



Telford & Wrekin
Co-operative Council

Protect, care and invest
to create a better borough

Infrastructure Funding Statement

2022/23

November 2023

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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 2022 – 31 March 2023.

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 2022/2023

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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 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 2022/2023

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 2022/2023

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

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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 2022/2023. Table 1a and 1b provide an overview of the financial and non-financial contributions.

Table 1: Details of the 2022/2023 Total Monetary Contributions

Monies secured through new development agreed in 2022/23	£2,184,863.78
Monies received in 2022/23	£11,358,915.50
Monies spent in 2022/23	£3,807,223.97
Of which was capital	£3,314,008.19
Of which was revenue	£458,296.48
Monies retained at the end of 2022/23 (excluding “commuted sums” for longer term maintenance).	£20,373,174.28
Monies retained at the end of 2022/23 as “commuted sums” for longer term maintenance.	£5,937,636.60
Monies returned to developers at the end of 2022/23	£6,716.34: TWC/2014/0699 - Land adj to 1 Talbot Close. TRO not required following completion of scheme and monitoring

Table 2: Details of the 2022/2023 Non-Monetary Contributions

No. new affordable housing units secured in 2022/23	691*	
No. affordable housing units which were provided and occupied in 2022/23	Social Rent	Unknown at the time of publication: Awaiting external information
	Affordable Rent	
	Shared Ownership	
	Total	
No. of school places for pupils to be provided through planning obligations agreed in 2022/23	Primary School Places	18
	Secondary School Places	7
	Total	25
No. of school places for pupils which were provided through planning obligations (whenever agreed) in 2022/23	Total	55

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

4 Section 106 Infrastructure Expenditure in 2022/23

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4 Section 106 Infrastructure Expenditure in 2022/23

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 2022/23, and the amount of money, received through planning obligations, spent on each item. These are shown overleaf.

Table 3: Details of 2022/23 Expenditure Categorised by Project Type

	Development Site	S106 Contributions Spent		Project Delivered
		Individual	Total	
Affordable Housing Projects	W2004/0972 Lawley Affordable Housing	£188,538.67	£204,900.99	Affordable housing project Octavia Court: Provision for supported accommodation for those recovering from homeless rough sleeping
	TWC/2013/0592 Former Ever Ready Site	£16,362.32		
	TWC/2011/0821 Land at Wellington Rd Newport	£730,000.00		Affordable housing project Victoria Mews: Wrekin Housing Group supported to acquire 21 new build houses (freehold)

4 Section 106 Infrastructure Expenditure in 2022/23

	Development Site	S106 Contributions Spent	Project Delivered
Natural Environment Enhancements	TWC/2010/0722 Redhill - Ecological Park	£1,103.95	Great Crested Newt (GCN) Ponds project
	TWC/2016/0562 Former Beeches Hospital Ironbridge	£1,430.00	Ecology information board at Lodge Field & the Beeches LNR
	TWC/2014/0289 Land at Park Lane Woodside	£5,894.00	Habitat creation for Dingy Skippers

Figure 1: Newly fitted information board displaying Ecology information at Lodge Field Local Nature Reserve (LNR) and The Beeches LNR



4 Section 106 Infrastructure Expenditure in 2022/23

	Development Site	S106 Contributions Spent	Project Delivered
Highway Projects	TWC/2015/0777 Land at 17 Whitchurch Road Wellington	£3,112.83	Traffic Regulation Order (TRO) in local area of Whitchurch Road
	TWC/2014/0656 Land adj to Stone House Shifnal Road Priorslee	£1,620.90	TRO on Shifnal Road
	TWC/2014/0333 Land at corner of Stafford Rd/A41 Newport	£5,185.13	TRO at Corner of Stafford Rd/A41 Newport
	TWC/2022/0070 Land South of A518/West of A41 Newport	£28,476.19	Newport Innovation Park highway works delivery 2022-2023
	TWC/2013/0995 Maddocks Sports & Social Club	£10,479.47	Safe Routes to school scheme near development linked to Wombridge Primary School
	TWC/2012/0371 Land at Muxton C2 & C3	£18,478.41	Cycle way delivered adjacent to roundabout

4 Section 106 Infrastructure Expenditure in 2022/23

	Development Site	S106 Contributions Spent		Project Delivered
		Individual	Total	
Play Area Projects	TWC/2019/0252 Land east/south east Sheldar/Covings/ The Old Stables Tibberton	£9,000.21	£23,774.13	Contribution to new play area Tibberton
	TWC/2015/0230 Back lane/ Plantation Rd Tibberton	£14,773.92		
	W2004/0980 Lawley - Newdale NEAP	£109,992.00		Contribution towards Gresham Drive MUGA improvements
	TWC/2017/0941 Castle Farm Way Priorslee	£120,748.30		Contribution towards Teece Drive Skatepark
	W94/0564 New Trench, Donnington	£31,650.00		Contribution towards enhancements at Kingsley Drive play area
	TWC/2012/0320 & TWC/2013/0720 Land at Sommerfield Rd	£12,760.00		Contribution towards enhancements at Caldera Play area
	TWC/2019/0753 Land between Arleston Lane & Dawley Rd	£96,035.09		Play enhancements at John Broad Avenue play area
	TWC/2020/0518 NFU House (Land at Southwater Way)	£39,723.00		Malinslee Centre play area improvements
	TWC/2015/0949 Land adj to The Blue Pig	£25,830.00		Installation of Capewell road play area improvements

4 Section 106 Infrastructure Expenditure in 2022/23

	Development Site	S106 Contributions Spent		Project Delivered
		Individual	Total	
Outdoor Recreation Projects	W2007/1732 Capewell Works	£79,150.00	£159,875.00	Contribution to the design and construction of Wombridge skate park
	W2006/0161 Trench Lock 1 Bloor Homes	£80,725.00		
	TWC/2012/0961 Orchard House Tibberton	£6,209.14	£32,556.01	Contribution towards the fitting of new recreation area and picnic bench area at Tibberton
	TWC/2014/1080 Land at Mill Lane Tibberton	£6,337.93		
	TWC/2016/0365 Sutherland Farm, Back Lane Tibberton	£4,438.55		
	TWC/2016/0446 61 Plantation Rd Tibberton	£15,570.39		
	TWC/2022/0390 Former New College site Wellington	£60,341.54		Millfields road MUGA
	TWC/2019/0487 Land West of Lawford Close off Majestic Way	£12,000.00		Little Dawley Pool disabled angling 5 pegs
	TWC/2015/1111 & TWC/2017/1050 Land adj to Walton Ave/Ridgeway High Ercall	£26,415.00		Enhancement works to BMX Track at High Ercal Village Hall
	TWC/2011/0827 Land at Audley Avenue	£30,898.50		Drainage and preparation works for Shukers Playing Fields

4 Section 106 Infrastructure Expenditure in 2022/23

	TWC/2011/0827 Land at Audley Avenue	£94,920.00	Fitting of a MUGA, outdoor gym and 2 lane running track Shukers playing Fields
	TWC/2017/0233 & TWC/2018/0659 Land at Plough Lane Newport	£25,950.00	Contribution towards Newport Skate Park
	TWC/2015/0060 The Coddon Sports & Social Club application	£12,100.00	Fitting of artificial grass at Donnington Wood Bowling Club

Figure 2: New play and recreation facilities with a picnic bench area fitted in Tibberton



4 Section 106 Infrastructure Expenditure in 2022/23

	Development Site	S106 Contributions Spent		Project Delivered
		Individual	Total	
Public Rights of Way Projects	TWC/2017/0233 & TWC/2018/0659 Land at Plough Lane Newport	£28907.24	£76,563.00	Contribution to enhancement of Newport Canal
	TWC/2011/0821 Land at Wellington Rd Newport	£47,655.76		
	W2005/1460 Land at Maddocks Court	£1,713.63		

Figure 3: Footpath enhancement alongside Newport Canal



4 Section 106 Infrastructure Expenditure in 2022/23

	Development Site	S106 Contributions Spent		Project Delivered
		Individual	Total	
Education Projects	TWC/2019/0487 Land West of Lawford Close off Majestic Way	£48,803.00	£83,818.62	Contribution towards the expansion of Telford Langley School
	TWC/2018/1019 Land South of Newcommon Way	£35,015.62		
	TWC/2018/1019 Land South of Newcommon Way	£81,703.12		Improvements to Haughton School; x4 classroom extensions
	TWC/2012/0650 & TWC/2014/0237 Land off Doseley Works Doseley	£108,879.10		Contribution towards x4 new class bases & replace Demountables at Ladygrove Primary School
	TWC/2014/0333 Land at corner of Stafford Rd/A41 Newport	£319,415.05		Contribution towards improvements at Newport Infant School
	TWC/2014/0484 & TWC/2016/0332 Land West of The Cedars Rodington	£27,820.58		Contribution towards Allscott Primary new school
	TWC/2010/0722 Redhill - Education	£53,162.41		Contribution towards St Georges Primary demountables
	TWC/2011/0821 Land at Wellington Rd Newport	£325,147.55		Contribution towards the expansion of Newport Junior School
	TWC/2019/0252 Sheldar/Covings/ The Old Stables, Tibberton	£78,750.42		Contribution towards the expansion of Burton Borough School
	TWC/2015/1111 & TWC/2017/1050 Land adj to Walton Ave/Ridgeway High Ercall	£114,887.22		High Ercall classroom remodeling
	TWC/2016/0446 61 Plantation Rd Tibberton	£3,831.76		Contribution towards Tibberton Primary demountables

4 Section 106 Infrastructure Expenditure in 2022/23

**Figure 3: Newly constructed Allscott Meads Primary School by SJ Roberts Construction as a part of the TWC/2014/0113 Former British Sugar site, Allscott
Opened September 2023**



4 Section 106 Infrastructure Expenditure in 2022/23

	Development Site	S106 Contributions Spent	Project Delivered
Community Projects	TWC/2013/0606 Land at Hadley Park West	£61,402.50	Enhancement of Grade II listed structures and public realm at ThomasTelford Hadley Locks
	TWC/2011/0575 Land South of St Michaels Church Waters Upton	£50,662.79	Waters Upton Parish Council: Commuted sum following transfer of land for community parking facilities

Figure 4: Enhancement of Grade II listed structures and public realm at Thomas Telford Hadley Locks



4 Section 106 Infrastructure Expenditure in 2022/23

Table 4: Revenue Expenditure in 2022-2023

Revenue Spending	Project/Type	Receipts Spent
	Play Area Maintenance	£142,500.64
	Bus Subsidy	£102,673.33
	Landscape Maintenance	£67,474.78
	Outdoor Recreation Maintenance	£61,629.15
	Project Delivery	£55,308.88
	Tree Maintenance	£13,890.00
	Lightmoor Wildlife Park	£12,225.00
	Drainage Inspection Maintenance	£2,570.00
	Community Facilities Maintenance	£24.70
	Total	£458,296.48

Other Expenditure

4.2 The total amount of money, received through planning obligations, spent in 2022/23 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.

4.3 Total amount of money, received through planning obligations spent in 2022/23 in respect of monitoring in relation to the delivery of planning obligations: £34,919.30

5 Section 106 Receipts Retained

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5.1 The total amount of money, received through planning obligations prior to 2022/23, *which had not been allocated* (to an infrastructure project or item) by the end of 2022/23: £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 2022/23 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 2022/23, have been allocated (but not spent) and the amount allocated to each item: **£20,373,174.28** see the tables below

5 Section 106 Receipts Retained

Table 5: Contributions retained, categorised by contribution type

Landscape Contributions Retained	Planning Application No	Scheme	Bal Carried Forward	Project
	TWC/2015/0843	B1/B3 Apley Castle (Peregrine Way)	£16,049.93	Improvements to the Woodland
	TWC/2014/0272	Ivydale High Street Coalport	£452.19	Improvements to the Silkin Way - tree planting
	Totals		£16,502.12	

Play Contributions Retained	Planning Application No	Scheme	Bal Carried forward	Project
	W2004/0972	Lawley Princess End NEAP	£39,158.45	Contribution to Princess End NEAP
	TWC/2019/0753	Land between Arleston Lane & Dawley Rd	£49,979.03	Off-site play & recreation within the vicinity
	W2003/0201	Development at Old Office Rd Dawley	£25,407.91	Contribution to multi use games area
	TWC/2013/0855	Land rear of Willow Tree Cottage Station Rd Newport	£3,098.80	Recreational facilities at Wallshead Way Church Aston
	TWC/2016/0107	Former Concrete Works, Lightmoor	£41,097.67	Enhancement of existing play at Croppings/ Stocking Park & Holywell Meadow Play Area
	TWC/2018/1019	Land South of Newcommon way	£45,908.82	The Saplings Play Area
	TWC/2012/0530	Land at Priorslee East (HCA)	£54,249.04	NEAP in development Vicinity
	TWC/2020/0168	Land adjacent to 23 Wellington Road Muxton	£21,458.06	Play & recreation within 1000 meters from the development site

5 Section 106 Receipts Retained

5

TWC/2013/0592	Former Ever ready site	£6,181.46	Recreation & Leisure contributions in the vicinity
TWC/2011/0827	Land at Audley Ave	£177,158.35	Improvements to local play facilities
W2004/0980	Land at Lawley - Ironbridge Way LEAP	£56,540.27	LEAP Capital contribution
TWC/2021/0852	Site of Castle Lodge Dawley	£9,272.87	Recreation in lieu of agreement
TWC/2021/0557	Land at Woodhouse Farm	£10,597.46	Contribution to off-site play & recreation
TWC/2018/0658	Land East of Charlton School	£31,620.45	Upgrade local play area
TWC/2016/0978	Land to the rear of 32 Bratton Road	£9,281.17	Off-site play at Squirrels Meadow Bratton
TWC/2018/0596	Site of Caravan & Camping Centre Stadium Way Hadley	£9,225.10	Upgrade local play facilities
TWC/2014/0888	Land Adj to The Old Rectory Waters Upton	£4,409.81	Contribution to play/recreation facilities within the area
W2002/0175	Salters Lane, Newport	£1,930.46	Play facilities within the vicinity
TWC/2014/0656	Land adj to Stone House Shifnal Rd, Priorslee	£5020.84	Play equipment/Recreational facilities & environmental/tree enhancements

5 Section 106 Receipts Retained

	TWC/2014/0333	Land at corner of Stafford Rd /A41 Newport Shropshire	£60,886.15	Contribution to off-site play & Recreation within the area
	TWC/2013/0606	Land at Hadley Park Rd West Millar Homes	£2,060.37	Contribution to off-site play facilities within the area
	Totals		£664,542.54	

Outdoor Recreation Contributions Retained	Planning Application No	Scheme	Bal Carried Forward	Project
	TWC/2015/0060	Coddon Sports & Social Club	£10,920.02	Contribution to replacement bowling facilities within the borough
	TWC/2020/0886	Site of Webb Cres & Windsor Rd Dawley	£10,597.57	Recreation facilities at Portley Road Dawley
	TWC/2017/0714	Snedshill Way	£12,281.43	Outdoor recreation in the vicinity
	TWC/2016/0446	61 Plantation Rd Tibberton	£334.88	Recreation at Tibberton Playing Fields
	TWC/2011/0827	Land at Audley Ave	£119,411.46	Sports pitch improvements at Shuckers Field
	TWC/2019/0228	Land adj to The Shires Shifnal Rd	£5,125.76	Recreation within the vicinity
	TWC/2015/1111	Land adj to Walton Ave/Ridgeway High Ercall	£317.17	Recreation facilities on land adjacent to the village hall
	TWC/2016/1152	Parkland House Audley Ave	£32,032.09	Play and recreation at Shuckers Field

5 Section 106 Receipts Retained

W2007/1521	Land at DSDC, Station Rd Donnington	£8,834.26	Facilities at Broadoak Field including pitch drainage
W2004/0972	Land at Lawley Farm	£45,979.96	Newdale sports pitch contribution
TWC/2010/0200	Somerfield Rd (Phase 2)	£3,095.15	Landscaping & upgrading existing recreation facilities
W2004/0980	Lawley Common Sports Pitches	£806,848.83	Lawley Common sports pitches
TWC/2012/0371	Land at Muxton C2 & C3	£33,211.93	Marsh Brook Way recreation contribution
TWC/2012/0609 & TWC/2014/1124	Woodlands Primary Redevelopment	£60,397.90	Off-site pitch improvements at William Reynolds School
TWC/2013/1033	Land off Haygate Rd	£147,657.76	Off-site pitch contribution Orleton park & OD Murphey recreation ground
TWC/2012/0787	Former White Hart Pub	£7,015.00	Recreation contribution
TWC/2017/0233 & TWC/2018/0659	Plough Lane Newport	£5,217.47	Recreation at Norbroom Park
TWC/2017/0454	Land at The Vineyard North Rd Wellington	£7,086.85	Recreation facilities at Bowring Park
TWC/2020/0518	NFU House (Land at Southwater Way)	£15,206.83	Leisure and sports facilities at Telford Town Park

5 Section 106 Receipts Retained

TWC/2012/0961	Land at Orchard House Tibberton	£6,984.82	Recreation facilities within Tibberton Parish
TWC/2018/0435	Site of Bowring Hall, 300 Holyhead Road, Wellington	£9,782.38	Existing play and recreation facilities at Bowring Park
W2005/1547 & TWC/2011/0285	George Hill, Upper Bar, Newport	£10,237.39	Off-site Recreation facilities
TWC/2019/1043	Wellington & District Cottage Care	£9,170.97	Upgrading Existing play & recreation facilities at Bowring Park
TWC/2011/0334	Land at Newport Business Park	£1,555.12	New LEAP & improvements to Shukers Field
TWC/2012/0886	Land at 121-125 Hadley Park Road	£1,897.85	Contribution to recreation facilities within the vicinity
TWC/2010/0089	Highfield House	£1,913.76	Contribution to upgrade local community facilities
TWC/2014/0360	Land at Heath Hill/Balls Hill	£2,710.21	Contribution to bowling facilities in Dawley
TWC/2014/0010	Land at Chilcott Drive Madeley	£9,254.39	Contribution towards Hills Lane Drive play area
TWC/2019/1031	Site of Royston, 68 Rosecroft, 9&70 Park Rd/Leonards Rd Malinslee	£20,791.93	Expanding play area at Malinslee Centre (off Brunel Road)

5 Section 106 Receipts Retained

	TWC/2021/0105	The Queens Arms	£6,613.33	Recreation facilities in
	TWC/2018/1019	Land South of Newcommon way	£13,782.15	Sports & recreation within the locality
	TWC/2014/0746	Site of Maxell Europe Ltd	£148,285.50	Sport & leisure facilities at Apley Pool
	TWC/2021/0557	Land at Woodhouse Farm	£10,597.46	Sport & leisure facilities situated within the vicinity of the development
	TWC/2016/0107	Former Concrete Works Lightmoor	£41,097.67	Recreation facilities at Croppings/ Stocking Park & Holywell Meadow Play Area
	TWC/2022/0390	Former New College Wellington	£4,716.31	Sport & leisure facilities towards the MUGA at Millfields Park
	Totals		£1,630,963.56	

5 Section 106 Receipts Retained

Highways Contributions Retained	Planning Application No	Scheme	Bal Carried forward	Project
	W2004/0972	Land at Lawley Farm	£61,695.24	Toucan crossing at Glendale Lawley & traffic calming at Dawley Rd, Lawley
	W2004/0972	Land at Lawley Highways/Transport	£53,924.14	Traffic management works in Lawley
	TWC/2013/0096	Land at East Ketley - KMC Cycle Routes	£75,790.16	Land at East Ketley-KMC Cycle Routes
	TWC/2016/0535	Springfields Industrial Estate Newport	£5,211.42	Double yellow lines to development front & nearby junction
	TWC/2016/0804	Land at Gatcombe Way Priorslee	£9,803.41	Traffic calming between Gatcombe Way & Highgate Drive
	TWC/2015/0217	Site A pool Hill Road Horsehay	£8,226.54	Road safety improvements at Pool Hill /Doseley junction
	TWC/2014/0230	Back Lane/Plantation Rd Tibberton	£14,210.44	Speed & traffic management on B5062
	TWC/2013/1033	Land off Haygate Rd	£479,448.70	Traffic calming in the vicinity
	TWC/2016/0952	Roden Care Home	£15,850.62	Footpath patching & tactile crossing to the front of the development land
	TWC/2015/0580	Land at 44 Cherrington Tibberton	£1,105.28	Traffic & speed management on B5062 into Tibberton
	TWC/2017/0714	Snedshill Way	£33,883.25	Highway works in the vicinity

5 Section 106 Receipts Retained

TWC/2016/0365	Farmstead at Sutherland Farm Tibberton	£5,909.45	Passing place on Back Lane & legal fee
TWC/2016/0446	61 Plantation Rd Tibberton	£6,876.64	Traffic & speed management on B5062
TWC/2016/0562	Former Beeches Hospital site Ironbridge	£8,378.09	Improvements to highway signing
TWC/2019/0228	Land adj to The Shires Shifnal Rd	£5,125.75	Provision of yellow line in the vicinity
TWC/2018/0775	Land adj to B8 MOD Hortonwood	£67,584.20	Strategic highway improvements
TWC/2016/1182	Land North of Roden Lane Farm Roden	£30,704.35	Traffic calming on Roden Lane
TWC/2015/1079	Sambrook Hall Farm	£3,322.64	Contribution to alteration of priority at junction of west of main access to the development
TWC/2019/0753	Land between Arleston Lane & Dawley Rd	£7,248.65	Dawley Rd 40mph Signs & lines
TWC/2018/0757	Land at rear of Hadley Park House Hotel	£144,409.70	Highway improvements on the network - servicing Hadley Park & Hortonwood West
TWC/2014/0113	Former British Sugar site Allscott	£127,080.84	Roundabout & level crossing contribution

5 Section 106 Receipts Retained

TWC/2018/0658	Land East of Charlton School	£79,898.85	Various highway schemes
TWC/2019/0252	Land east/south east Sheldar / Covings / The Old Stables Tibberton	£30,118.00	Traffic & speed management within the vicinity of Back Lane Tibberton
TWC/2020/0518	NFU House (Land at Southwater Way)	£40,000.66	Highway improvements in the vicinity
TWC/2018/0361	Land at 66 Tibberton	£3,169.28	Traffic management on B5062
TWC/2015/0157	Land at Former Dairy Crest site Crudgington	£52,585.23	Highway improvements to existing junctions on A442 between & including Crudgington crossroads & Shawbirch round-a-bout
WC/2019/0840	Land North East of Halesfield Roundabout	£32,738.59	Telford & Wrekin Growth Point Strategy
TWC/2018/0780	Corner of Holyhead Rd/Telford Way, Snedshill	£62,188.95	Strategic improvements to the local highway network
TWC/2015/0728	Land at corner of Redhill Way/A5	£288,253.87	1st installment highway works to Limekiln way & Junction 5 M54
TWC/2014/0746	Site of Maxell Europe Ltd	£236,025.81	Contribution towards Shawbirch roundabout
TWC/2020/0168	Land adj to 23 Wellington Road Muxton	£37,604.24	Contribution towards the strategic highway network

5 Section 106 Receipts Retained

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TWC/2014/0980	Land at Priorslee (Land between Castle Farm Way & A5)	£547,202.65	First installment highway works to junction 4 M54
TWC/2017/0321	Halesfield 18 & 20	£69,932.22	Highways works at the Brockton Interchange
TWC/2019/0724	J1 & J2 off Gatcombe Way (Priorslee East)	£81,134.88	Strategic Highways Network improvements
TWC/2021/0046	Land North/East of Lodge Rd caravan site (Donnington Wood Way)	£112,041.05	Strategic Highways Network improvements
TWC/2021/0010	Land opposite Wrap Film Systems Ltd Hortonwood 40	£74,748.79	Strategic Highway Network Improvements
TWC/ 2021/0670	Former Doseley Works (Phase 3C2)	£12,572.81	Improvements on St Luke's Rd/Frame Lane
TWC/2022/0040	Land rear of Wrap Film System Ltd	£35,004.01	Strategic Highway Network Improvements
TWC/2019/0216	Land rear of Merlin House Halesfield 19	£12,638.30	Towards improvements to Naird /Randley interchange and/or Brockton loop
TWC/2021/0937	Land Adj to Golden Bear Products	£74,355.65	Strategic Highway Network Improvements

5 Section 106 Receipts Retained

	W2005/1547 & TWC/2011/0285	Land at Upper Bar Newport George Hill	£12,901.55	Traffic calming in the vicinity
	W84/0657	Donnerville Gardens	£15,181.90	Private drive maintenance
	TWC/2010/0492	Madeley Academy Sixth Form extension	£12,984.65	Highways improvements to footway crossing the Ironbridge bypass at the Castlefields roundabout
	TWC/2013/0083	Land at Hadley Park West (Oakhampton Road)	£77,699.35	Contribution to Leegomery roundabout improvements
	TWC/2010/0111 & TWC/2014/0258	Land at Former Ibstock Brickworks	£23,757.34	Highway improvements at Brick Kiln Bank & Broadmeadow Lane
	TWC/2015/0950	Honey House Tibberton	£1,035.08	Contribution towards formalised passing bay in Back Lane Tibberton
	TWC/2017/0582	Land at Telford Town Centre (Bus Station)	£110,908.22	Major highway works in the vicinity
	Total		£3,302,471.44	

Transport Contributions Retained	Planning Application No	Scheme	Bal Carried Forward	Project
	TWC/2011/0821	Land at Wellington Rd Newport	£23,013.34	Public transport infrastructure
	W2004/0972	Land at Lawley Farm	£5,606.29	Bus shelter at Dawley Rd Lawley
	W2004/0981	Land at East Ketley KMC (Bus shelters)	£21,129.43	Improvements of bus shelters on Holyhead Rd

5 Section 106 Receipts Retained

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	W2006/0706	Land off St Heliers Drive, Dawley Bank	£5,967.85	Bus shelters on Milners Lane / St Heliers Drive
	TWC/2013/0297	Land of Edgmond Rd Newport	£10,603.16	Improvements to two bus stops on Chetwynd Road & Chetwynd End
	TWC/2013/0887	Land at Audley Ave (ALDI)	£12,504.63	Bus shelter & bus stop at Audley Ave
	TWC/2013/1033	Haygate Road Wellington	£10,965.45	Improvements to bus stop infrastructure located on Haygate road
	TWC/2017/0941	Land West of Castle Farm Way Priorslee	£10,692.09	Bus stop improvements in vicinity of development
	TWC/2011/0827	Audley Ave (Housing)	£12,373.94	Newport Town Centre Bus Station Contribution
	TWC/2019/0753	Land between Arleston Lane & Dawley Rd	£10,354.87	Bus stop Improvements on Kingsland
	W2006/0161	Trench Lock 1 Bloor Homes	£27,959.19	Transport infrastructure including shelters, refuges
	TWC/2014/0333	Land at corner of Stafford Rd /A41 Newport Shropshire	£16,384.42	Bus shelter improvements & raised platforms in vicinity of development
	TWC/2013/0774	New School at Priorslee	£10,389.01	Improvement of bus stops in vicinity of development

5 Section 106 Receipts Retained

	TWC/2016/1198	Land South of Naird Lane	£10,387.99	Bus stop improvements in Stafford Park & upgrade of footpaths & cycle ways
	TWC/2021/0930	The Endeavour Centre North Road	£9,654.25	New placement of off grid bus shelter
	TWC/2014/0746	Maxell Site	£41,303.51	Leegomery Roundabout Contribution
	TWC/2021/0010	Land opposite Wrap Film Systems Ltd Hortonwood 40	£28,164.27	Cycle Route Works; alterations to the existing verge and footway on the southern side of Hortonwood 60 between its junction with Hortonwood 40 and Hortonwood 50 to create a new footway/ cycleway
	Total		£267,453.69	

5 Section 106 Receipts Retained

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Affordable Housing Contributions Retained	Planning Application No	Scheme	Bal Carried forward	Project
	TWC/2011/0821	Land at Wellington Rd Newport	£1,348,502.08	Contribution to affordable housing delivery in Newport
	TWC/2016/0560	Land between Beech Hill & Blue House Farms	£375,902.80	Contribution to affordable housing delivery in Newport or Edgmond
	TWC/2013/1033	Land off Haygate Rd	£9,330.01	Contribution to affordable housing delivery within Wellington
Totals			£1,733,734.89	

Community Facility contributions Retained	Planning Application No	Scheme	Bal Carried forward	Project
	TWC/2015/0843	B1/B3 Apley Castle (Peregrine Way)	£20,274.12	Contribution towards Disabled angling at Apley pool
Totals			£20,274.12	

5 5 Section 106 Receipts Retained

Education Contributions Retained	Planning Application No	Scheme	Bal Carried forward	Project
	TWC/2014/0746	Site of Maxell Europe Ltd	£1,685,719.67	Education facilities at Millbrook Primary School & Charlton School
	TWC/2011/0821	Land at Wellington Rd Newport	£117,066.71	New primary provision & expansion of secondary provision Burton Borough Music block
	TWC/2019/0753	Land between Arleston Lane & Dawley Rd	£466.09	Primary education facilities
	TWC/2014/0980	Land at Priorslee (Land between Castle Farm Way & A5)	£ 2,630,309.08	Provision of a New Free Primary School at Priorslee
	TWC/2012/0530	Land at Priorslee East (HCA)	£373,463.45	Primary education within 2 miles of the development
	TWC/2020/0518	NFU House (Land at Southwater Way)	£147,323.97	Primary & secondary education
	TWC/2015/0157	Land at Former Dairy Crest site Crudgington	£641,021.72	Primary and Secondary school contributions and secondary school transport
	TWC/2016/0107	Former Concrete Works Lightmoor	£ 159,595.89	Education facilities at Captain Webb Primary School

5 Section 106 Receipts Retained

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W2006/0291 & TWC/2011/0541 & TWC/2015/0843	B1/B3 Apley Castle (Perigrine Way)	£138,749.14	Contribution towards Milbrook Primary extension
TWC/2013/1033	Land off Haygate Rd	£1,115,848.97	Primary & Secondary Contributions
TWC/2017/0941	Land West of Castle Farm Way Priorslee	£920,110.76	Contribution towards Primary Education and Holy Trinity Academy
TWC/2016/0446	61 Plantation Rd Tibberton	£106,532.88	Contribution towards Tibberton Primary School
TWC/2016/0562	Former Beeches Hospital site Ironbridge	£193,691.46	Remodelling Madeley Primary school
TWC/2011/0827	Audley Ave (Housing)	£654,457.67	Improvements to Education facilities Newport Infants and Burton Borough school
TWC/ 2021/0795	Land West of Station Road, Newport	£ 595,782.28	Improvements to local primary & secondary schools within 3 mile radius of the site
TWC/2017/0233 & TWC/2018/0659	Plough Lane Newport	£110,733.31	Remodelling Church Aston School
TWC/2019/0252	Sheldar /Covings /The OldStables, Tibberton	£6,601.12	Improvement of Primary & secondary schools within the vicinity
TWC/2016/0978	Land to rear of 32 Bratton Rd	£56,811.8	Primary Education at Wrekin View Primary
TWC/2019/1031	Site of Royston, 68 Rosecroft, 9&70 Park Rd/Leonards Rd Malinslee	£137,079.98	Lawley Village Academy expansion

5 Section 106 Receipts Retained

	TWC/2019/0487	Land west of Lawford Close, off Majestic Way	£121,306.50	Primary & Secondary education within 3 mile radius of development
	TWC/2014/1080	Land at Mill Lane Tibberton	£120,543.94	Extension at Tibberton Primary
	TWC/2021/0557	Land at Woodhouse Farm	£112,450.37	Primary & Secondary Education within 3 miles of the development vicinity
	TWC/2019/0724	J1 & J2 off Gatcombe Way (Priorslee East)	£399,035.85	Primary & Secondary Education within 3 miles of the development
	TWC/2021/0046	Land North/East of Lodge Rd caravan site (Donnington Wood Way)	£878,986.45	Primary & Secondary Education within the development vicinity
	TWC/2021/0670	Former Doseley Works (Phase 3C2)	£ 177,580.34	Improvements to local primary & secondary schools within South West Telford
	TWC/2022/0390	Former New College Site Wellington	£137,996.04	Primary & Secondary Education in Wellington
	Totals		£11,739,265.44	

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	£173.65	Biodiversity Study
	TWC/2018/0252	Pool Hill Plot E Dawley	£14,154.56	Ecology Commuted sum
	W2004/0972	Lawley Sustainable Development	£1,443.05	Costs incurred in assessing any sustainability plan submitted
	TWC/2016/0562	Former Beeches Hospital Ironbridge	£11,245.30	Enhancements to Local Wildlife site at The Beeches
	TWC/2019/0487	Land West of Lawford Close, off Majestic Way	£54,811.62	Improvements & maintenance of Dawley pools & pit mounds
	TWC/2018/1019	Land South of Newcommon way	£25,242.17	Enhancements to adopted LNR at Rough Park
	TWC/2021/0127	Halesfield 18 & 20	£35,916.50	Biodiversity enhancements
	TWC/2021/0046	Land North/East of Lodge Rd caravan site (Donnington Wood Way)	£15,336.86	Biodiversity enhancements
	TWC/2014/0289	Land off Park Lane Woodside	£584.09	Wildlife Habitat creation
	TWC/2021/0010	Land on the East side of Hortonwood 40	£22,579.50	Tree and Ecology mitigation
	TWC/2016/0107	Former Concrete Works Lightmoor	£13,172.39	Reptile habitat work at Lightmoor Wildlife Park
	TWC/2021/0968	Plot 6 Hortonwood	£741.42	Newt licensing

5 Section 106 Receipts Retained

	TWC/2022/0040	Land rear of Wrap Film System Ltd	£162,984.14	Biodiversity enhancements
	TWC/2021/0937	Land adj to Golden Bear Products	£86,513.85	Biodiversity enhancements
	TWC/2022/0881	Former Dunn Cow, Little Dawley	£4,852.62	Biodiversity enhancements
	Totals		£449,751.72	

5 Section 106 Receipts Retained

Public Rights of Way	Planning Application No	Scheme	Bal Carried forward	Project
	TWC/2011/0821	Land at Wellington Rd Newport	£641.45	Contribution to enhancement of Newport Canal
	TWC/2014/0230	Back Lane/Plantation Rd Tibberton	£5,683.78	Rights of way improvement sum for Tibberton
	TWC/2016/0918	The Red Lion Holly Rd Little Dawley	£6,710.45	Improvements to pedestrian link between Hafren Rd & Holly Rd Little Dawley
	TWC/2013/1033	Land off Haygate Rd	£8,919.66	Rights of way improvement sum in Wellington
	TWC/2018/0524	Croppings Farm Stoney Hill	£9,670.97	Improvements to Rights of way connecting Stoney Hill to Lightmoor Way
	TWC/2017/0233 & TWC/2018/0659	Plough Lane Newport	£24,588.92	Footpath provisions at canal bridge and top of Newport Canal
	TWC/2014/0113	Former British Sugar site Allscott	£28,903.48	Rights of way improvement sum in development vicinity
	TWC/2018/0361	Land at 66 Tibberton	£1,267.71	Rights of way improvement sum in Tibberton
	TWC/2018/1019	Land South of Newcommon way	£10,823.78	Rights of way improvement sum in development vicinity
	TWC/2014/0746	Site of Maxell Europe Ltd	£57,033.45	Works to improve footpaths around Apley Pool

	TWC/2021/0046	Land North/East of Lodge Rd caravan site (Donnington Wood Way)	£100,574.58	Footpath routes in Granville Park
	TWC/2016/0107	Former Concrete Works Lightmoor	£39,517.05	Rights of way improvement sum in development vicinity
	TWC/2012/0650 & TWC/2014/0237	Land off Doseley Road Doseley	£101.65	Contribution to reinstate of Public Rights of Way in Doseley
	TWC/2010/0111 & TWC/2014/0258	Land at Former Ibstock Brickworks	£1,021.94	Rights of way improvement sum in development vicinity
	Totals		£294,175.97	

Trees	Planning Application No	Scheme	Bal Carried forward	Project
	TWC/2010/0722	Redhill - Ecological Park	£258,464.59	Maintenance according to landscape plan of Redhill Ecological Park
	W2004/0972	Lawley trees	£22,411.65	Maintenance of street trees in Lawley
	TWC/2012/0371	Land at Muxton C2 & C3	£7,192.92	Footpath creation in the vicinity
	TWC/2015/0843	B1/B3 Apley Castle (Peregrine Way)	£67,129.69	Management of tree lined Avenue, Apley Woods

5 Section 106 Receipts Retained

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	TWC/2020/0518	NFU House (Land at Southwater Way)	£7,402.30	Management of woodland (Nuplace site)
	TWC/2021/0795	Land West of Station Road, Newport	£27,329.98	Tree replacement contribution
	TWC/2022/0040	Land rear of Wrap Film System Ltd	£89,481.53	Tree replacement contribution
	TWC/2021/0937	Land adj to Golden Bear Products	£52,962.13	Tree replacement contribution
	Totals		£521,492.98	