

Request	Response
<p>1) Can you please advise what the Section 106 requirements were for the construction of the Redrow Bridgewater View estate in Mosley Common and also the Bellway estate.</p>	<p>The Section 106 Agreements and their requirements associated with these developments can be viewed via this link: Simple Search (wigan.gov.uk) using the following planning application numbers (chronological order, earliest first):</p> <ul style="list-style-type: none"> - A/13/77906 (Peel) - A/17/83702/OUTMES (Bellway) - A/17/84108/OUTMAJ (Redrow)
<p>2) Can you confirm that both Section 106 funding requirements were provided to the council by the developers.</p>	<p>Please see attachment</p>
<p>3) Can you confirm the date when the council received said monies.</p>	
<p>4) Can you confirm the progress of the council in spending the monies on the agreed S106 requirements?</p>	

App Number	Site Address	Covenant Type	Clause	Covenant	Total Due	Total Paid	Last Payment Due	Total Alloc	Total Spent	Total Paid not Allocated	Total Paid not Spent	Covenant Potential
A/13/77906	Land North Of Garrett Lane East Of Garrett Hall West Of Mosley Common Road And South Of The Proposed Guided Busway Tyldesley	(POS CAPITAL) POS Capital	S1,7.1	7.1 To pay the Community Facilities Contribution to the Council within 28 days of the date of this Planning Permission	20,000.00	20,000.00	21/08/2014	20,000.00	0.00	0.00	20,000.00	20,000.00
A/13/77906	Land North Of Garrett Lane East Of Garrett Hall West Of Mosley Common Road And South Of The Proposed Guided Busway Tyldesley	(GMPTE) Bus Stops	S1,3.1	3.1 To pay the Mosley Common Road Bus Stop Contribution to the Council prior to the Commencement of Development	12,000.00	12,000.00	19/09/2017	12,000.00	12,000.00	0.00	0.00	12,000.00
A/13/77906	Land North Of Garrett Lane East Of Garrett Hall West Of Mosley Common Road And South Of The Proposed Guided Busway Tyldesley	(GMPTE) Bus Stops	S1,5.1b	5.1 To pay ... the Mosley Common Road Crossing Contribution prior to the Commencement of Development	15,000.00	15,000.00	19/09/2017	15,000.00	15,000.00	0.00	0.00	15,000.00
A/13/77906	Land North Of Garrett Lane East Of Garrett Hall West Of Mosley Common Road And South Of The Proposed Guided Busway Tyldesley	(HW) Highways Contribution	S1,5.1a	5.1 To pay the Pedestrian and Cycle Contribution - Mosley Common Road ... prior to the Commencement of Development	10,000.00	10,000.00	19/09/2017	10,000.00	8,852.00	0.00	1,148.00	10,000.00
A/13/77906	Land North Of Garrett Lane East Of Garrett Hall West Of Mosley Common Road And South Of The Proposed Guided Busway Tyldesley	(AQ) Air Quality	S1,8.1a	8.1 To pay the Air Quality Contribution for each phase of development within any reserved matters application to the Council prior to the Commencement of any development within that phase	13,781.25	13,781.25	19/10/2017	13,781.25	13,781.25	0.00	0.00	13,781.25
A/13/77906	Land North Of Garrett Lane East Of Garrett Hall West Of Mosley Common Road And South Of The Proposed Guided Busway Tyldesley	(AH) Affordable Housing Sum	1a	(63-040718-99)PLOT 9 GARRETT MANOR	48,463.50	48,463.50	05/07/2018	48,463.50	0.00	0.00	48,463.50	48,463.50
A/13/77906	Land North Of Garrett Lane East Of Garrett Hall West Of Mosley Common Road And South Of The Proposed Guided Busway Tyldesley	(POS CAPITAL) POS Capital	S1,1.3a	The Owner covenants with the Council as follows: 1.3 In the event that the Council agrees in writing to a transfer of the Open Space or any part of it from the Owner to the Council the Owner shall upon each transfer of Open Space pay to the Council the Open Space Maintenance Contribution in respect of the Open Space transferred on completion of such transfer. improve and create wildlife habitats particularly along the Honksford Brook corridor	32,384.00	0.00		0.00	0.00	0.00	0.00	32,384.00

A/13/77906	Land North Of Garrett Lane East Of Garrett Hall West Of Mosley Common Road And South Of The Proposed Guided Busway Tyldesley	(POS COMMUTED) POS Commuted	S1,1.3b	The Owner covenants with the Council as follows: 1.3 In the event that the Council agrees in writing to a transfer of the Open Space or any part of it from the Owner to the Council the Owner shall upon each transfer of Open Space pay to the Council the Open Space Maintenance Contribution in respect of the Open Space transferred on completion of such transfer	16,192.00	0.00		0.00	0.00	0.00	0.00	16,192.00
A/13/77906	Land North Of Garrett Lane East Of Garrett Hall West Of Mosley Common Road And South Of The Proposed Guided Busway Tyldesley	(AQ) Air Quality	S1,8.1b	8.1 To pay the Air Quality Contribution for each phase of development within any reserved matters application to the Council prior to the Commencement of any development within that phase (further Phase)	2,700.00	2,700.00	12/11/2018	2,700.00	2,700.00	0.00	0.00	2,700.00
A/13/77906	Land North Of Garrett Lane East Of Garrett Hall West Of Mosley Common Road And South Of The Proposed Guided Busway Tyldesley	(PLAY CAPITAL) Play Capital	S1,1.5a	The Owner covenants with the Council as follows: 1.5 To pay the Play Space Contribution for the dwellings to be constructed in each reserved matters approval to the Council prior to the completion of the 50th Dwelling to be constructed pursuant to that reserved matters consent, or on commencement of the development in that reserved matters approval if it comprises less than 50 dwellings	165,293.33	165,293.33	25/04/2019	0.00	0.00	165,293.33	165,293.33	165,293.33
A/13/77906	Land North Of Garrett Lane East Of Garrett Hall West Of Mosley Common Road And South Of The Proposed Guided Busway Tyldesley	(PLAY COMMUTED) Play Commuted	S1,1.5b	The Owner covenants with the Council as follows: 1.5 To pay the Play Space Contribution for the dwellings to be constructed in each reserved matters approval to the Council prior to the completion of the 50th Dwelling to be constructed pursuant to that reserved matters consent, or on commencement of the development in that reserved matters approval if it comprises less than 50 dwellings	82,646.67	82,646.67	25/04/2019	82,646.67	82,646.67	0.00	0.00	82,646.67
A/13/77906	Land North Of Garrett Lane East Of Garrett Hall West Of Mosley Common Road And South Of The Proposed Guided Busway Tyldesley	(AH) Affordable Housing Sum	1b	(63-040718-99)PLOT 9 GARRETT MANOR	58,380.00	58,380.00	17/07/2019	58,380.00	0.00	0.00	58,380.00	58,380.00
A/13/77906	Land North Of Garrett Lane East Of Garrett Hall West Of Mosley Common Road And South Of The Proposed Guided Busway Tyldesley	(HW) Highways Contribution	S1,5.2a	5.2 To pay the Pedestrian and Cycle Contribution - Sale Lane ... prior to Commencement of the construction of the 200th Dwelling	11,010.00	11,010.00	20/04/2023	11,010.00	0.00	0.00	11,010.00	10,000.00

A/13/77906	Land North Of Garrett Lane East Of Garrett Hall West Of Mosley Common Road And South Of The Proposed Guided Busway Tyldesley	(HW) Highways Contribution	S1,5.2b	5.2 To pay ... the Sale Lane Crossing Contribution prior to Commencement of the construction of the 200th Dwelling	16,515.00	16,515.00	20/04/2023	16,515.00	0.00	0.00	16,515.00	15,000.00
A/13/77906	Land North Of Garrett Lane East Of Garrett Hall West Of Mosley Common Road And South Of The Proposed Guided Busway Tyldesley	(HW) Highways Contribution	S1,6.1	6.1 To pay the Garrett Lane Contribution to the Council prior to Occupation of the 150th Dwelling	55,050.00	55,050.00	20/04/2023	55,050.00	0.00	0.00	55,050.00	50,000.00
A/13/77906	Land North Of Garrett Lane East Of Garrett Hall West Of Mosley Common Road And South Of The Proposed Guided Busway Tyldesley	(AQ) Air Quality	S1,8.1c	8.1 To pay the Air Quality Contribution for each phase of development within any reserved matters application to the Council prior to the Commencement of any development within that phase (further Phase)	2,700.00	0.00		0.00	0.00	0.00	0.00	2,700.00
A/13/77906	Land North Of Garrett Lane East Of Garrett Hall West Of Mosley Common Road And South Of The Proposed Guided Busway Tyldesley	(EDU) Education Contribution	4.1	4.1 To pay the Education Contribution for the dwellings to be constructed in each reserved matters approval to the Council prior to the completion of the 50th Dwelling to be constructed pursuant to that reserved matters consent, or the completion of the final dwelling in that reserved matters approval if it comprises less than 50 dwellings	0.00	0.00		0.00	0.00	0.00	0.00	0.01
A/13/77906	Land North Of Garrett Lane East Of Garrett Hall West Of Mosley Common Road And South Of The Proposed Guided Busway Tyldesley	(GMPTE) Bus Stops	S1,3.2	3.2 To pay the Sale Lane Bus Stop Contribution to the Council prior to commencement of the construction of the 200th dwelling within the Development	13,212.00	0.00		0.00	0.00	0.00	0.00	12,000.00
A/13/77906	Land North Of Garrett Lane East Of Garrett Hall West Of Mosley Common Road And South Of The Proposed Guided Busway Tyldesley	(POS CAPITAL) POS Capital	S3,2	2. To pay the sum of £35,000 being an additional sum for community facilities to the council on Commencement of Development pursuant to the outline planning permission dated 27 February 2017 numbered A/15/81365/OUT/MAJ. ** CLAUSE ADDED AS PER DOV DATED 12 MAY 2017 **	0.00	0.00		0.00	0.00	0.00	0.00	35,000.00
A/13/77906	Land North Of Garrett Lane East Of Garrett Hall West Of Mosley Common Road And South Of The Proposed Guided Busway Tyldesley	(TP iTRACE MONITORING) Travel Plan Contribution	S1,9.1	9.1 To pay the Travel Plan Monitoring Contribution to the Council in relation to each Travel Plan approved in relation to the Development within 28 days of the relevant Travel Plan being approved	0.00	0.00		0.00	0.00	0.00	0.00	2,500.00
A/17/84108/OUTMAJ	Land North Of Garrett Lane East Of Garrett Hall West Of Mosley Common Road And South Of The Guided Busway Tyldesley	(HW) Highways Contribution	S1,P2,3.1	Owner 1 hereby covenants with the Council as follows: 3.1. To pay to the Council the Mosley Common Road Junction Contribution on or before Occupation of the first Open Market Dwelling comprised in the Development	709,803.92	709,803.92	25/09/2020	709,803.92	50,840.04	0.00	658,963.88	700,000.00

A/17/84108/OUTMAJ	Land North Of Garrett Lane East Of Garrett Hall West Of Mosley Common Road And South Of The Guided Busway Tyldesley	(AQ) Air Quality	S1,P2,4.1	Owner 1 hereby covenants with the Council as follows: 4.1. To pay the Air Quality Contribution for each Phase to the Council prior to the Commencement of that Phase	5,898.21	5,898.21	22/02/2022	5,898.21	5,897.95	0.00	0.26	5,737.50
A/17/84108/OUTMAJ	Land North Of Garrett Lane East Of Garrett Hall West Of Mosley Common Road And South Of The Guided Busway Tyldesley	(TP iTRACE MONITORING) Travel Plan Contribution	S1,P2,2.1	2.1. To pay to the Council the Travel Plan Contribution on or before Occupation of the first Open Market Dwelling comprised in the Development	2,570.03	2,570.03	22/02/2022	0.00	0.00	2,570.03	2,570.03	2,500.00
A/17/84108/OUTMAJ	Land North Of Garrett Lane East Of Garrett Hall West Of Mosley Common Road And South Of The Guided Busway Tyldesley	(PLAY CAPITAL) Play Capital	3rd Schedule, 3.1	To pay the Play Space Contribution for the Dwellings to be constructed in each Reserved Matters Approval	126,092.00	126,092.00	31/10/2023	0.00	0.00	126,092.00	126,092.00	110,874.00
A/17/84108/OUTMAJ	Land North Of Garrett Lane East Of Garrett Hall West Of Mosley Common Road And South Of The Guided Busway Tyldesley	(EDU) Education Contribution	S1,P2,1.1.1	to pay 50% (fifty per cent) of the Education Contribution for that Phase to the Council on or before Occupation of the Open Market Dwelling which is equivalent to 50% (by whole number) of the Dwellings comprised in the relevant Phase; PROVIDED ALWAYS that if following the relevant Reserved Matters Approval (approving the layout and number of the Dwellings to be provided on the Site) the number of Dwellings to be provided within the Development is less than 271 Dwellings the Education Contribution payable pursuant to this Paragraph 1.1 of Part 2 of this First Schedule will be recalculated by the Council using the Education Contribution Formula.	111,457.44	111,457.44	31/10/2023	0.00	0.00	111,457.44	111,457.44	98,005.68
A/17/84108/OUTMAJ	Land North Of Garrett Lane East Of Garrett Hall West Of Mosley Common Road And South Of The Guided Busway Tyldesley	(EDU) Education Contribution	S1,P2,1.1.2	1.1.2. to pay the remaining 50% (fifty percent) of the Education Contribution for that Phase to the Council on or before Occupation of the Open Market Dwelling which is equivalent to 75% (by whole number) of the Dwellings comprised in the relevant Phase PROVIDED ALWAYS that if following the relevant Reserved Matters Approval (approving the layout and number of the Dwellings to be provided on the Site) the number of Dwellings to be provided within the Development is less than 271 Dwellings the Education Contribution payable pursuant to this Paragraph 1.1 of Part 2 of this First Schedule will be recalculated by the Council using the Education Contribution Formula.	120,974.33	0.00		0.00	0.00	0.00	0.00	98,005.68

A/17/83702/OUTMES	Site Of Parr Bridge Works Mosley Common Road Tyldesley Manchester M29 8PR	(TP iTRACE MONITORING) Travel Plan Contribution	S1,7.1	7.1 To pay the Travel Plan Contribution to the Council in relation to each Travel Plan approved in relation to the Development within 28 days of the relevant Travel Plan being approved	2,575.70	2,575.70	02/07/2019	0.00	0.00	2,575.70	2,575.70	2,575.70
A/17/83702/OUTMES	Site Of Parr Bridge Works Mosley Common Road Tyldesley Manchester M29 8PR	(GMPTE) Bus Stops	S1,2	The Owner in respect of the Land hereby covenants with the Council with the intent that these are planning obligations for the purposes of section 106 of the Act as follows 2.1 On Completion of the 50th Dwelling to provide to the Council the Bus Stop Contribution.	31,219.28	31,219.28	09/08/2021	31,219.28	0.00	0.00	31,219.28	30,000.00
A/17/83702/OUTMES	Site Of Parr Bridge Works Mosley Common Road Tyldesley Manchester M29 8PR	(EDU) Education Contribution	S1,3.1	The Owner in respect of the Land hereby covenants with the Council with the intent that these are planning obligations for the purposes of section 106 of the Act as follows 3.1 On Completion of the 50th Dwelling to pay to the Council the sum of £188,750 being part of the Education Contribution	196,421.31	202,843.22	09/08/2021	168,523.22	168,523.22	34,320.00	34,320.00	188,750.00
A/17/83702/OUTMES	Site Of Parr Bridge Works Mosley Common Road Tyldesley Manchester M29 8PR	(EDU) Education Contribution	S1,3.2	The Owner in respect of the Land hereby covenants with the Council with the intent that these are planning obligations for the purposes of section 106 of the Act as follows. On Completion of the 100th Dwelling to pay the remaining part of the Education Contribution to the Council pro rata to the final number of Dwellings granted pursuant to any Reserved Matters Approval on the Land.	408,556.33	408,556.32	21/04/2022	41,224.00	41,224.00	367,332.32	367,332.32	392,600.00
A/17/83702/OUTMES	Site Of Parr Bridge Works Mosley Common Road Tyldesley Manchester M29 8PR	(PLAY CAPITAL) Play Capital	S1,8.3	Owner agrees to pay the Play Space Contribution for the Dwellings to be constructed in each Reserved Matters Approval to the Council	166,557.16	166,557.17	21/04/2022	0.00	0.00	166,557.17	166,557.17	160,052.20

A/17/83702/OUTMES	Site Of Parr Bridge Works Mosley Common Road Tyldesley Manchester M29 8PR	(AH) Affordable Housing Sum	S1,1.5-1.6	<p>1.5 If either the First Affordable Housing Viability Appraisal or the Second Affordable Housing Viability Appraisal proposes provision of Affordable Housing on the Land the Council may, at its discretion, within 21 days of receipt of the relevant assessment by the District Valuer serve written notice on the Owner that it wishes to receive a commuted sum in lieu of provision of Affordable Housing on the Land together with details of the amount due following which it will provide the Owner with 14 days to agree to the required commuted sum.</p> <p>1.6 Provided that it is agreed between the parties such commuted sum shall be paid by the Owner to the Council within two months following receipt of the written notice in accordance with clause 1.5 above.</p> <p>PROVIDED ALWAYS that with respect to the Affordable Housing obligations of this Deed the Owner shall provide no more Affordable Housing than is required under the Wigan Local Plan Core Strategy.</p>	0.00	0.00		0.00	0.00	0.00	0.00	0.00
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