Coddon Sports & Social Club	£22,758.18	Contribution to replacement bowling facilities within the borough
	TWC/2020/0886	Site of Webb Cres & Windsor Rd Dawley	£10,400.00	Rec facilities at Portley Road Dawley

5 Section 106 Receipts Retained

5

		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	£45,122.74	Sports Pitch Contribution
	W2003/0201	Devmt 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 Wombidge 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/2013/1033	Land off Haygate Rd	£145,405.00	Off-site pitch contribution Orleton park & OD Murphey rec ground
	TWC/2012/0787	Former White Hart Pub	£6,884.22	Recreation contribution
	TWC/2017/0233 & TWC/2018/0659	Plough Lane Newport	£26,400.00	Rec at Norbroom Park
	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	£241,898.88	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	£9,999.00	Improvements to fishing at Wide Waters
	TWC/2020/0518	NFU House	£27,312.00	Leisure and

5 Section 106 Receipts Retained

5

	(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 Wombridge Skate Park
TWC/2019/1043	Wellington & District Cottage Care	£9,000.00	Upgrading Existing play & recreation facilities at Bowring Park
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
TWC/2014/1080	Land at Mill Lane Tibberton	£14,659.43	off-site rec at Tibberton playing fields
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

5 Section 106 Receipts Retained

	n/a	The Queens Arms	£6,500.00	rec facilities in lieu of section 106 agreement
	TWC/2021/0557	Land at Woodhouse Farm	£10,400.00	Sports Facilities
	Totals		£1,818,421.95	

Highways Contributions Retained	Planning Application No	Scheme	Bal Carried forward	Project
	TWC/2014/0699	Land adj to 1 Talbot Close	£5854.55	Traffic calming feature Plough Rd & Talbot Close Junction
	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/2013/0995	Land at Maddock Sports & Social Club	£10,284.09	Pedestrian crossing near housing development
	TWC/2017/0714	Snedshill Way	£33,251.54	Highway works in the vicinity

5 Section 106 Receipts Retained

5

TWC/2016/0535	Springfields Industrial Estate Newport	£5,114.26	Double yellow lines to development front & nearby junction
TWC/2018/0780	Corner of Holyhead Rd/Telford Way, Snedshill	£61,029.56	Strategic improvements to the local highway network
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	£260,761.71	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/2015/0728	Land at corner of Redhill Way/A5	£282,880.00	1st installment highway works to Limekiln way & Junction 5 M54
TWC/2016/0365	Farmstead at Sutherland Farm Tibberton	£5,750.77	Passing place on Back Lane & legal fee

5 Section 106 Receipts Retained

	TWC/2014/0746	Site of Maxell Europe Ltd	£117,304.51	Contribution towards Shawburch round-a-bout
	TWC/2016/0562	Former Beeches Hospital site Ironbridge	£8,221.04	Improvements to highway signing
	TWC/2020/0168	Land adj to 23 Wellington Road Muxton	£36,924.77	Contribution towards the strategic highway network
	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/2014/0980	Land at Priorslee (Land between Castle Farm Way & A5)	£251,944.86	1st installment highway works to junction 4 M54
	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

5

	TWC/2014/0113	Former British Sugar site Allscott	£125,473.07	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	£3,110.19	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	£32,128.25	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 Road)	£76,250.84	Contribution to Leegomery round-a-bout improvements

5 Section 106 Receipts Retained

	TWC/2019/0724	J1 & J2 off Gatcombe Way (Priorslee East)	£79,621.29	Strategic Highways Network
	TWC/2010/0111 & TWC/2014/0258	Land at Former Ibstock Brickworks	£23,314.41	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/2021/0046	Land North/East of Lodge Rd caravan site (Donnington Wood Way)	£109,953.00	Contribution to Highways Infrastructure
	TWC/2017/0582	Land at Telford Town Centre (Bus Station)	£109,013.65	Contribution to major highway works
	Total		£2,329,360.96	

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

5 Section 106 Receipts Retained

5

TWC/2013/0297	Land of Edgmond Rd Newport	£10,405.48	Improvements to 2 bus stops on Chetwynd Rd & Chetwynd End
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)	£12,137.97	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
TWC/2021/0930	The Endeavour Centre North Road	£9,475.00	new placement off grid bus shelter
Total		£193,682.68	

5 Section 106 Receipts Retained

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 extracare site at Lawley
	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	£368,894.90	Off-site Affordable Housing in Newport or Edgmond
	TWC/2013/1033	Land off Haygate Rd	£9,187.50	Off -site Affordable Housing
	Totals		£2,618,406.99	

Community facility contributions retained	Planning Application No	Scheme	Bal Carried forward	Project
	TWC/2015/0843	B1/B3 Apley Castle (Peregrine Way)	£19,888.73	Disabled angling at Apley pool
	TWC/2013/0606	Land at Hadley Park West	£41,386.50	Contribution to canal enhancements
	TWC/2013/0887	Land at Audley Ave (ALDI)	£24.70	Public Art works to roundabout
	Totals		£61,299.93	

5 Section 106 Receipts Retained

5

Education Contributions Retained	Planning Application No	Scheme	Bal Carried forward	Project
	TWC/2010/0722	Redhill - Education	£52,258.41	Contribution towards education
	TWC/2011/0821	Land at Wellington Rd Newport	£438,812.37	New primary provision & expansion of secondary provision Burton Borough Music block
	TWC/2019/0753	Land between Arleston Lane & Dawley Rd	£13,893.77	Primary education facilities
	TWC/2014/0484 & TWC/2016/0332	Land West of The Cedars Rodington	£27,309.71	Contribution towards a new primary school at Allscott
	TWC/2012/0530	Land at Priorslee East (HCA)	£366,342.84	Primary education within 2 miles of the development
	TWC/2020/0518	NFU House (Land at Southwater Way)	£144,359.44	Primary & secondary education
	TWC/2015/0157	Land at Former Dairy Crest site Crudgington	£238,945.26	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

5 Section 106 Receipts Retained

	W2006/0291 & TWC/2011/0541 & TWC/2015/0843	B1/B3 Apley Castle (Perigrine Way)	£136,111.71	Contribution towards Milbrook Primary extension
	TWC/2013/1033	Land off Haygate Rd	£526,120.59	Primary & Secondary Contributions
	TWC/2017/0941	Land West of Castle Farm Way Priorslee	£901,660.20	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)	£641,951.08	Newport Infants and Burton Borough
	TWC/2015/1111 & TWC/2017/1050	Land adj to Walton Ave/Ridgeway High Ercall	£152,850.93	Primary education and transport to Charlton School
	TWC/2017/0233 & TWC/2018/0659	Plough Lane Newport	£103,849.36	Remodelling Church Aston School
	TWC/2019/0252	Sheldar /Covings /The OldStables, 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/2019/1031	Site of Royston, 68 Rosecroft, 9 & 70 Park Rd/Leonards Rd Malinslee	£134,524.42	Education Contribution

5 Section 106 Receipts Retained

	TWC/2019/0487	Land west of Lawford Close, off Majestic Way	£167,256.06	Primary & secondary education within 2/3 mile radius
	TWC/2014/1080	Land at Mill Lane Tibberton	£63,938.44	Extension at Tibberton Primary
	TWC/2021/0557	Land at Woodhouse Farm	£110,354.00	Primary & Secondary Education
	TWC/2019/0724	J1 & J2 off Gatcombe Way (Priorslee East)	£391,597.00	Primary & Secondary Education
	TWC/2021/0046	Land North/East of Lodge Rd caravan site (Donnington Wood Way)	£862,600.00	Primary & Secondary Education
	Totals		£6,212,761.57	

5 Section 106 Receipts Retained

5

Natural Environment Enhancements	Planning Application No	Scheme	Bal Carried forward	Project
	TWC/2010/0085	Leaton Quarry	£170.15	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 Hospital Ironbridge	£11,714.70	Enhancements to Local Wildlife site at The Beeches
	TWC/2019/0487	Land West of Lawford Close, off Majestic Way	£53,522.43	Improvements & maintenance of Dawley pools & pit mounds
	TWC/2018/1019	Land South of Newcommon way	£25,000.00	Enhancements to adopted LNR at Rough Park
	TWC/2021/0127	Halesfield 18 & 20	£35,700.00	off-site ecology net gain
	TWC/2021/0046	Land North/East of Lodge Rd caravan site (Donnington Wood Way)	£15,050.00	off-site ecology net gain
	TWC/2014/0289	Land off Park Lane Woodside	£6,466.94	Wildlife Habitat Creation
	Totals		£162,931.05	