



**REPORT of
THE CHIEF EXECUTIVE**

to
OVERVIEW AND SCRUTINY COMMITTEE
30 August 2017

SECTION 106 AGREEMENTS

1. PURPOSE OF THE REPORT

- 1.1 To provide an update on the arrangements for the collection of Section 106 contributions; trigger points and how money is billed; what sums have been received and how they are held; and what the decision making process is for the allocation of funds. This report is an update to the report considered by the Committee on 8 February 2017.

2. RECOMMENDATIONS

Members are asked to give their views and comments on the information in this report.

3. SUMMARY OF KEY ISSUES

- 3.1 At the Overview and Scrutiny Committee meeting on 21 June 2017, the Committee agreed include in its Work Programme Update confirmation of:
- *'Arrangements for collection of Section 106 [and Section 52] contributions*
 - *Trigger points, billing etc*
 - *Sums received and held*
 - *Decision making process for allocation'*
- 3.2 Section 106 of the Town and Country Planning Act replaced Section 52 of the 1971 Act. They are agreements between the local planning authority and developers and/or landowners which are attached to a planning permission to make a development which without the agreement would not be acceptable in planning terms. They are commonly known as Planning Obligations.
- 3.3 The Council's monitoring system presently only includes Section 106 agreements. Work is on-going with regards to any outstanding Section 52 obligations and a verbal update will be given at the Committee.
- 3.4 Planning Obligations must relate directly to the development. They provide three purposes:

- To prescribe the nature of development, which could, for example, include the level, location and type of affordable housing
- To compensate for the loss or damage by a development, such a new open space or natural landscapes
- To mitigate the impact of the development which could include new highway works, school and health contributions or flood mitigation

3.5 In 2010 the Community Infrastructure Levy Regulations came into force and restricted the use of S106 obligations. Paragraph 2 of Regulation 122 introduced three tests for planning obligations:

‘A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is—

(a) necessary to make the development acceptable in planning terms;

(b) directly related to the development; and

(c) fairly and reasonably related in scale and kind to the development. Mitigate a development’s impact (for example, through increased public transport provision).’

3.6 Section 106 agreements should not duplicate planning conditions, which regulate the delivery of development. Planning conditions are also included in Committee Reports.

3.7 The Council employs a Section 106 Monitoring Officer. This post has recently been vacated, but an offer has been made to fill the post. The role of the post is to establish and maintain a monitoring system and coordinate the various obligations between the Council, the developer/Landowners and third party recipients of funds, works or facilities.

3.8 As set out in Paragraph 3.1.5 of the 8 February 2017 report to the Committee *‘one of the main responsibilities of the monitoring process involves the timely collection of financial contributions ensuring that any payments are subjected to indexation for the stated period. Once payments are received it is important to ensure the money is spent within the agreed timeframe and in line with the terms of the S106 Agreement. This is normally within ten years from receipt, but there can be exceptions to this depending on what has been negotiated.’*

3.9 The Section 106 process starts at the pre-application stage. The developer presents their proposals to the Council and where potential obligations are identified these are discussed with the developer. The developer can elect to include the obligations within the planning application itself, the delivery of which are controlled by conditions.

3.10 The first stage in drafting the S106 is the Heads of Terms. If the Section 106 is to include third parties – such as the health bodies or Essex County Council – they are involved early in the discussion to ensure that the heads of terms reflect their requirements. All parties agree the Heads of Terms before the decision on the application. If no agreement is reached, the application risks being refused.

- 3.11 The planning application normally includes a list of Heads of Terms, but the details are negotiated up to the planning committee decision and set out in the Officer's report. Therefore, Members are aware of the obligations when considering planning applications.
- 3.12 The Heads of Term form the basis for finalising the Section 106 agreement. Any variations to the heads of terms during the finalisation period need to be considered against the Council's scheme of delegation and if they affect, for example, the amount of monies the Council receives, then the decision to vary the heads of terms may need to be referred back to Members.
- 3.13 **Arrangement for the collection of Section 106 contributions**
- 3.13.1 The Section 106 agreement set out the mechanism for the collection of contributions. In this regard the provision in the agreement typically includes:
- Details of the contribution, including any monies, and what it will be used for.
 - Details of who the recipient will be. The recipient could be a party to the Section 106 – for example Essex County Council.
 - The trigger for the payment or payments. Payments can be made as a single lump sum or at various stages throughout the development as demand arises.
 - What actions the Council and developer take to ensure payments are properly requested and made.
 - Time periods for the request and making of payments.
 - The time period during which the recipient must complete the works and the mechanism for the repayment of any unspent money to the developer.
 - The mechanisms in the event of payments not being made or if payments are disputed.
- 3.13.2 How these various matters are dealt within the Section 106 do vary between agreements depending on circumstances, although the Council tries to secure a standard approach.
- 3.13.3 As an example the Head of Terms could read that through a section 106 a developer has agreed to make a payment towards a new community centre on or before the occupation of the 50th dwelling. No further units can be occupied until the payment is received. This is a one off lump sum payment which must be spent within 5 years and any unspent money after that time period returned to the developer unless otherwise agreed.
- 3.13.4 Often the Section 106 will also provide details of any commuted sum payments towards the maintenance of new works and facilities.
- 3.13.5 Once signed the details of the Section 106 are incorporated into a monitoring system which identifies when the triggers apply, monitors payment (in conjunction with the Council's Finance Team) and how the money is spent. The S106 officer liaises with the recipients on a regular basis to monitor progress and the expenditure. Should a recipient exceed the financial contribution received through the Section 106 Agreement, they do so at their own risk with no obligation on the Council or the developer.

- 3.13.6 Appended to this Report is a schedule of the Section 106 Agreements that are included within the existing monitoring system. These date back as far as 1996. The schedule highlights where invoices have been raised and any contributions owed. It briefly details the trigger points and who the recipients for the contributions are. The data is constantly reviewed and works alongside the Council's Uniform and Civica systems to ensure accessible records are kept. Further data is added as soon as it is available.
- 3.13.7 As soon as a trigger is reached an invoice is raised to the developer. The invoice will specify the amount (which is indexed linked back to the date of the S106 Agreement if applicable), the purpose of the payment and when payment is due. The developer is often contacted separately before the invoice is due so that they are aware that it will be forthcoming. Where officers have regular meetings with developers, the Section 106 Agreement is part of those discussions.
- 3.13.8 In the event that the developer does not make the payment within the specified time period, the S106 Monitoring Officer will contact the developer to discuss the invoice and request immediate payment. In the event that the payment is not made, the relevant clauses under the Section 106 apply which may result in the developer being in default and enforceable action can be taken. In addition, the Council could also pursue the debt via its normal debt recovery processes.
- 3.13.9 Notwithstanding the above, payments are normally made within the specified period.

3.14 **Decision making process for allocation**

- 3.14.1 As outlined above the discussions on planning obligations start at the pre-application stage and the Heads of Terms are only confirmed when the decision on the planning application is made.
- 3.14.2 It is through the Heads of Terms that the various provisions in the Section 106 are allocated and agreed. This includes:
- The scope of any works
 - Who the recipient of facilities, works and financial contributions will be
 - The broad terms for the triggers
 - Time periods for the completion of the works and pay back of any unspent money
- 3.14.3 Section 106 Agreements normally contain a Clawback Date where financial contributions are made. These are 5 or 10 years after the payment has been received by the Council (or Essex County Council), although they can sometimes be longer. On some occasions there is no clawback date.
- 3.14.4 The clawback date establishes the end date by which time the recipient must spend the contribution. If that contribution is not spent in full or part, there are obligations to refund the developer. An application can be made to the developer to extend the time period.

3.14.5 The monitoring system includes details of the Clawback date and contact details of the manager responsible for the contribution – including any third parties. Any contributions held by the Council against specific projects are built into service budgets, albeit ring fenced. Regular contact between the S106 Monitoring Officer and the relevant service manager informs the monitoring process and managers are advised of the risks of not completing spending the contribution on time.

3.14.6 Where Essex County Council is a signatory to a Section 106 Agreement and they receive money directly, whilst expenditure is monitored through the Section 106 Monitoring Officer, it is for the County Council to ensure that the contribution is spent for the specified purposes and within the timeframe set out in the Section 106.

3.15 **Officer Working Group**

3.15.1 It was noted in the report to the Committee on 8 February 2017, that a Corporate Working Group would be set up to complement the work of the S106 Officer and coordinate projects to ensure delivery. This will be undertaken by the Officers Implementation Group, which will be chaired by the Planning Policy Manager in-lieu of the appointment of a new Director of Planning and Regulatory Services.

3.15.2 Section 106 Agreements are a standing item on the Implementation Group meeting agendas. This will cover any agreements in negotiation, any prospective agreements, forthcoming triggers and expenditure of financial contributions.

4. **CONCLUSION**

4.1 Section 106 Agreements are a successful means through which the Council secures financial contributions, facilities or works to prescribe, compensate or mitigate the impacts of development.

4.2 Officers have put in place a process for negotiation, decision, monitoring and enforcement of the agreements. As a learning authority, the processes are kept under review by officers and reported to this Committee and any improvements identified will be reviewed and implemented.

5. **IMPACT ON CORPORATE GOALS**

5.1 The work of the Overview and Scrutiny Committee supports the corporate goal of ‘delivering good quality, cost effective and valued services.’ The use of Section 106 Agreements to prescribe, compensate and mitigate the impacts of development enables the Council to enhance services to meet new local demands.

6. **IMPLICATIONS**

- (i) **Impact on Customers** –Scrutiny aids improvement to services to the public by the Council and external authorities

- (ii) **Impact on Equalities** – Facilities and works secured through Section 106 agreements are subject to specifications that meet known national standards and available to all sectors of the community.
- (iii) **Impact on Risk** – Recommendations arising from scrutiny could assist in mitigating corporate risks. The Section 106 process identified in this report aims to be transparent, minimise risk and ensure that developments are viable and deliverable.
- (iv) **Impact on Resources (financial and human)** – The negotiations of section 106 agreements is part of the planning services core budgets. The developer pays for the Council's costs in drafting and completing the agreements.
- (i) **Impact on the Environment** – Agreements can seek to compensate and mitigate for the impacts of development on the local environment.

Background Papers:

None

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Agreements with financial contributions												
Site address	Application Ref	Date	Scheme	S106 provisions	Implemented?	Details of obligations (where additional to S106 provisions)	Recipient	Total income as at 31st July 2017 (not indexed)	Income received (indexed as applicable)	Date Received	Income outstanding (excluding further indexation)	Claw back date
Southminster West Business Park, Scotts Hill, Southminster	16/00403/MLA	22.06.2016	Deed of Variation of existing Section 106 Legal Agreement (executed under planning application OUT/MAL/12/00437)	DoV for S106 agreement required only to secure link with original and subsequent applications.	Yes		See 12/00437	See 12/00437	See 12/00437	See 12/00437	See 12/00437	See 12/00437
Land opposite 34 Hall Road, Great Totham	16/00289/OUT	16.02.2017	30 dwellings with landscaping.	UU to provide AH, primary and secondary school transport contribution, travel plan and pack, highways improvement works and open space management.		School transport based on formulae.					£0.00	
Park Drive, Maldon	16/00208/FUL		Variation of conditions 3,4 & 5 of approved application FUL/MAL/14/00581 (Erection of 131 dwellings with access from Park Drive, associated internal access roads, cycle ways/footpaths, garaging, parking, open space and landscaping).	DoV for S106 agreement required only to secure link with original and subsequent applications.	Yes		See 14/00581	See 14/00581	See 14/00581	See 14/00581	See 14/00581	See 14/00581
Land south of Green Lane and north of Maldon Road, Burnham-on-Crouch	16/00093/FUL	05.05.2017	180 dwellings, public open space, landscaping and associated infrastructure including drainage, footway and cycleway.	Monitoring fee of £4630, contributions for healthcare, education (EY&C and primary), highways, allotments and youth facilities and provision of 72 affordable dwellings. Management company for open space.							£0.00	
Land rear of 9 Church Road, Wickham Bishops	15/01342/OUT	04.01.2017	Demolition of existing dwelling and erection of up to 52 dwellings with associated vehicular access.	UU to provide AH, school transport contribution and open space management and play areas		£204,459 for school transport					£0.00	
Land adj Lime Tree Cottages, Tiptree Road, Great Braxted	15/01018/FUL See 14/01221/FUL for details		Variation of condition 2 on approved planning permission FUL/MAL/14/01221 (Enabling development proposal for the erection of 14 dwellings, new access, village green and associated amenity space) Reason: Minor amendments to house designs, varying the approved drawings	S106 agreement required only to secure link with original and subsequent applications.	Yes	See 14/01221	See 14/01221	See 14/01221	See 14/01221	See 14/01221	See 14/01221	See 14/01221
Land west of Broad Street Green Road, Heybridge	15/00885/FUL	16.05.2017									£0.00	
Brooks Bros & Land adj The Causeway, Maldon	15/00880/FUL	21.01.2016	Removal of conditions 5, 6 & 7 on approved application FUL/MAL/14/00861 (Hybrid application (part full/part outline) comprising demolition of existing buildings and redevelopment of site to provide foodstore, non food retail units incorporating flexible A1/A3 component, together with hotel; access, servicing, vehicle and cycle parking, hard and soft landscaping and associated works. Full consent is sought for the retail element; outline consent for the hotel) Reason: To cater for the requirements of a new food anchor & attendant revisions to scheme design; also for consistency between conditions.	DoV to S106 agreement required only to secure link with original and subsequent applications.		£3000 travel plan monitoring fee					£0.00	
Park Drive, Maldon	15/00582/FUL		Minor Material Amendment to permission FUL/MAL/14/00581 - Erection of 131 dwellings with access from Park Drive, associated internal access roads, cycle ways/footpaths, garaging, parking, open space and landscaping. Realignment of Plots 37-54 adjacent to the eastern boundary.	S106 agreement required only to secure link with original and subsequent applications.	Yes		See 14/00581	See 14/00581	See 14/00581	See 14/00581	See 14/00581	See 14/00581
Bridgemans Green, Latchingdon	15/00396/OUT	12.10.2015	Erect 52 detached, semi-detached and terraced dwellings and flats, lay out parking, amenity areas, estate roads, footpaths and landscaping	AH (30% which is 16 units), highway works, open space provision and healthcare contribution for Trinity Medical in Mavland.		£16,800 healthcare contribution payable prior to first occupation, and payment for, and completion of, highways works to ECC prior to first occupation.					£0.00	
Southminster West Business Park, Scotts Hill, Southminster	15/00282/FUL	2.9.2015	Variation of conditions 10, 11 & 12 on approved planning permission OUT/MAL/12/00437 (Erect detached, semi-detached and terraced dwellings and flats and associated garages, lay out parking, amenity areas, estate roads, footpaths and landscaping) Variation sought: Proposed amended wording	S106 agreement required only to secure link with original and subsequent applications.	Yes		See 12/00437	See 12/00437	See 12/00437	See 12/00437	See 12/00437	See 12/00437
Land East of Malone Cottage, Maypole Road, Wickham Bishops	15/00267/OUT	13.11.2015	Outline planning application with some matters reserved for the residential development of 14 dwellings, garages and associated works.	Affordable housing contribution and provision of 2 x 1 bed flats, 2 x 2 bed houses and 1 x 3 bed house		£39000 contribution for AH payable first occupation of the 8th market dwelling.					£0.00	
Land to East of 53 Burnham Road, Latchingdon	14/01227/OUT	27.04.2015	Outline planning application with all matters reserved for residential development	Affordable housing (30%), early years and childcare contribution of £36,984.60, and secondary school transport of £22,815.		Contributions payable to ECC on commencement of development.					£0.00	

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Land adj Lime Tree Cottages, Tiptree Road, Great Braxted	14/01221/FUL	26.09.2015	Enabling development proposal for the erection of 14 dwellings, new access, village green and associated amenity space	Commencement notice to MDC, AH contribution, school transport contribution, wall works, enabling works to be completed within 2 years of commencement; wall works to be carried out within 3 years of completion of immediate enabling works.	Yes	Pay AH contribution of £52,000 prior to occupation; payment of school transport contribution of £11,739 to ECC prior to commencement.	MDC Housing	£52,000.00	£52,321.00	05.05.2016	£321.00	05.05.2026
							ECC School Transport	£12,000.00	£12,191.95	18.12.2015	£191.95	18.12.2025
Land North of 48 Woodrolfe Road, Tollesbury	14/01202/OUT	15.01.2016	Outline application for up to 24No. village houses.	Early years and childcare, land management plan for amenity land, and AH.		Early years - amount to be confirmed.					£0.00	
Land south of Limebrook Way, Maldon	14/01103/OUT	1.12.2016	Outline permission for 1000 dwellings, primary school and early years facilities, local centre and employment use, and landscaping and sports playing pitches.	Contributions to highways, allotments, LEAPs, a NEAP, sports pitches, changing rooms, youth facilities, education.							£0.00	
Manor Farm, Farnbridge Road, Farnbridge	14/01018/OUT	11.01.2016	Outline planning application for up to 30 dwellings	Commencement notice to MDC, AH contribution, and primary and secondary school transport contributions.		AH scheme to be submitted prior to commencement. Pay school transport contribution on commencement.					£0.00	
Land west of Farnbridge Road, North Farnbridge	14/01016/OUT	18.03.2016	Outline application for up to 75 market and affordable dwellings, a village centre of up to 1000 sqm of flexible commercial and community floorspace, a 1.8 ha village green and public open space.	Commencement notice to MDC, 30% AH, primary and secondary school transport contributions, residential travel plan and packs, healthcare contribution, open space/amenity land, and ecological contribution.		School transport to be calculated when payment is due on commencement, £3000 TP monitoring payment to ECC on commencement, £17,900 health care contribution payable on commencement, and £44,025 ecological contribution payable on commencement.					£0.00	
Land North of Holloway Road, Heybridge	14/00990/OUT	27.04.2017	Residential development of up to 100 dwellings with associated public open space and infrastructure.								£0.00	
Brooks Bros & Land adj The Causeway, Maldon	14/00861/FUL	23.04.2015	Hybrid application (part full part outline) comprising demolition of existing buildings and redevelopment of site to provide foodstore, non food retail units incorporating flexible A1/A3 component, together with hotel; access, servicing, vehicle and cycle parking, hard and soft landscaping and associated works. Full consent is sought for the retail element; outline consent for the hotel.	Travel Plan fee of £3000							£0.00	
Southminster West Business Park, Scotts Hill, Southminster	14/00859/FUL	27.04.2015	Variation of Condition 1 on approved planning permission RES/MAL/13/00849 (Reserved matters for 117 dwellings)	S106 agreement required only to secure link with original and subsequent applications.	Yes	For details see 12/00437/OUT.	See 12/00437/OUT	See 12/00437/OUT	See 12/00437/OUT	See 12/00437/OUT	See 12/00437/OUT	See 12/00437/OUT
Land at Southminster Road, Burnham-on-Crouch	14/00845/OUT	24.03.2016	Up to 80 dwellings, land for the provision of a local shop (Class A1) and ancillary infrastructure, open space and access.	Provision of AH at 30%, contributions for healthcare and a TRO, management of open space and play area.		Healthcare contribution of £26,340 and £5,000 for a TRO.					£0.00	
Southminster West Business Park, Scotts Hill, Southminster	14/00815/MLA		Section 106 Deed of variation to an agreement dated 22 April 1997 in relation to Southminster West Business Park, Scotts Hill, Southminster.	Replacement definition of buffer strip.	Yes						£0.00	
Poultry Houses, Wycke Hill/Land at Spital Road, Maldon	14/00723/OUT	29.06.2015	Outline application for seven dwellings.	AH	Yes	£61,000 to be paid on commencement.	MDC Housing	£61,000.00	£61,496.00	16.02.2016	£496.00	16.02.2021
Theedhams Farm, Southminster	14/00613/OUT	07.07.2016	Creation of a new northern Bypass/Link Road. Conversion of Steeple Road to a cul-de-Sac. Residential development of approx. 3 hectares, for 94 houses in total, including 28 affordable houses, and all associated works. The provision of new Public Open Space. The allocation of 0.275 hectares of land reserved for the provision of a medical centre.	AH (30%), highway works (connection from B1018 Scotts Hill Roundabout), residential travel packs, open space, health contribution (£31,000), medical centre (540 sqm) and education (secondary school transport).	Not yet	Healthcare contribution payable on occupation, and education contribution payable on commencement (no trigger).					£0.00	
Land off Park Drive, Maldon	14/00581/FUL	01.10.2014	Erection of 131 dwellings with access from Park Drive, associated internal access roads, cycle ways/footpaths, garaging, parking, open space and landscaping.	EYFS contribution £168,525; Primary Education contribution £325,000; Healthcare contribution £43,080; Open space contribution £52,000	Yes	Work commenced on site 10/08/15. Education payment of £164,508 to be paid to ECC on commencement.	NHS	£43,080.00	£43,080.00	16.05.2013	£0.00	No repayment clause
							MDC Leisure	£52,000.00	£52,830.00	02.03.2017	£830.00	No repayment clause
							ECC Early Years	£168,525.00	£171,660.00	07.07.2016	£3,135.00	
							ECC Primary	£325,000.00	£173,249.00	07.07.2016	-£151,751.00	
Land South of Marsh Road, Burnham	14/00108/OUT	07.12.2015	Outline planning application for the provision of up to 75 dwellings, provision of public open space, a pavilion building, a new vehicular access from Pippins Road and a temporary haul road access from Marsh Road.	TP monitoring fee of £3000, Residential TP, highways contributions of £12,000 and £5,000, healthcare contribution of £24,000, education contributions for early years and primary, and for primary and secondary schools transport, the provision of open space and amenity land on site and 30% AH	Not yet					£0.00		
Southminster West Business Park, Scotts Hill, Southminster	13/01176/MLA	14.04.2014	Variation to legal agreement to require payment of £44,000 for off site play space and £16,000 for pedestrian linkages.	Both contributions to be paid prior to commencement.	Yes	Payment received of £44,000 transferred to Southminster PC.	Southminster PC	£44,000.00	£44,000.00	23.06.2014	£0.00	23.06.2024
							MDC Parks	£16,000.00	£16,000.00	23.06.2014	£0.00	23.06.2024

Site address	Application Ref	Date	Scheme	S106 provisions	Implemented?	Details of obligations (where additional to S106 provisions)	Recipient	Total Income as at 31st July 2017 (not indexed)	Income received (indexed as applicable)	Date Received	Income outstanding (excluding further indexation)	Claw back date
Land opposite Beech Green, Tiptree Road, Wickham Bishops	13/01151/FUL	26.03.2015	New accesses onto Witham and Tiptree Roads and the erection of 27 dwellings and associated estate roads, footpaths, garages, car parking spaces, public open space, foul and surface water drainage and landscaping.	Affordable housing provision, education contribution of £42,788 for secondary & £42, 249 for primary	Yes	Contributions payable on commencement. Total payment received of £95,330.95.	ECC - Primary education	£42,249.00	£47,363.35	23.03.2016	£5,114.35	23.03.2026
							ECC - Secondary Education	£42,788.00	£47,967.60	23.03.2016	£5,179.60	23.03.2026
Land between South Green and Fairview, Maldon Road, Steeple	13/01070/FUL	11.07.2014	Proposed pair of semi-detached cottages with parking court on vacant land between existing dwellings.	Payment of £3000 to ECC prior to commencement of development, and notification to MDC and ECC 4 weeks prior to commencement.	Not yet	£3000 highways contribution for relocation of 2 'No Entry' signs. Repayment due after 3 years if not used.					£0.00	
Southminster West Business Park, Scotts Hill, Southminster	13/00849/RES	04.04.2014	Reserved matters application for the erection of 117 residential dwellings with associated appearance, landscaping, layout and scale.	Payments of contributions for play space off site and pedestrian linkages.	Yes	£44,000 for off site play space and £16,000 for two pedestrian linkages to Scotts Hill and the the adjacent public open space.					£0.00	
Land at junction Maldon Road and Church Street, Goldhanger	13/00839/FUL	13.07.2014	Change of use of land and proposed development of 14No. 1,2,3,4 & 5 bedroom dwellings and access drive	AH payment of £100,000 and education payment of £38,014 for secondary education and £40,121 towards primary school transport costs.	Yes	Payments due to MDC and ECC within 14 days of commencement. No repayment required by either council.	MDC Housing	£100,000.00	£103,921.56	24.09.2015	£3,921.56	24.09.2025
							ECC Secondary	£38,014.00	£39,504.74	13.07.2016	£1,490.74	13.07.2026
							ECC Primary	£40,121.00	£41,694.37	13.07.2016	£1,573.37	13.07.2026
Land East of Wycke Hill, Maldon	13/00763/OUT	20.10.2014	Outline planning permission for demolition of existing buildings and erection of up to 120 residential dwellings with associated vehicular access.	Affordable housing, contributions for air quality, education, health care, highways (+ maintenance), travel plan	Not yet	50% healthcare payable on commencement, remaining contributions due on first occupation and on occupation of 50% of dwellings.					£0.00	
Orth's Garage, Silsoe And Cranford Fairfield Chase Maldon	13/00257/FUL	12.12.2013	Erection of 29 Later Living Retirement Apartments and communal facilities with associated access car parking and landscaping (Demolition of existing buildings)	Affordable Housing contribution of £100,000	Yes	Commenced. 1st payment of £40618.80 received. All payments received and development complete and occupied. Payments indexed.	MDC Housing	£100,000.00	£40,618.80	11.12.2014	-£59,381.20	22.04.2021
									£41,253.00	22.04.2016	-£18,128.20	22.04.2021
									£20,627.00	22.04.2016	£2,498.80	22.04.2021
Former Cefas Labs Remembrance Avenue Burnham	12/01062/FUL	05.12.2013	Demolition of former Cefas Laboratory and construction of 7no. townhouses and 7no. detached houses. Change of use of land to residential.	Affordable Housing contribution of £84000. Education contribution of £45,637	Yes	Both contributions payable on commencement of development.	MDC Housing	£84,000.00	£86,188.00	05.05.2016	£2,188.00	05.05.2021
									ECC Education	£45,637.00	£53,750.24	01.08.2016
Hawthorns Farm, Grove Farm Road, Tolleshunt Major	12/00613/FUL	18.09.2015	Upgrade of poultry unit including demolition of four existing poultry sheds, erection of five replacement poultry sheds, office and 3 service buildings with associated equipment.	Highways contribution of £20,000 and provision of photographic survey of existing highway before commencement and after the development has been carried out. Contribution to be used for repair work to the road if damage can be attributed to the works traffic.	Not yet	£20,000 to be passed to ECC for highway repairs on receipt of an invoice. To be used within 5 years of receipt.					£0.00	
Land At Junction Of Steeple Road And Mill Road Mavland	12/00452/OUT	19.12.2013	Application for 60 bed single storey nursing home for frail elderly people in the later stages of dementia	Capital Funding for healthcare		Healthcare Contribution £7,200. Preapp for 37 additional units and community shop and doctor's practice received 15/03055/PREAPP.					£0.00	
Southminster West Business Park, Scotts Hill Southminster	12/00437/OUT	11.06.2013	Erect detached, semi-detached and terraced dwellings and flats and associated garages, lay out parking, amenity areas, estate roads, footpaths and landscaping	Affordable Housing. Healthcare provision for £33,600, Highway works and Residential Travel Packs, Local Play Space provision.	Yes	See also 13/01176/MLA and 14/00859/FUL above. All received including indexation payment	NHS	£33,600.00	£24,696.00	28.11.2014	-£8,904.00	28.11.2024
							NHS	£996.00	£996.00	23.09.2015	£0.00	23.09.2025
Morrisons Wycke Hill Maldon	12/00236/FUL	06.06.2012	Extension to existing supermarket with associated works to existing car park (Resubmission following previous refusal Ref: FUL/MAL/11/01041)	To Pay to County Council £3000 Travel Plan Monitoring Fee £25,000 County Council Highway Works	Yes	Highways payment received by ECC.	ECC				£0.00	
15 Beckingham Business Park Beckingham Street Tolleshunt Major	10/00110/FUL	13.07.2010	Demolition of existing industrial unit and construction of replacement units.	£16,560 towards a weight limit restriction of 7.5T on Bakers Lane & Mill Lane and parking restrictions on Beckingham Street.		To be paid to ECC Prior to Commencement	ECC				£0.00	
Beckingham Business Park Beckingham Street Tolleshunt Major	09/00572/FUL	14.07.2010	Erection of detached building for general office and industrial uses within Class B1	£9,750. Monetary contribution to highway measures and transportation measures in vicinity of unit H6 and N1/2	Yes	Paid to ECC. £670.62 used for HGV signs in Bakers Lane.	ECC				£0.00	

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Tesco Stores Ltd, Fullbridge Maldon	09/00457/FUL	18.12.2009	Proposed extension to class A1 retail store	Travel Plan and Bus Service Public Parking Facilities £77,500 Rights of Way Upgrade £55,250 Roundabout Contribution £25,000 Road Signage £3000 Travel Plan Monitoring	Yes	To be paid to ECC Subject to Commencement Copies of Travel Plan Monitoring Report to be sent to both ECC & MDC	ECC				£0.00	
Sadd's Wharf Land At Station Road Maldon	08/00149/OUT	01.10.2009	Mixed use development comprising 93 residential units (mix of 1,2 and 3 bedroom apartments and houses), Office accommodation (1480 m² Class B1 Business units) and Leisure accommodation (680 m² Classes A3, A4, A5 and D1 restaurants, Public House, bars, take aways and non-residential institutions i.e. health centre, creche, day nurseries, museum, libraries, place of worship or non-residential education)	Flood Awareness Measures Travel Plan £3000 Travel Plan Monitoring £100,000 Transport Contribution	Yes	Schedule 2 - Flood Awareness Measures to be submitted to CC & MDC prior to commencement. Payment of transport contribution and TP monitoring fee received by ECC.	ECC	£100,000.00	£113,236.66	08.07.2015	£13,236.66	08.07.2025
Tesco Stores Ltd Fullbridge Maldon	07/01134/FUL	18.02.2009	Extension to existing retail store together with associated car parking, highways and landscaping works.	£55,250 Roundabout Contribution £77,500 Upgrade of Public Right of Way to sea wall £35,000 Signage Contribution £3000 Travel Plan Monitoring Car Park Spaces for 4hr period	Yes	Financial Obligations to ECC Copy of Staff Travel Plan to MDC within 3 months of carrying out Travel Plan and each year for 5 years Bus Review to MDC	ECC				£0.00	
Land Off Teal Avenue Mayland	07/00638/FUL	06.04.2009	Erection of 34 no. 2, 3 and 4 bedroom houses with associated parking and access.	i) Affordable housing to be used as such ii) Not to allow occupation of more than 10 open market houses until 5 Affordable units are ready for occupation iii) No to allow last 9 of open market houses until remaining affordable ready iv) Neg price of no more than £93k for affordable v) Affordable units to Code 3 Build vi) Roadways to adoptable standards as soon as last Open Market house completed vii) Prior to occupation of 12th Open Market dwelling, sum of £85,375 to be paid to Parish Council for sports and community centre, play equipment and public art in reasonable location to be provided relating to affordable house and occupation, footpath works, habitat management plan	Yes	£85,375 to MDC for provision of a sports and community centre play area equipment and public art within parish of Mayland prior to occupation of 12th Open Market property. Received and passed on to PC.	Mayland PC	£85,375.00	£85,375.00	19.06.2012	£0.00	19.6.2017
Heybridge Hall Chalet Site, Hall Road, Heybridge	06/00482/FUL	21.12.2006	Redevelopment of The Chalet Site for 124 dwellings. Public open space, landscaping, new highways and associated ancillary development.	Unilateral Undertaking - relating to £15,000 to improve public transport £5,000 for tactile pavings on crossings £1,500 for cycle and motorcycle stands £25,000 for Hall Bridge Restoration - all payable to ECC.	Yes	To be paid to ECC on date of Undertaking. All money received and spent by ECC.	ECC				£0.00	
St Lawrence Caravan Site Main Road St Lawrence	04/01290/FUL		Reserved matters application for the erection of 23 residential dwellings with associated landscaping and car parking.	£5000.00 waste works Contribution Means such works as the Council (After consultation with EA and AW) consider desirable to the Wade in vicinity of Surface Water Outfall. Prior to first occupation of any property at site. If at 5th anniversary of first occupation full amount not utilized remainder to be paid back	Yes	Paid in full. Work carried out and completed in 2012.	ECC				£0.00	
J Purdy And Son Builders Yard The Square Heybridge	02/01033/FUL		Erection of 17 dwellings with associated car parking	Education and playspace contributions and 5 AH units.	Yes	£32,842.78 paid to ECC and used for the expansion of All Saints primary school. £10,000 paid to MDC and used as required in Heybridge	ECC MDC				£0.00	
Garage, 150 Station Road Burnham-On-Crouch	02/00922/FUL	21.07.2013	Demolition of existing petrol filling station and associated buildings and redevelopment to provide convenience store and car parking	Pedestrian crossing on Station Road and highway works.	Yes	£30,000 paid to ECC and used for the provision of a pedestrian crossing in the vicinity of the site.	ECC				£0.00	
84 - 88 Cross Road Maldon	02/00599/FUL		Erect 4 houses and 12 flats, form new drive access onto Cross Road and lay out parking and amenity areas								£0.00	
Dovercourt Motors Site Junction Of Fambridge Road/ Spital Road Maldon	01/01153/FUL		Demolition of existing commercial garage. Erection of 7 no. two storey houses, 7 no. two/three storey flats, ground floor retail/office unit (A2/B1) and parking area and form new vehicular access	Highway improvement works at junction of Fambridge Road and Spital Road. Agreement between ECC and developer.	Yes	£5000 payable in connection with the highway woks. Assume this was paid as highway works were carried out.	ECC				£0.00	

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Land Adj The Old Iron Works Fullbridge Maldon	01/00520/FUL		Erection of 3 storey (B1) building and formation of external car parking.	Orders deposit. Agreement between ECC and the Developer.	Yes	(i) £1200 orders deposit for making of a TRO to impose one way operation from Maldon bypass roundabout on the spur road into the site. (ii) Highway improvement works comprising narrowing, realigning and kerbing works into the site from the Maldon Bypass roundabout to prevent egress from the site onto the roundabout. (iii) Planting adjacent to the carriageway					£0.00	
Elms Farm, Land South Of Holloway Road Heybridge	92/00703/OUT & FUL		Development of land for residential and open space use together with extension of Maldon by-pass site access and site contouring associated with development	Highway works, public open space, land for AH.		£13, 440 Paid	ECC				£0.00	
Agreements with no financial contributions												
84,84A,86 & 86A Cross Road and 1-12 Braeburn Drive, Maldon	16/00631/MLA	06.09.2016	Application for a modification to the existing Section 106 legal agreement executed under planning application FUL/MAL/02/00599	Provision of AH - amendment to clause 10 (b) re provisions of agreement not being binding on the mortgagee/chargee.	Yes	Deed of variation						
1-3 Fairman Close & 12-36 Woodside, Southminster	16/00630/MLA	14.09.2016	Application for a modification to the existing Section 106 legal agreement executed under planning application OUT/MAL/96/00655	Provision of AH - amendment to clause 6 re provisions of agreement not being binding on mortgagee/chargee.	Yes	Deed of variation						
Wickham Barn, Station Road, Wickham Bishops	16/00218/FUL		Erection of part single, part two storey outbuilding in the grounds of Wickham Barn for use as artists studio / workshop and short-term living accommodation for visiting artists	S106 agreement re use of 'Art Barn' in conjunction with the main dwelling.		Not to dispose of the Art Barn separately from the main dwelling and not to permit occupation other than in conjunction with the main dwelling.						
Land between Pennyloaf House and Lawns Farm, Great Totham	16/00226/FUL	25.05.2016	Variation to condition 2	N/A - Deed of Variation required only to link the new application to the original in respect of the requirements of the S106 agreement.		DoV prepared to link new application to original S106.						
Land East of Vicarage Court, Southminster	16/00105/OUT	15.05.2017	Up to 13 dwellings and open space and new access	S106 providing AH and open space		Provision of 4 houses (2 bed) if 13 houses built, or 30%. Provision of open space and amenity areas and appropriate management of these.						
Land North West of Stitches Farm, Lower Chase, Althorne	16/00055/FUL	21.11.2016	Re-siting of agricultural workers dwelling	Not to implement planning permission 14/01008/FUL if this application is implemented.		UU to stop both planning permissions being implemented.						
The Old Engine Shed, Station Road, Maldon	15/01261/OUT	07.02.2017	Development for 10 B1 office units and 20 two bed apartments	Provide 8 AH units		8 AH units to be agreed prior to commencement.						
Land south of 94 South Street, Tillingham	15/00603/FUL	12.11.2015	Removal of condition 18 (ecological survey) on approved planning permission FUL/MAL/13/00945 (Erection of 27 dwellings (including 9 Housing Association units) with associated garages, parking areas, gardens, access and amenity areas)	N/A - Deed of Variation required only to link the new application to the original in respect of the requirements of the S106 agreement.	Yes	DoV prepared to link new application to original S106.						
Sheepcotes Farm, Sheepcotes Lane, Southminster	15/00033/FUL	08.06.2016	Change the use of holiday home to annexe.	UU required to ensure annex is used as ancillary to the main dwelling		Not to dispose of the annex separately from the main dwelling, and not to permit the annex to be occupied other than ancillary to the main dwelling.						
Quercus Place, 5 Top Road, Tolleshunt Knights	14/01042/FUL	29.10.2015	Proposed two bed detached dwelling and detached cartlodge	Workshop not to be used other than in conjunction with the new dwelling.	Yes	DoV prepared to link new application to original S106.						
Pennyloaf House/Lawns Farm, Plains Road, Great Totham	14/00887/FUL	05.11.2015	Demolition of existing barn and erection of a new single dwelling, including new access onto Plains Road and change of use of land to residential (class C3) (amendment to and repositioning of dwelling approved under reference 13/00072/FUL onto adjacent paddock)	Not to implement previous planning permission ref 13/00072/FUL and granted on 15/04/13 and not to object should the Council make a revocation order.								
White House, Ferry Road, Burnham-on-Crouch	14/00717/FUL	20.05.2015	Change of use of existing redundant stables and byre building to residential use for retained staff/housekeeper for the White House property with associated alterations to roof, cladding and fenestration of existing building	Annexe to remain ancillary to main dwelling								
Wickham Place Farm Station Road Wickham Bishops	14/00156/FUL	15.12.2014	Demolish 20th century outbuildings on listed wall and 20th century detached iron barn and five bay garage. Improve existing drive and erect detached cartlodge/garage, refurbish, alter and extend coach house in connection with its use as new dwelling, and use of cottage as ancillary residential annexe (amended consent)	Annexe to remain ancillary to main dwelling	Yes							
Badgers Leap, Park Lane, Tolleshunt Knights	14/00140/CU (re 03/00993/FUL)		Use of cartlodge in breach of condition 2 of planning permission granted on 10/11/03 for 2 storey detached cartlodge and store.	UU re use and sale of property in conjunction with main house.	Yes	Not to dispose of or use the annexe as an independent unit, and to give MDC one month's notice of disposing of any part of the site.						

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The Gatehouse, Toad Hall, Loamy Hill Road, Tolleshunt D'Arcy	13/01005/FUL	19.03.2014	Proposal to demolish the existing dwelling in compliance with Condition 9 of planning permission FUL/MAL/11/00665 and to construct a gatehouse in its place.	Dwelling to be used only by an employee of Toad Hall	No	Not to dispose of the gatehouse separately from Toad Hall, and the Gatehouse only to be occupied by a person solely or mainly employed on the Land or a dependant of such person residing with him or her or a widow or widower of such a person.						
Land south of 94 South Street Tillingham	13/00945/FUL	31.01.2014	Erection of 27 dwellings (including 9 Housing Association units) with associated garages, parking areas, gardens, access and amenity areas.	Affordable housing provision	Yes	Plan of AH land to be submitted and approved prior to commencement. Provision of 2 wheelchair accessible units. Notify MDC of commencement and of date of first occupation, and provide notice of occupation every 6 months.						
Jepcracks Shire Stables Church Road Great Totham	13/00418/FUL		Conversion of Jepcrack's shire stables to holiday let accommodation	Holiday Accommodation to be retained with main dwelling and not used as residential	Yes	Work completed and stables converted to holiday accommodation as per website for Jepcracks Farm.						
Land adjacent Horseshoes, Kelvedon Road, Tolleshunt D'Arcy	13/00323/FUL		Use of site for 2 gypsy pitches with hardstanding, utility/dayrooms and retention of stabling ancillary to this use.	Only to use the stabling and adjacent field in connection with the use of the site for gypsy caravans.	Yes							
Garlands Farm Tollesbury Road Tollesbury	12/00991/FUL		Special needs dwelling unit with additional farm worker facilities	Agricultural Tie	Yes							
Farthingale Farm Hackmans Lane Cold Norton	12/00804/FUL		Change of use from nanny annexe and redundant nursery school to domestic uses ancillary to the use of Farthingale Farm including minor amendments to external elevations.	Annexe Accommodation to remain ancillary to main dwelling	No							
Wharnciffe Langford Road Wickham Bishops	12/00791/HOUSE		Proposed 5 bay cartlodge with ancillary accommodation	Annexe Accommodation to remain ancillary to main dwelling	No							
Club House St Giles Crescent Maldon	12/00687/FUL		2no. wheelchair-accessible single storey two bed semi-detached dwellings	Social Housing	Yes							
Rudley Oaks Chelmsford Road Purleigh	12/00525/FUL revised by 13/00733/FUL		Two detached 3 bedroomed chalet style dwellings with garages and change of use of land to residential	Cease use of commercial bldgs on site and revert to agricultural use when new dwelling at DPC.	No							
Jepcracks Barns Church Road Great Totham	12/00464/FUL		Change of use of existing storage unit to one bedroom holiday let	Land to remain as a single unit, B & B accommodation only. No main residence - SEE 09/00742/FUL. Ancillary holiday accommodation.	Yes							
Wickham Place Farm Station Road Wickham Bishops	12/00417/FUL		Various works and use of cottage as ancillary residential annexe (amended proposal)	Annexe to remain ancillary to main dwelling	No							
Hill Place Station Road Wickham Bishops	12/00068/FUL		Change of use of existing outbuilding/games room to ancillary residential annex	Annexe to remain ancillary to main dwelling	No							
Herbage Park Herbage Park Road Woodham Walter Essex CM9 6RJ	11/00953/FUL		Proposed addition of 26 new timber holiday lodges plus associated infrastructure within the existing Herbage Park Holiday Park	Eastern side of site to be kept free from development and retained for nature conservation and biodiversity purposes	No							
Guisnes Lodge Back Road Tollesbury Essex CM9 8TW	11/00816/HOUSE		Conversion of an existing garage to form an annexe with a first floor dormer and reposition the entrance door to form a communal hall	Annexe to remain ancillary to main dwelling	Yes							
Land Adjacent 47 Station Road Tollesbury Essex The Norton	11/00739/FUL		Erection of 10 dwellings for 100% affordable housing including parking and associated landscaping	100% 10 (Ten) Affordable Housing Units	Yes	DoV dated Jan 2014 to add clause re exchange and restricting this to fulfilment of criteria in clause 1.5 of the Third Schedule.						
54 Latchingdon Road Cold Norton Essex CM3 6JB	11/00630/FUL		Erection of 5no. two bedroom residential dwellings and single storey rear extension to existing public house, as well as new access.	U/U - Tenancy Agreement	Yes	Leasehold to be granted to Community Pub Project and requirements of tenancy agreement set out.						
Wickham Place Farm Station Road Wickham Bishops	11/00563/FUL & 11/00564/LBC		Demolish 20th Century outbuildings on Listed Wall and 20th Century detached iron barn and five bay garage. Improve existing drive and erect detached cartlodge/garage. Refurbish, alter and extend coach house in connection with its use as principal dwelling, and use of cottage as ancillary residential annexe.	Annexe Accommodation to remain ancillary to main dwelling	No							
2 - 16 Maldon Road, Goldhanger	10/00951/FUL	22.03.2011	Demolition of 8 existing houses. Construction of 17, two and three bedroom houses with parking and landscaping.	Affordable Housing No Commencement until scheme for Affordable Housing Received	No							
2 Hawthorne Cottages, Rushes Lane, Asheldham	10/00886/FUL		Detached annexe	Annexe to remain ancillary to main dwelling. Land to be sold as single unit only.	No							
Oxley Farm Bungalow, D'Arcy Road, Tolleshunt Knights	10/00727/FUL		Single storey annexe	Annexe to remain ancillary to main dwelling	No							
The Chase, Mangapp Chase Burnham-On-Crouch	10/00665/ FUL		The construction of a granny annexe for the use of the occupier's elderly relative	Annexe to remain ancillary to main dwelling	Yes							

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77 High Street, Maldon	03/00706/FUL	03.08.2004	Mixed use development of 2 no. A3 (care) use and 5 no. A1/A2 (retail/office) use units, and 11 flats, 2 storey rear extension and change of use of first floor to 1 no. flat. New shopfront, demolition of side extension and ancillary land and soft landscaping - amended proposal to change of use of the retail units	Restriction of use of Units 1 & 2 Wenlock Way.	Yes	Restriction of use to a coffee shop, tea room or service of light snacks and light meals. DoV dated 09/05/08 lifts restriction re serving alcoholic drinks.						
Barn Farm, Lower Burnham Road, Cold Norton (now known as Bluebell Barn)	03/00193/FUL		Change of use from redundant agricultural use to a mixed use comprising carpentry workshop and associated residential use									
Former Dovercourt Motors Site (West Side), Spital Road Maldon	02/01348/FUL		Non-compliance with condition 12 of planning permission reference FUL/MAL/02/00185 which relates to the residential development of the site.									
Land East Of The Street Little Totham	02/00932/FUL		Change of use of agricultural land to public open space, including landscaping buffer, lay out 10 space car park, village green and access drives erect 8 houses and garages and form new vehicular accesses onto The Street	Use of an area of land as POS and car parking for the POS	Yes	On implementation, use land deemed as POS and car parking for POS. Prior to either the occupation of 5th dwelling or within 12 months of implementation, whichever is earlier, plough, harrow and roll and seed with grass the POS (other than car parking area), and plant a landscape buffer, and transfer to MDC for £1 or to another public body.						
St Lawrence Hall, St Lawrence Hill St Lawrence	02/00739/OUT		Outline application for the erection of 3 bedroom agricultural workers dwelling (siting and means of access)									
Land Rear Of 77 High Street Maldon	02/00615/FUL		Mixed use development of 7 retail units and 11 flats, 2 storey rear extension and change of use of first floor to one flat. New shopfront, demolition of side extension and ancillary hard and soft landscaping									
Land At Junction Of Witham Road Church Road Wickham Bishops	01/01138/OUT		Demolish existing village hall, erect replacement village hall and erect 13 dwellings on land at Snows Corner	Replacement village hall and replacement land for use as a sports field and POS.	Yes	New village hall provided as part of the development, and new sports field and POS provided on Great Totham Road.						
Land Between Kelvedon Road, Handley's Lane And Great Totham Road Wickham Bishops	01/01137/FLO		Proposed change of use of agricultural land to sports field/public open space and outline application for the laying out of associated car parking and tennis courts and erection of a pavilion and five houses	Timing of occupation of new houses.	Yes	No more than 2 of the new dwellings to be occupied until recreational land has been made available for public use as a sports field.						
Moorah, Plains Road Little Totham	01/00754/FUL		Proposed erection of a dwelling	Ownership of site	Yes	Site not be owned or occupied other than in conjunction with the stud farm which occupies the rest of the land.						
Beacon Hill House, Beacon Hill Wickham Bishops	01/00529/FUL (S106) 05/09/05 (UU)	01.05.2002	Proposed conversion of a garage into a ground floor gymnasium with first floor flat and new indoor swimming pool	Use of annexe.	Yes	Not to dispose of or use the annexe as an independent unit.						
Itney Farm New Hall Lane Mundon	01/00281/FUL		Proposed erection of a turkey breeding unit and mobile home for manager	Not to sell or dispose of the freehold or leasehold of the land except as a whole.								
Glebe Farm, Mope Lane Wickham Bishops	01/00269/FUL	07.05.2005	Proposed erection of a single dwelling house. (Amended proposal)	Revocation of previous permissions and reinstatement of pond.	Yes	Previous permissions revoked, no caravans other than one touring caravan (unconnected to services) stationed within curtilage of the dwelling, and reinstatement of original pond by 07/05/05						
High Steppers, Batts Road Steeple	01/00146/FUL	15.05.2002	Proposed surrender of all commercial uses and demolition of all commercial buildings in conjunction with the erection of a detached dwelling west of High Steppers	Cease commercial uses, remove existing buildings and use of stable block.		To cease and abandon all commercial uses and remove all existing buildings within 12 months of commencement, not to use stable block as residential accommodation or for any use other than a purpose incidental to the enjoyment of the dwelling						
Thatched Cottage, The Street Steeple	01/00099/FUL		Proposed new thatched roof to existing bathroom extension, re-thatch roof of existing cottage and proposed detached garage with access driveway and new crossover - Listed Building									
Oak Nursery, Hackmans Lane Purleigh	01/00044/FUL		Proposed detached dwelling and garage.	Not to implement previous permission 00/00336/OUT.								
Land Adjacent Little Croft Maldon Road Great Braxted	00/00637/FUL		Proposed erection of a retirement bungalow in conjunction with the surrender of all commercial uses on the premises									
2 D'Arcy Road Tiptree	00/00045/OUT	07.11.2002	Proposed residential development	Relates to use of the land		Cease existing uses, not build or subdivide any building on the land in order to create more than 2 dwellings, and construction of footway on road frontage						
Land Adj. Sunnyside The Street Steeple	99/00892/FUL	18.04.2002	Proposed erection of detached house and garage	Highway works		Provision of visibility splay to west of access to the site to be permanently retained.						
Land Off Victoria Road Cold Norton	96/00501/FUL	29.01.1997	Residential development comprising 25 detached houses and three elderly person bungalows 3	Highway works	Yes and completed	Construction of new junction between Victoria Road and Latchingdon Road.						

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Site Of 22 Marsh Road Tillingham	96/00008/FUL	09.12.1996	Erection of 4no. two bedroom and 4no. three bedroom dwellings	Highway works	Yes and completed	Widening of Marsh Road and provision of footway along site frontage and extend to connect with footway to east of Mill Road.						