

**EXETER CITY COUNCIL**

**PLANNING MEMBER WORKING GROUP  
19 JUNE 2012**

**PLANNING COMMITTEE  
25 JUNE 2012**

**SECTION 106 AGREEMENTS**

**1 PURPOSE OF THE REPORT**

- 1.1 To update on the progress of implementing Section 106 agreements and on the expenditure of financial contributions received. Members are requested to advise the Senior Area Planning Officer (Roger Clotworthy) or the Assistant Director City Development (Richard Short) of any questions on the schedule prior to the meeting of the Planning Committee.

**2 BACKGROUND**

- 2.1 This report has been prepared to advise Members of the progress achieved between 1 April 2011 and 31 March 2012 in the collection and expenditure of financial contributions made by developers toward the provision of the community facilities and services required to accommodate development.
- 2.2 The report covers all planning obligations arising from development proposals in the City that require financial payments by developers.
- 2.3 Progress in relation to each agreement is summarised within the attached tables (Appendix 1). These are divided by service function and stage of payment (either expected or received). Obligations where the trigger stage for payment in the development process has not yet been reached are included.
- 2.4 It should be noted that funds held for maintenance of public open space are paid directly into a special account. A sum of 5% of the accumulated total (including interest) is added to the Parks and Open Spaces Manager's budget each year.
- 2.5 Where the amount on account or amount spent exceeds the principal amount required, this is attributable either to indexing, interest, or a combination of the two.

**3 PERFORMANCE**

- 3.1 Total contributions of £1,521,839.40 were received between 1 April 2011 and 31 March 2012. £704,191.77 was collected towards affordable housing and £298,067.54 in relation to community and leisure schemes. £96,136.35 was collected towards Local Energy Networks, and £ 410,139.00 was collected in relation to two schemes for public transport and traffic orders (Table 14).
- 3.2 Information on financial contributions spent is only presently available in relation to Highway and Transportation issues (Table 15).
- 3.3 The Council is working towards the introduction of a Community Infrastructure Levy (CIL). CIL is the mechanism that the government intends for planning authorities to use in helping to provide area wide or strategic infrastructure such

as schools, flood defences, leisure facilities and transport improvements. Whilst section 106 agreements might have historically been used to secure such city-wide improvements, the rules on their use have been tightened. In practice, this means affordable housing and other site related works and improvements that are needed to secure planning permission will be secured through section 106 agreements, with wider infrastructure improvements contributed towards through CIL.

#### **4      **ADVICE SOUGHT****

4.1      That Members note the report.

**RICHARD SHORT**  
**ASSISTANT DIRECTOR CITY DEVELOPMENT**

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**Table 1: Section 106 Affordable Housing – Money Expected**

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Due when	Due	Notes
09/0832/01	St Loyes Foundation, Topsham Road	Helical (Exeter) Ltd.	Pay affordable housing contribution.	£0.00	£5,650,000.00	£300,000 on implementation, £3.5m 20 months after implementation, £693,750 40 months after implementation, £693,750 50 months after implementation.	NO	Outline permission only. Reserved matters approved under 10/1893/02.
10/1247/01	Orchard House, Deepdene Park.	Mr & Mrs Macan	Payment of an affordable housing contribution.	£0.00	£69,479.00	Within 28 days after occupation of the second dwelling.	NO	Outline permission only.
11/0678/38	Plymouth University, Earl Richards Road	University of Plymouth	Pay affordable housing contribution.	£0.00	£2,000,000.00	In 5 equal instalments, the first payable on occupation of the first Supported Accommodation Unit and then on occupation of 20%, 40%, 60% and 80% of the units.	NO	Requirement supersedes that in original agreement relating to 07/1316/01. Scheme unlikely to proceed.
11/0678/38	Plymouth University, Earl Richards Road	University of Plymouth	Requires payment of an additional affordable housing contribution if the number of Supported Accommodation Units exceeds 171.	£0.00	£12,820.50 in respect of each unit above 171.	In 5 equal instalments, the first payable on occupation of the first Supported Accommodation Unit and then on occupation of 20%, 40%, 60% and 80% of the units.	NO	Requirement supersedes that in original agreement relating to 07/1316/01.

Table 2: Section 106 Affordable Housing – Money Received

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Complied	Notes	Money spent
02/1845/03	Central Station Yard, Queen St.	Bellway Homes Ltd	Contribution towards affordable housing in Exeter. ECC has option to index it according to the average sale price of a terraced house in Exeter according to Land Registry data. Repayable if uncommitted within 5 years	£228,677	£633,000 (£836,525.26 including interest)	£607,848.07	YES	150+ homes created as at 23 March 2011 (£718,224) including: 2006/07: £55,641 spent providing 2 rented homes; 2007/08: £202,000 spent providing 3 rented and 1 shared ownership homes; £50,000 transferred to general fund for Extra let schemes. 2008/09 £100,000 to general fund for landlord incentives to create private sector tenancies (LetStart); 27 lettings created; £41,583 to general fund for Housing Association tenants' downsizing incentives; 10+ family-sized voids created; £10,000 to general fund for enabling affordable housing through the STEPS project in partnership with ECI; £30,000 transferred to general fund for ExtraLet schemes; 90 homes tenanted 2009/10 £5,000 to Exeter Community Initiatives (ECI) to re- house ex offenders through PORCH 2010/11 £20,000 transferred to general fund for private sector rented deposits through Smartmove £204,000 allocated to contract to provide 21 affordable homes on Council Owned Infill sites at Merlin Crescent (18) and Sivell Place (3). Remainder of monies is all committed to related Affordable Housing Projects.	NO
08/0165/03	137 & 137A Cowick Street	McCarthy and Stone (Devs) Ltd	Pay an affordable housing contribution.	£804,799	£1,073,066	£0.00	Part	This agreement replaces the previous agreement dated 16/06/2008 which now ceases to have effect. £268,266.50 (25%) paid 09/08/2011. £536,533.00 (50%) paid 15/02/2012. NB £536,533.00 index linked from 09/08/2011 to 15/02/2012. This element not yet paid. Final £268,266.50 (due 09/08/2012) will be index linked from 09/08/2011 to 09/08/2012.	NO

**Table 3: Section 106 Community and Leisure – Money Expected**

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount outstanding	Due when	Due	Notes
10/1840/01	Land off Hill Barton Road, Exeter	Hill Barton Devs LLP & others	Requires payment of an open space contribution of £440 per dwelling.	£0.00	£66,440 approx	£66,440 approx	On commencement of development.	NO	Outline application.
10/2088/01	Land at Pinhoe Quarry, Harrington Lane.	Pinhoe Quarry LLP	Requires payment of a community facilities contribution of £625 per dwelling	£0.00	Up to £237,500	Up to £237,500	Prior to occupation of more than 50% of the dwellings.	NO	Outline application.
10/2088/01	Land at Pinhoe Quarry, Harrington Lane.	Pinhoe Quarry LLP	Requires payment of a contribution for off-site Multi-use Games Area.	£0.00	£65,000.00	£65,000.00	Prior to occupation of more than 50% of the dwellings.	NO	
11/0140/03	Townsend Printers, Western Way	MREF Exeter Property Co. Ltd.	Requires payment of a contribution towards a new community centre in Belmont Park.	£7,500.00	£45,000.00	£37,500.00	£7,500 on commencement, £37,500 3 months after.	NO	
11/0140/03	Townsend Printers, Western Way	MREF Exeter Property Co. Ltd.	Requires payment of a contribution for improvements to Belmont Park.	£0.00	£5,000.00	£5,000.00	Prior to occupation.	NO	
11/0895/03	Portland House, Longbrook Street	Eaton Commercial Properties Exeter Ltd	Requires payment of a community contribution.	£0.00	£15,640.00	£15,640.00	Prior to commencement of development.	NO	

**Table 4: Section 106 Community and Leisure – Money Received**

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Complied	Notes	Money spent
91/0649/03	Land adj Kinnerton Way, Exwick	Knapp New Homes Ltd	Lay out open space and transfer to Council, with contribution of £10,000 towards play equipment.	£13,052.13	£10,000.00	£5676	YES	£5676 spent on floodlighting for the MUGA at Kinnerton Way. Remaining £4,324 to be used to improve standard of Community Hall.	NO
96/0684/03	Tan Lane & Willey's Ave	Knapp New Homes Ltd	Recreation, play equipment & POS facilities in the Water La, Haven Banks area by 09/03/2011	£0.00	£15,000.00	£17,249.41	YES	£3,260 used with Exeter Castings money to upgrade children's play facilities at Haven Banks play area in January 2007. Remainder spent on allotment scheme in Riverside Valley Park.	YES
98/0220/03	Well Oak, Dryden Road	Persimmon Homes	Providing play equipment on the site	£0.00	£27,000.00	£27,000.00	YES	£12,000 spent on fencing and remedial works. Remaining sum put towards new children's play equipment at Wyvern Park.	YES
00/1015/01	Kinnerton Way - Lavender Road	Barratt Homes Ltd	Provision of community facilities within the vicinity of the site	£17,169.47	£15,000.00	£13,828.13	YES	Contribution added to the overall sum for use to enhance the Community Hall.	NO
03/0200/03	Land at Plymco, Kinnerton Way	Persimmon	Provide or support the provision of community facilities and services in the Exwick area of Exeter	£30,403.72	£70,000.00	£60,888.72	YES	Being spent on community centre capital programme.	NO
03/0618/03	Summerway Middle School Site	Exeter Housing Soc. Ltd	Construct public open space and play area to a value of £50,500 (on-site and off-site obligations joined)	£154.41	£50,500.00	£58,500.00	YES	MUGA installed. Play area installed in Spring 2009. Additional play facilities have been provided using capital funding 09/10.	YES
03/1611/01	County Ground	Bellway	Community Facilities Contribution. £300 per dwelling (100 dwellings + 53 supported)	£47,288.46	£45,900	£0.00	YES	Money to be spent within wider improvement scheme at St Thomas Pleasure Ground – likely completion Autumn 2012.	NO
03/1722/03	Richmond Yard	George Wimpey Bristol Ltd	To pay £25,000 plus VAT, for use in connection with the provision of play areas and/or recreational facilities to serve the locality.	£847.20	£25,000.00	£21,936.29	YES	Money amalgamated with Episcopal Annex off-site contribution and used at Bury Meadow play area. Remaining £8000 also spent there in Summer 2010. Site complete.	YES
03/2008/03	Wyvern Barracks	C G Fry & Son Ltd	Sum in lieu of play equipment etc.	£36,558.18	Up to £115,000	£38,620.95	YES	Play area installed early 2010 and open and in use since May 2010. Approx £27,000 to be used to improve nearby Dickens Drive play area - project complete autumn 2011.	YES

**Table 4: Section 106 Community and Leisure – Money Received**

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Complied	Notes	Money spent
06/1147/03	Episcopal Building and York Wing, Dinham Road	Justin Developments	Community and leisure facilities - off site - towards the provision of additional community and leisure facilities required as a result of the Development.	£7,770.63	£31,600.00	£28,638.56	YES	Money amalgamated with Richmond Yard off-site contribution and used at Bury Meadow play area. Remaining £8,000 was spent there in Summer 2010. Site complete.	YES
06/1147/03	Episcopal Building and York Wing, Dinham Road	Justin Developments	Provide and maintain play equipment	£18,000	£18,000	£0.00	YES	Payment received in lieu of on-site provision. To be used at Looe Road. Public consultation complete, play area improvements likely summer 2012.	NO
07/1213/01	Chancel Lane	Taylor Wimpey	Pay ECC an open space contribution towards improvements to the Harrington Lane play area.	£0.00	£40,000.00	£40,000.00	YES	Received November 2009. From S106 deed of variation for reserve matters approval (08/1129/02). £15,000 spent on repairs and new ball games facilities. Remainder spent on new play equipment in summer 2011.	YES
07/1213/01	Chancel Lane	Taylor Wimpey	Contribution towards play facilities to serve the development	£0.00	£18,000.00	£18,000.00	YES	Received November 2009. From S106 deed of variation for reserve matters approval (08/1129/02). Used for Pinhoe Station Road multi use games area floodlighting - completed winter 2011/12. Small remaining sum to be spent on minor play area improvements during 2012.	YES
07/1352/03	Beacon Avenue	Persimmon Homes	Contribution towards open space works	£73,631.00	£73,631.00	£0.00	YES	Received spring 2012. Persimmon still need to fulfil some of their requirements before adoption can go ahead.	NO
07/1352/01	Beacon Avenue	Persimmon Homes	Pay a Community Facilities Contribution of £95,560	£95,560.00	£95,560.00	£0.00	YES	Various schemes under consideration including part use towards provision of improved tennis facilities at Heavitree Pleasure Ground.	NO
07/2502/03	Exeter Trust House	UNITE	Contribution towards community facilities.	£1467.01	£15,400.00	£15,400.00	YES	Received Aug 2008. After public consultation it was decided to provide an outdoor table tennis table and outdoor fitness equipment at Belmont Park.	YES
07/2633/03	88 Honiton Road	South West Communications	Contribution towards recreational infrastructure relevant to the development	£4,555.09	£4,220.00	£0.00	YES	Projects for expenditure being considered.	NO



**Table 4: Section 106 Community and Leisure – Money Received**

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Complied	Notes	Money spent
07/2654/03	Oaklands (rear)	Trust Estate of Mrs P L Newbery	Contribution towards the costs of providing off-site leisure facilities to serve the Development	£12,336.00	£12,336.00	£0.00	YES	Contribution received August 2010. To be used to refurbish paddling pools at St Thomas Pleasure Ground.	NO
08/0240/03	Apollo Works, Looe Road	R J Jennings	Pay a contribution of £2,600 towards maintenance and enhancement of Looe Road play area	£2,600	£2,600	£0.00	YES	Contribution received March 2011.	NO
08/1476/03	Crossmead, Barley Lane	Taylor Wimpey	Pay contribution of £80,000 relating to open space works	£80,000	£80,000	£0.00	YES	Contribution received August 2010. Landscaping work complete but site still not at an adoptable standard. The play space is being re-designed via public consultation. To be implemented upon adoption. Discussions ongoing with developer.	NO
09/2068/03	St Pauls Church, Burnthouse Lane	Tor Homes	Off-site open space contribution	£0.00	£18,000.00	£18,000.00	YES	Contribution received September 2010. This has been largely spent on improvements at Dickens Drive Play Area and the play facilities at Wonford Playing Fields. Small remaining sum likely to fund a Carving Communities project at Wonford Playing Fields.	YES
11/0140/03	Townsend Printers, Western Way	MREF Exeter Property Co. Ltd.	Requires payment of a contribution of £45,000 towards a new community centre in Belmont Park.	£7,500.00	£45,000.00	£0.00	Part	£7,500 received, £37,500 outstanding.	NO

**Table 5: Section 106 Education – Money Expected**

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Due when	Due
02/1402/01	Royal Naval Stores Depot, Topsham Road	Dukeminster Ltd (Now Persimmon)	"...the provision of secondary educational facilities which are likely to be used by secondary school children residing on the property"	£310,377.10	£348,459.00	£0.00	On commencement of development	YES Invoice raised 16/12/2008. £38,081.90 left to pay, should be fully paid in the next couple of months. Agreed with DCC to pay in instalments.
02/1402/01	Royal Naval Stores Depot, Topsham Road	Dukeminster Ltd (Now Persimmon)	Carry out remediation of land for school with collateral warranties, and offer to DCC. Pay contribution towards provision of primary educational facilities including the rebuilding of a primary school within a two mile radius from the property and, if applicable, can be used towards construction of primary school to be constructed on the Primary School Land.	£0.00	£803,581.00	£0.00	Pay prior to occupation of the 150th dwelling, offer land on commencement of 201st.	YES
02/1402/01	Royal Naval Stores Depot, Topsham Road	Dukeminster Ltd (Now Persimmon)	Pay contribution towards the construction costs of the primary school on the site or if it is not to be built for the provision of primary educational facilities including the rebuilding of an existing primary school within a two mile radius of the site.	£0.00	£502,239.00	£0.00	On letting of contract.	YES
03/1611/01	County Ground	Beilway	Education Contribution. £1,122.50 per >1 bed dwelling (except retirement homes (no. 53) (90 dwellings).	£57,137.53	£101,025.00	£0.00	50% on commencement and 50% before 45% occupation/2years after commencement (whichever is sooner).	YES (1 <sup>st</sup> instalment of £57,137.53 received 23/7/2009. DCC has requested payment of outstanding sum. Money not yet spent).
06/0452/03	Frickers Yard, Well Park, Willies A		Education contribution of £694.50 per dwelling of more than two bedrooms	£0.00	£9,028.50	£0.00	Upon first occupation or within 12 months of agreement (whichever is sooner)	NO. Land is now up for sale.
06/1365/03	28 Manor Road	South West Construction	Education Contribution	£0.00	£9,260.00	£0.00	Not later than development commencement. Planning permission has expired.	NO

**Table 6: Section 106 Education – Money Received**

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Complied	Notes	Money spent
00/1199/01	Prospect Place, St Thomas	Centre Line Properties Ltd	Education facilities which are likely to be used by children living on the site.	£5,666.00	£5,666.00	£0.00	YES	Payment Received 11/4/05 Committed - Will be used towards a replacement primary school	NO
04/1814/03	7 Tudor Street	Gadd Homes Ltd	Pay £578.75 per dwelling of 2+ bedrooms for schools to serve the development. Index linked. Repayable if unspent within 5 years.	£2,408.80	£6,000.00	£6,021.90	YES	£6,021.90	YES, 2008/9 Used at St David's School for KS1 teaching accommodation.
04/2192/03	Monks Road	Persimmon Homes (South West) Ltd	Pay contribution to primary education.	£8,102.50	£8,102.50	£0.00	YES	Received 24/10/2005. Committed for use at Ladysmith Infants and Junior.	NO
05/0815/03	27-28 Cowick Street	Westrock Ltd	Pay £1389.00 towards West Exe Technology College. For use in accordance with DCC's Code of Practice on Education Contributions.	£1,389.00	£1,389.00	£0.00	YES	Committed to West Exe Technology College	NO
05/1408/03	Barley House, Isleworth Road		Pay contribution towards the provision of additional educational facilities required as a result of the Development.	£6,250.00	£6,250.00	£0.00	YES	Received 11/04/2007 - To be used at West Exe Technology College	NO
06/2496/03 and 06/2497/03	Land Adj, 60, Haven Road	Signpost HA	Secondary Education Contribution	£2,847.74	694.50 per dwelling of 2 or more beds	£0.00	YES	Received 10/01/2009 - To be used at West Exe Technology College	NO
08/1476/03	Crossmead Conference Centre, Barley Lane, Exeter, EX4 1TF	George Wimpey	Pay a contribution of £10,552 index linked to Devon County Council for education infrastructure	£10,552.00	£10,552.00	£0.00	YES	Received 30/10/09.	NO

**Table 7: Section 106 Environmental Enhancements – Money Expected**

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Due when	Due	Notes
06/2493/03	60 Haven Road	Sutton Harbour Property	Public realm and Art contribution	£0.00	£8,500.00	Upon the commencement of development	NO	Sutton Harbour no longer pursuing scheme.
06/2494/03	Maclaines Warehouse, Haven Road	Sutton Harbour Property	Public realm and Art contribution	£0.00	£11,500.00	Upon the commencement of development	NO	Sutton Harbour no longer pursuing scheme.
06/2496/03	Land Adj. Maclaines Warehouse, Haven Road	Sutton Harbour Property	Public realm and Art contribution	£0.00	£7,000.00	Upon the commencement of development	NO	Sutton Harbour no longer pursuing scheme.
09/0832/01	St Loyes Foundation, Topsham Road	Helical (Exeter) Ltd.	Contribution towards storage and display of archaeological finds made during the course of development	£0.00	£35,000.00	Upon the commencement of development	NO	

**Table 8: Section 106 Environmental Enhancements – Money Received**

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Due when	Complied	Notes	Money spent
97/0459/03	19 Marsh Green Rd. Marsh Barton	Exeter Power Ltd	Tree planting and landscaping to the eastern side of the mainline railway abutting the development	£11,972.60	£14,205.00	£6,100.00	Upon Commencement of Development	YES	Received 08/01/2002. Planting proposals being drawn up to improve landscape in the Riverside Valley Park. Discussions with the Environment Agency are underway. Awaiting development of EA proposals/flood scheme.	NO
02/0300/03	Princesshay	Ravenseft Properties Ltd	Contribution towards permanent storage conservation and display of archaeological records discoveries and finds made during the course of development	£63,649.82	£50,000.00	£0.00	£5000 before Lloyds TSB refurbishment starts, -remainder before start of main development	YES	£5,000 received under supplemental agreement dated 3/8/04 on application 03/1599/03. Remainder £51,096.77 including RPI paid 2006. RAMM to draw up proposals for the use of this money	NO
02/0300/03	Princesshay	Ravenseft Properties Ltd	Contribution for conservation and display of special (archaeological) finds made during the course of development	£34,811.15	£20,000.00	£0.00	Before start of main development	YES	£22,709.68 received 2006. RAMM to draw up proposals for the use of this money	NO
04/0383/03	Victoria Yard	Exeter College	Pay £30,000 towards improvements to environmental pedestrian, cyclist and safety enhancements in the Queen St area. Index linked. Repayable if unspent within 10 years	£33,870 (DCC)	£30,000.00	£0.00	Prior to first occupation.	YES	Completed.	YES
05/1555/03	Land adjoining Unit 6 Rydon Lane Retail Park	Northwich Property Trust Limited	Environmental contribution towards the enhancement of the shopping centre of Heavitree	£12,500.00	£12,500.00	£0.00	Prior to commencement	YES	Consultation with Heavitree Community Assoc. completed. Agreed scheme to be implemented 2013.	NO
06/2497/03	Land adj. 60 Haven Road	Signpost Homes Ltd	Public realm and Art contribution	£90.00	£8,500.00	£8,500.00	Upon the commencement of development	YES	Committed to public realm improvements in the Canal Basin area. Proposals being drawn up for tree planting and seating to Haven Banks. To be implemented 2012/13.	NO

**Table 8: Section 106 Environmental Enhancements – Money Received**

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Due when	Complied	Notes	Money spent
07/0397/03	Bishops Court Ind. Estate Sidmouth Road	Citygrove	Landscaping contribution	£20,566.00	£20,000.00	£0.00	Prior to occupation	YES	Received 14/8/2009.	NO
07/1400/03	Carnegie House, Western Way	Carnegie Inns Limited	Contribution toward the provision of public art within the vicinity of the site	£43,003.56	£40,000.00	£0.00	3 months after development commencement	YES	Received Dec 2008. Draft proposal drawn up for Western Way/Paris St Rndbt. To be commenced in Summer 2012.	NO
10/1594/03	RD&E Hospital, Gladstone Rd	Waitrose Ltd	Pay for improving the trading environment in Magdalen Road (£15,000).	£14,000	£15,000	£1,000.00	Within 28 days of commencement.	YES	Received Mar 2011. £1,000 spent on Magdalen Road Christmas Fair 2011.	PART
10/1594/03	RD&E Hospital, Gladstone Rd	Waitrose Ltd	Pay for improving the trading environment in Heavitree Road (£10,000).	£10,000	£10,000	£0.00	Within 28 days of commencement.	YES	Received Mar 2011. Consultation with Heavitree Community Assoc. completed. Agreed scheme to be implemented 2013.	NO

**Table 9: Section 106 Open Space Maintenance – Money Expected**

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Due when	Due	Notes
00/1015/01	Lavender Road	Barratt Homes Ltd	Developer to lay out open space and play area to spec agreed by ECC. Pay commuted sums for maintenance thereof in accordance with formula in agreement, index linked.	£0.00	To be calculated	£0.00	Provide on occupation of 75% of dwellings or within 2 years after commencement. Pay commuted sums on transfer.	YES	Play area installed in October 2005. Various problems (drainage and planting). Issues still remain so not yet adopted.
02/1402/01	Royal Naval Stores Depot, Topsham Road	Persimmon Homes Ltd	Provide public open space in two positions, to include play area to value of £100,000. Maintain for one year and transfer to ECC. Pay commuted sum in respect of the future maintenance of the public open space and the play area.	£0.00	To be agreed	£0.00	Upon adoption	NO	Not yet due. Negotiation with the developer regarding the play area and equipment is at a quite developed stage. Various problems and issues with the wider open space are likely to delay the provision of play facilities.
02/1933/03	Ibstock Brickworks Monks Rd	Persimmon Homes Ltd	Lay out open space including play equipment and youth area, having first done remediation and monitoring, to be certified by environmental consultant. Get collateral warranties from environmental consultant, and environmental insurance. Maintain open space	£0.00	£270,000	£0.00	Before 70 units of open market housing have been occupied	YES	Limited progress has been made since a meeting between the Council and Persimmon Homes on 11 November 2008. - It is understood that work to the leachate plant has been carried out but no evidence as to its success has yet been received - Open space issues remain - It was agreed that Persimmon would produce one single remediation validation report. This has not been forthcoming. - An issue of proceedings at Exeter County Court is being prepared. Despite these issues an acceptable play area was provided by the developer in 2007. Due to the various issues at the site it has not been adopted although it has been open for public use. Its current condition will need to be assessed before any future adoption.
02/1933/03	Ibstock Brickworks Monks Rd	Persimmon Homes Ltd	"costs of maintaining the leachate plant provided as part of the remediation works after it has been transferred to the Council"	£0.00	£119,250	£0.00	Before 70 units of open market housing have been occupied	YES	

**Table 10: Section 106 Open Space Maintenance – Money Received**

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Complied	Notes
94/0129/01	Northbrook Sch. Beacon Lane	Barratt	Maintenance of landscape and open space	£21,026.92	£19,099.00	5% per annum (- interest) £9,808.82 for remediation	YES	Land Adopted - Remedial work completed Spring 2008. Continuing maintenance occurring.
94/0606/01	St Peter's Mount Luggs Farm Redhills	Redrow Homes	Maintenance of open space	£5,679.34	£23,000.00	5% per annum (- interest) £12,000 for remediation	YES	Land adopted but for woodland area. Remedial works completed. Continuing maintenance occurring.
95/0638/03	Guys Hylton	William Sutton Trust	Public Open Space Contribution	£1,685.31	£4,000.00	5% per annum (- interest) £2,560 for children's play facilities	YES	£2.56K transferred to the general children's play area fund. Residual being spent on maintenance.
95/0796/03	Exeter Castings, Water Lane	Midas Homes Ltd	Provide open space. Pay commuted sum for maintenance of same	£21,987.12	£16,500.00	5% per annum (- interest)	YES	Land Adopted - Continuing maintenance occurring.
98/0220/03	Well Oak, Dryden Road	Persimmon Homes	POS Maintenance	£16,300.64	£27,000.00	5% per annum (- interest) £12,000 for remediation	YES	£12K spent on fencing and remedial works.
98/0328/03	Horseguards	Barratt Homes	Maintenance of Public Open Space on Site	£37,392.42	£29,500.00	5% per annum (- interest)	YES	Land Adopted - Continuing maintenance occurring.
98/0613/01	Gras Lawn, Barrack Road		Public Open Space Commuted Sum	£6,374.79	To be Calculated	5% per annum (-interest)	YES	Land Adopted - Continuing maintenance occurring.
99/0442/01	Princess Elizabeth Hosp. Barrack Rd	Bovis Homes Ltd (originally S.O.S For Health)	Contribution towards maintenance of public open space including play area	£17,533.00	£17,533.00	£0.00	YES	POS1 (main green space) - Now laid out awaiting transfer. Resident/developer boundary issues remain. Contact Mr Barnard (272870) on adoption. POS2 (play area) – Adopted.
01/0308/03	River Court, Pynes Hill	Pynes Hill Property Ltd	Maintenance of landscape strip	£19,257.67	£15,000.00	5% per annum (-interest)	YES	Land Adopted - Continuing maintenance occurring
01/0852/02	Land Adj to Alphingbrook Road	LIDL UK	Commuted Sum For Landscape Maintenance	£9,237.17	£8,500.00	5% per annum (- interest)	YES	Land Adopted - Continuing maintenance occurring.
02/0175/01	Land North of Digby Drive	Persimmon & Barratt	Children's Play Commuted Sum - maintenance of children's play area.	£23,000.00	£20,000.00	5% per annum (- interest)	YES	Land adopted - Continuing maintenance occurring.



**Table 10: Section 106 Open Space Maintenance – Money Received**

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Complied	Notes
02/0175/01	Land North of Digby Drive	Persimmon & Barratt	Open Space Contribution. Maintenance of open space. (inc. POS contributions for additional peripheral remediation works)	£136,966.12	£140,000.00 (plus remediation contribution)	5% per annum (- interest) £64,000 for remediation	YES	All land adopted - Continuing maintenance occurring. £43,469 spent since Sep 2008 on remedial works.
03/0200/03	Land at Plymco, Kinnerton Way	Persimmon	Payment of a commuted sum towards the costs of maintaining a sloped area behind MUGA constructed on Council land.	£13,999.00	£13,999.00	£0.00	YES	
03/0262/03	Land adj River Court, Pynes Hill	Colourcoilt Ltd	Lay out landscaping works on Council's land in accordance with specification in agreement. Maintain for 12 months. Pay commuted sum towards future costs of maintaining the landscaping strip.	£6,831.28	£5,600.00	5% per annum (- interest)	YES	Land Adopted - Continuing maintenance occurring
03/0618/03	Summerway Middle School Site	Exeter Housing Soc. Ltd	Transfer open space to ECC on completion. Pay commuted sum of £39700.	£48,343.19	£39,700.00	5% per annum (- interest)	YES	Land Adopted - Continuing maintenance occurring
03/1722/03	Richmond Yard	George Wimpey Bristol Ltd	Play area commuted sum	£6,873.00	£6,068.00	5% per annum (- interest)	YES	Land Adopted Dec 2008 – Continuing maintenance occurring.
03/2008/03	Wyvern Barracks	C G Fry & Son Ltd	Maintenance of Public Open Space	£78,353.26	£71,242.00	5% per annum (- interest)	YES	Received Dec 2007
07/0397/03	Bishops Court Ind. Estate, Sidmouth Road	Citygrove	Landscaping contribution	£20,566.00	£20,000	£0.00	YES	Building occupied. Land Adopted - Continuing maintenance occurring
07/1352/01	Beacon Avenue	Persimmon Homes	Public Open Space commuted sum	£34,032.00	£34,032.00	£0.00	YES	Site not yet adopted – adoption expected during 2012

**Table 10: Section 106 Open Space Maintenance – Money Received**

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Complied	Notes
07/1352/01	Beacon Avenue	Persimmon Homes	Play equipment commuted sum	£11,344.00	£11,344.00	£0.00	YES	Site not yet adopted – adoption expected during 2012

**Table 11: Section 106 Social Services – Money Expected**

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Due when	Due	Notes
02/1402/01	Royal Naval Stores Depot, Topsham Road	Persimmon Homes Ltd	Contribution towards services for elderly persons	£0.00	£25,000.00	Before more than 200 houses occupied	YES	Not yet paid. DCC pursuing.
02/1402/01	Royal Naval Stores Depot, Topsham Road	Persimmon Homes Ltd	Contribution towards expansion of learning disability services.	£0.00	£25,000.00	Before more than 200 houses occupied	YES	Not yet paid. DCC pursuing.
02/1402/01	Royal Naval Stores Depot, Topsham Road	Persimmon Homes Ltd	Contribution towards a minibus for elderly persons not able to use public transport	£0.00	£20,000.00	Before more than 200 houses occupied	YES	Not yet paid. DCC pursuing.
02/1402/01	Royal Naval Stores Depot, Topsham Road	Persimmon Homes Ltd	Contribution a single place in a children's home.	£0.00	£30,000.00	Before more than 200 houses occupied	YES	Not yet paid. DCC pursuing.

**Table 13: Section 106 Highways and Transport – Money Received**

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Due when	Due	Notes
02/1402/01	Royal Naval Stores Depot, Topsham Road	Persimmon Homes Ltd	"...towards the cost to be incurred by the County Council in procuring two additional bus services from the property to Exeter City Centre and Marsh Barton or such other routes or destinations as may be approved by the owner."	£0.00	£1,000,000	£0.00	Prior to first occupation	Part	Original contribution of £1,250,000 renegotiated. Deed of variation of 27/05/2011 requires payment in 4 installments by 31/01/2014. Scope widened to any transport improvements. Highway adoption agreements not yet completed by developer.
03/1611/01	County Ground	Bellway	Traffic Calming Contribution to the County Council	£0.00	£40,000.00	£0.00	Within 14 days of request	NO	DCC investigating what scheme constructed and when and whether money can be claimed retrospectively.
04/1082/03	Tesco, Russell Way	Tesco Stores Ltd	Contribution towards public transport following the implementation of a suitably direct road link to future development at Newcourt to the south of the A379 between the A379 and Topsham Road. Repayable if unspent after 10 years.	£0.00	£50,000	£0.00	On occupation	YES	Road link now completed between Topsham Road and the A379 (but not yet adopted)
06/0452/03	Frickers Yard, Well Park, Willeys Ave	I J Cannings	Water Lane/Haven Road - Highway Contribution	£0.00	£97,500.00	£0.00	Immediately upon development commencement	NO	Not yet commenced. Permission has expired.
06/2496/03	Land Adj. Maclaines Warehouse Haven Road	Sutton Harbour Property	Water Lane Link - Highway Contribution (to ECC)	£0.00	£90,000.00	£0.00	Upon the commencement of development	NO	Sutton Harbour no longer pursuing scheme.

**Table 13: Section 106 Highways and Transport – Money Received**

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Due when	Due	Notes
07/2169/01	ORLN Site, Land N of Old Rydon Lane	The Pratt Group & DL Wood	Pay a Highways Contribution	£0.00	£1,465,296.00	£0.00	Phased payments prior to occupation of dwellings on any parcel of land.	NO	
07/2169/01	ORLN Site, Land N of Old Rydon Lane	The Pratt Group & DL Wood	Pay a Traffic Order Contribution	£0.00	£1,500.00	£0.00	Payable on demand, but not before 1st occupation.	NO	
07/2169/01	LANGDON Site, Land E of Newcourt House.	Dukeminster Ltd	Pay a highways contribution	£0.00	£241,645.33	£0.00	Phased payments prior to occupation of dwellings on any parcel of land.	NO	
07/2169/01	LANGDON Site, Land E of Newcourt House.	Dukeminster Ltd	Pay a public transport contribution	£0.00	£12,082.00	£0.00	Prior to 1st occupation.	NO	
07/2169/01	SEF Site, Land NE of Topsham Road.	Holaw Ltd & Roadfarm Ltd & SoS Defence & NH Finance Ltd	Pay a highways contribution	£0.00	£2,293,060.00	£0.00	Phased payments prior to occupation of dwellings on any parcel of land.	NO	

**Table 13: Section 106 Highways and Transport – Money Received**

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Due when	Due	Notes
07/2169/01	SEF Site, Land NE of Topsham Road.	Holaw Ltd & Roadfarm Ltd & SoS Defence & NH Finance Ltd	Pay a public transport contribution	£0.00	£114,653.00	£0.00	Prior to 1st occupation.	NO	
07/2169/01	SEF Site, Land NE of Topsham Road.	Holaw Ltd & Roadfarm Ltd & SoS Defence & NH Finance Ltd	Pay a traffic order contribution	£0.00	£3,000.00	£0.00	Payable on demand, but not before 1st occupation.	NO	
09/0279/03	Birks Halls, New North Road	University of Exeter	Pay a traffic order contribution.	£0.00	£3,000.00	£0.00	Upon request	NO	
09/1523/03	Topsham Rugby Club, Exeter Road, Topsham	Trustees Topsham RFC	Pay a traffic order contribution.	£0.00	£1,500.00	£0.00	On or before commencement of development.	NO	
10/0051/01	Land off Hill Barton Road, Exeter	Hill Barton Devts LLP & others	Requires payment of a sustainable transport contribution.	£0.00	£377,493.50	£0.00	On commencement of development.	NO	
10/0200/01	Land S of Yeoford Way, Marsh Barton Trading Estate	Prego Developments Ltd	Payment of a transportation contribution	£0.00	£200,000.00	£0.00	50% prior to first occupation, 25% prior to occupation of 100,000 sq ft and 25% prior to occupation of 200,000 sq ft.	NO	
10/2088/01	Land at Pinhoe Quarry, Harrington Lane.	Pinhoe Quarry LLP	Payment of a contribution towards Exhibition Way link road.	£0.00	£808,600.00	£0.00	Prior to commencement of the housing development.	NO	

**Table 13: Section 106 Highways and Transport – Money Received**

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Due when	Due	Notes
10/2088/01	Land at Pinhoe Quarry, Harrington Lane.	Pinhoe Quarry LLP	Requires payment of a contribution towards sustainable transport.	£0.00	£204,100.00	£0.00	Prior to commencement of the housing development.	NO	
10/2088/01	Land at Pinhoe Quarry, Harrington Lane.	Pinhoe Quarry LLP	Requires payment towards measures under the Travel Plan.	£0.00	£222,050.00	£0.00	Prior to commencement of the housing development.	NO	
11/0140/03	Townsend Printers, Western Way	MREF Exeter Property Co. Ltd.	Requires payment of a contribution for highway works.	£0.00	£36,000.00	£0.00	Prior to occupation.	NO	
11/0140/03	Townsend Printers, Western Way	MREF Exeter Property Co. Ltd.	Requires payment of a contribution for the provision, upgrading or signing of cycle routes between the development and the University.	£0.00	£15,000.00	£0.00	Within 6 months of commencement	NO	
11/0140/03	Townsend Printers, Western Way	MREF Exeter Property Co. Ltd.	Requires payment of a contribution for the making of orders to control parking in Toronto Road or elsewhere affected by student parking.	£0.00	£7,000.00	£0.00	Within 6 months of commencement	YES	Payment requested.
11/0895/03	Portland House, Longbrook Street	Eaton Commercial Properties Exeter Ltd	Requires payment of a Traffic Regulation Order contribution.	£0.00	£1,500.00	£0.00	Prior to commencement of development.	NO	

**Table 13: Section 106 Highways and Transport – Money Received**

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Due when	Due	Notes
11/0895/03	Portland House, Longbrook Street	Eaton Commercial Properties Exeter Ltd	Requires payment to DCC of a residents parking contribution.	£0.00	£10,000.00	£0.00	Prior to start of development.	NO	
11/0895/03	Portland House, Longbrook Street	Eaton Commercial Properties Exeter Ltd	Requires payment to DCC of a cycle contribution.	£0.00	£3,100.00	£0.00	Prior to start of development.	NO	
93/0594/03	Marsh Barton Road	Wickes	Grace Road Link and Marsh Barton Rd/Alphington Rd junction improvement	£0.00	£80,000.00	112,365.86	YES	Works completed.	YES
01/0084/01	Digby Retail Warehouse Development	Tesco	To DCC for the improvement of Park and Ride facilities at nearby P & R area within 10 years of receipt.	£0.00	£140,000.00	141,700.00	YES	Works completed.	YES
02/1402/01	Royal Naval Stores Depot, Topsham Road	Persimmon Homes Ltd	"..provision of 24 hour dedicated bus priority lane along Topsham Road between the access to the property and Countess Wear roundabout and part of Bridge Road, including relocation of bus stops and bus shelters as shown on plan 2"	£45,471.59	£40,000.00	£0.00	YES	£45,471.59 received 12/04/10. DCC checking progress (April 2012)	NO
02/1402/01	Royal Naval Stores Depot, Topsham Road	Persimmon Homes Ltd	"improvement of pedestrian/cycle facilities from the property to Countess Wear School and Priory High School and into the existing adjoining network."	£11,367.90	£10,000.00	£0.00	YES	£11,367.90 received from Persimmon 12/04/10. DCC checking progress (April 2012)	



**Table 13: Section 106 Highways and Transport – Money Received**

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Due when	Due	Notes
02/1402/01	Royal Naval Stores Depot, Topsham Road	Persimmon Homes Ltd	Install traffic signals at the entrance of the site onto Topsham Road. Pay commuted sum in respect of the cost of operating and maintaining the said traffic signals.	£10,000.00	£10,000.00	£0.00	YES	£3,916.72 received from Persimmon April 2010 and balance paid in full May 2010.	NO
02/1845/03	Central Station Yard, Queen Street	Bellway Homes	Improvements to the pedestrian and cyclist facilities within half a mile of the site for the improvement of the highway network in the City. Repayable if uncommitted within 5 years of receipt (Jan 2011).	£70,407.56	£50,000.00	£70,407.56	YES	Completed	YES
02/1933/03	Ibstock Brickworks, Monks Rd	Persimmon Homes Ltd	Carry out or pay for road works, namely speed cushions, markings and signage in Monks Road and adjacent streets. If developer pays money, DCC is to repay if unspent 5 years after payment. Construct cycle path on site, for adoption.	£0.00	£3,424.20	£3,424.20	YES	£3,424.20 (£3,000 + BCIS) received from Persimmon 02/02/06 in respect of County's costs of designing, preparing and implementing TRO's in adjoining streets.	02/1933/03
03/1256/01	Digby Drive/Russell Way	Barratt Homes Ltd Persimmon Homes Ltd	Pay £65,000 towards highway improvements. Indexed from 9 Dec 2003 until payment. Repay if unspent within 10 years of payment.	£71,779.50 (DCC)	£65,000.00	£0.00	YES	Received by DCC Jan & Mar 2008 - committed to Exeter Walking Project around Digby Drive. DCC checking progress (April 2012)	NO
03/1611/01	County Ground	Bellway	Public Transport Contribution	£39,590.47	£35,000.00	£0.00	YES	Received by DCC 5 June 2009.	YES

**Table 13: Section 106 Highways and Transport – Money Received**

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Due when	Due	Notes
03/2008/03	Wyvern Barracks	C G Fry & Son Ltd	Pay £24,000 for construction of a footpath from Shakespeare Road to south-eastern boundary of site.	£30,163.77	£24,000.00	£0.00	YES	Received 29/06/2005. Planning permission has been granted for the path. Work to commence on site late 2012/early 2013	NO
04/1368/03	Well Park, Willeys Ave		£35000 towards the provision of a new access road to and from the Haven Road area. Index linked. Repayable if not spent/committed within 10 years of payment	£0	£35,000	£39,056.50	YES	£39,056.50 Received by ECC March 2008. First phase of link road complete	YES
04/1395/03	Tan Lane		£12,000 towards the provision of a new access road to and from the Haven Road area.	£0.00	£12,000	£13,683.26	YES		YES
04/1814/03	7 Tudor Street	Gadd Homes Ltd	Pay £3000 for reserved car facility. Includes £1000 to fund traffic order to designate on-street club car space. Index linked.	£3,372.27 (DCC)	£3,000.00	£0.00	YES	Received by ECC October 2009	NO
05/1053/01	Land north of EDF Energy, Pinn Lane	Exeter Business Park Ltd.	Contribution towards provision of public transport services serving the vicinity of the site. Repayable if unspent after ten years.	£0.00	£100,000	£100,000	YES		YES
06/0780/03	94a&94b Sidwell Street	Bradley	Real-time bus information	£11,231 (DCC)	£11,000.00	£0.00	YES	Moneys received Jan 2007	NO

**Table 13: Section 106 Highways and Transport – Money Received**

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Due when	Due	Notes
06/0876/03	Land North of Exeter Motorway Services	Location 3 Properties	Contribution towards the management of the Sowton Transport Management Forum	£5,000	£5,000.00	£0.00	YES	Received by DCC Oct 2007	NO
06/0891/03	Land adjacent to 42 Chamberlain Road	Shorewalk	Water Lane/Haven Road - Highway Contribution	£16,266.75	£15,000.00	£0.00	YES	Money received 31/01/2008	06/0891/03
06/1147/03	Episcopal Building and York Wing, Dinham Road	Justin Developments	Highway Contribution - 20mph zone in the vicinity	£0.00	£23,300.00	£24,197.05	YES		06/1147/03
06/2497/03	Land adj. 60 Haven Road	Signpost Homes Ltd	Water Lane Link - Highway Contribution (to ECC)	£0.00	£105,000.00	110,711.29	YES	Received by ECC (Oct 2008) First phase of link road complete.	06/2497/03
06/2497/03	Land adj. 60 Haven Road	Signpost Homes Ltd	Bus Stop Contribution - for a stop in the vicinity of the site (to ECC)	£0.00	£2,500.00	£2,635.98	YES	Received by ECC (Oct 2008)	06/2497/03
07/0397/03	Bishops Court Ind Est. Sidmouth Rd	Citygrove	Traffic signal installation contribution	£0.00	£46,000.00	£46,000.00	YES	Received by DCC Dec 2008	07/0397/03

**Table 13: Section 106 Highways and Transport – Money Received**

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Due when	Due	Notes
07/0397/03	Bishops Court Ind Est. Sidmouth Rd	Citygrove	Traffic signal maintenance contribution	£29,000.00	£29,000.00	£0.00	YES	Received by DCC Dec 2008	07/0397/03
07/0397/03	Bishops Court Ind Est. Sidmouth Rd	Citygrove	Contribution towards widening of footway to form footway/cycleway	£16,000.00	£16,000.00	£0.00	YES	Received by DCC Dec 2008	07/0397/03
07/1352/01	Beacon Avenue	Persimmon Homes	Payment of a highway contribution to the City Council. To be forwarded to the highways authority upon request and specifications of how the funds will be spent.	£0.00	£26,500	£26,500	YES	Received by DCC Feb 2011. Part of a contribution of £34,000. £7,500 outstanding. This to be used towards the purchase by Developer of cycle vouchers.	07/1352/01
07/1400/03	Carnegie House, Western Way	Jury Inns Ltd.	Contribution towards reviewing traffic orders in the area	£3,000.00	£3,000.00	£0.00	YES	Received by DCC 22/08/08. Traffic Order currently in progress.	07/1400/03
07/1400/03	Carnegie House, Western Way	Jury Inns Ltd.	Contribution for relocating the existing signal controlled pedestrian crossing nearer to the Paris Street roundabout	£15,000.00	£50,000.00	£35,000.00	YES	Received by DCC 22/08/08. Relocation of crossing complete. Remainder to be used for provision of non-skid surface.	07/1400/03
07/2498/03	Unit 2 Alphington Rd	Aldi Stores Ltd	Pedestrian and Cycle contribution to be used along the Alphington Rd Corridor.	£0.00	£25,000.00	£25,000.00	YES		07/2498/03

**Table 13: Section 106 Highways and Transport – Money Received**

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Due when	Due	Notes
07/2654/03	Oaklands (rear)	Trust Estate of Mrs P L Newbery	Contribution towards an extra traffic lane in Cowick Lane	£13,000.00	£13,000.00	£0.00	YES	Received by DCC Aug 2010. Superseded by agreement attached to 10/0487/03	NO
07/2502/03	Exeter Trust House (Students)	UNITE	Contribution towards a review of traffic orders in the area. To be returned if unspent after 5 years.	£0.00	£1,511.79	£1,511.79	YES	Traffic Order implemented.	YES
08/0100/03	Former St Davids Garage, Bonhay Road	Montem Ltd	Traffic Order Contribution	£0.00	£1,000.00	£1,000.00	YES	Received by DCC July 2010. Revisions to Traffic Order complete.	YES
08/0887/03	Thomas Hall, Cowley Bridge Road	Thomas Hall Estates Ltd	Contribution towards residents parking scheme and signage in locality.	£0.00	£10,250	£10,250	YES	Traffic Order implemented. Developer has requested refund from DCC.	YES
08/1825/03	12 Hennock Road, Marsh Barton Trading Estate	London and Devonshire Trust Limited	Traffic Order Contribution	£0.00	£1,500.00	£1,500.00	YES	Received by DCC Nov 2008.	YES
08/2416/03	Treetops, Exwick Road Exeter,	Devon and Cornwall Housing Association	Traffic Order Contribution	£0.00	£2,000.00	£2,000.00	YES	Traffic Order implemented.	YES

**Table 13: Section 106 Highways and Transport – Money Received**

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Due when	Due	Notes
09/0281/03	Victor Beer, Water Lane	Mr P Beer	Water Lane link contribution	£0.00	£10,000.00	£10,000.00	YES	Received 16/06/2009. First phase of link road complete.	YES
09/0404/03	Bradfords Yard, Cowley Bridge Road	Student Residential Investments Ltd	This contribution constituted part payment of a total £2000 highway contribution.	£0.00	£500	£500	YES	Traffic Order implemented.	
09/0629/01	J Sainsbury Plc, Alphington Cross Store, Alphington Road	Sainsburys Supermarkets Ltd	Payment of a highway inspection fee	£0.00	£60,000	£5,000	YES		YES
09/0629/01	J Sainsbury Plc, Alphington Cross Store, Alphington Road	Sainsburys Supermarkets Ltd	Pay a CCTV contribution.	£0.00	£5,000	£5,000	YES		YES
09/0782/03	Laflowda Halls of Residence, St Germans Road	University of Exeter	Pay a contribution towards the review of a Traffic Regulation Order in the area to N and E of site.	£0.00	£10,000	£10,000	YES.		YES
09/1592/03	Morrisons Supermkt, Prince Charles Road	Wm Morrison Supermarkets PLC	Pay a contribution towards highway improvements in the vicinity of the site.	£40,000	£40,000	£0.00	YES	Development has commenced. (Developer is currently proposing alternative proposals that may require revised contributions).	NO

**Table 13: Section 106 Highways and Transport – Money Received**

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Due when	Due	Notes
10/0487/03	Land r/o Oakridge and Oaklands, Cowick Lane	BDW Trading Ltd	Highways contribution towards the cost of providing an extra traffic lane in Cowick Lane in the vicinity of the site.	£0.00	£13,000	£13,000	YES	Work is complete	10/0487/03
10/1533/03	Former Tennis Courts, Bishop Blackall Annexe Thornton Hill	C W Ellis & Motionarch Properties Ltd.	Pay a highways contribution for the making of a traffic order.	£1,500	£1,500	£0.00	YES	£1,500 received by DCC Dec 2010. Revision to Traffic Order currently in progress.	10/1533/03
10/1594/03	RD&E Hospital, Gladstone Rd	Waitrose Ltd	Pay £20,000 for improvement of existing bus stops on Heavitree Road in the vicinity of the site.	£20,000.00	£20,000.00	£0.00	YES	Received by ECC March 2011.	10/1594/03
10/1594/03	RD&E Hospital, Gladstone Rd	Waitrose Ltd	Pay £1,500 for varying traffic orders in Gladstone Road.	£1,500	£1,500	£0.00	YES	Received by ECC March 2011.	10/1594/03

**Table 14: Contributions Received between 1 April 2011 and 31 March 2012**

**£1,521,839.40**

Planning App	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Complied	Notes	Money spent
<b>Affordable Housing</b>									
08/0165/03	137 & 137A Cowick Street	McCarthy and Stone (Devs) Ltd	Pay an affordable housing contribution.	£704,191.77	£704,191.77	£0.00	YES		NO
<b>Community and Leisure</b>									
99/0442/01	PEOH Barrack Road	S.O.S For Health	Maintenance of public open space including play area.	£17,533.00	£17,533.00	£0.00	YES		NO
02/0175/01	Land North of Digby Drive	Persimmon & Barratt	Maintenance of MUGA.	£3094.77	£3094.77	£0.00	YES		N/A
03/0200/03	Land at Plymco, Kinnerton Way (Now Medley Court)	Persimmon	Payment of a commuted sum towards the costs of maintaining a sloped area behind MUGA constructed on Council land.	£13999.00	£13999.00	£0.00	YES		N/A
06/1147/03	Episcopal Building and York Wing, Dinham Road	Linden Homes	Provide and maintain play equipment	£18,000	£18,000	£0.00	YES	Payment received in lieu of on-site provision. To be used at Looe Road. Public consultation complete, play area improvements likely summer 2012.	NO
07/1352/01	Beacon Avenue	Persimmon Homes	Open space works.	£2444.00	£2444.00	£0.00	YES		NO
07/1352/01	Beacon Avenue	Persimmon Homes	Open space works.	£71,187.00	£71,187.00	£0.00	YES		NO



Table 14: Contributions Received between 1 April 2011 and 31 March 2012

£1,521,839.40

Planning App	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Complied	Notes	Money spent
07/1352/01	Beacon Avenue	Persimmon Homes	Public Open Space Commuted Sum	£34,032.00	£34,032.00	£0.00	YES		N/A
07/1352/01	Beacon Avenue	Persimmon Homes	Play Equipment Commuted Sum	£11344.00	£11344.00	£0.00	YES		N/A
07/2502/03	Exeter Trust House	UNITE	Pay a Community Facilities Contribution to the City Council.	£1467.01	£1467.01	£0.00	YES		NO
08/0165/03	137 & 137A Cowick Street	McCarthy and Stone (Developments) Ltd	Pay a contribution towards the refurbishment of 137 Cowick Street.	£130,771.50	£130,771.50	£0.00	YES	Amount in account includes a contribution from Age (UK) Exeter.	NO
11/0140/03	Townsend Printers, Western Way	MREF Exeter Property Co. Ltd.	Requires payment of a contribution towards a new community centre in Belmont Park.	£7,500.00	£45,000.00	£0.00	Part		NO
<b>Highways and Transport</b>									
02/1402/01	Royal Naval Stores Depot, Topsham Road	Persimmon Homes Ltd	Contribution towards procuring two additional bus services from the property to Exeter City Centre and Marsh Barton or such other routes or destinations as may be approved by the owner.	£400,000	£1,250,000.00	£0.00	NO	Initial payment received 08/06/2011.	NO

Table 14: Contributions Received between 1 April 2011 and 31 March 2012

£1,521,839.40

Planning App	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Complied	Notes	Money spent
09/0782/03	Lafrowda Halls of Residence, St Germans Rd	University of Exeter	Pay a contribution towards the review of a Traffic Regulation Order in the area to N and E of site.	£00.00	£10,000	£10,139.00	YES	Received 16/06/2011	YES
<b>Local Energy Network</b>									
10/1594/03	RD&E Hospital, Gladstone Rd	Waitrose Ltd	Pay contribution towards the implementation of a Local Energy Network (LEN) scheme in the City Centre.	£96,136.35	£96,136.35	£0.00	YES		NO
				<b>£1,521,839.40</b>					

Table 15: Financial Contributions Spent between 1 April 2011 and 31 March 2012

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Complied	Notes	Spent
<b>Highways and Transport</b>									
07/1352/01	Beacon Avenue	Persimmon Homes	Payment of a highway contribution to the City Council. To be forwarded to the highways authority upon request and specifications of how the funds will be spent.	£00.00	£26,500	£26,500	YES		YES
10/1533/03	Former Tennis Courts, Bishop Blackall Annexe, Thornton Hill	C W Ellis & Motionarch Properties Ltd.	Pay a highways contribution for the making of a traffic order.	£00.00	£1,500.00	£1,500.00	YES		YES
09/0782/03	Lafrowda Halls of Residence, St Germans Rd	University of Exeter	Pay a contribution towards the review of a Traffic Regulation Order in the area to N and E of site.	£00.00	£10,000	£10,139.00	YES		YES
						<b>£38,139.00</b>			

**Table 16: Section 106 Sites Being Monitored by the Community Facilities Implementation Group**

**Northern Area**

Site	Status	Key issues
Episcopal Annex 06/1147/03	Development commenced	<ul style="list-style-type: none"> <li>- Payment received in lieu of on-site play provision. Will now be used at Looe Road. Public consultation complete, play area improvements likely summer 2012.</li> <li>- Money for off-site PA has been amalgamated with Richmond Yard off-site contribution for improvements to Bury Meadow play area. (Completed June 2009).</li> <li>- Approximately £10,000 spent on additional play equipment at Bury Meadow.</li> </ul>
Polsloe Priory 02/1933/03	Residential development completed. Play area fundamentally complete. Open space issues remain outstanding.	<ul style="list-style-type: none"> <li>- Limited progress has been made since a meeting between the Council and Persimmon Homes on 11 November 2008.</li> <li>- It is understood that work to the leachate plant has been carried out but no evidence as to its success has yet been received</li> <li>- Open space issues remain</li> <li>- It was agreed that Persimmon would produce one single remediation validation report. This has not been forthcoming.</li> <li>- ECC offer on the table to take on POS area on licence basis until such time as remediation properly validated.</li> </ul>
Richmond Yard 03/1722/03	Development completed	<ul style="list-style-type: none"> <li>- On-site play area - adoption completed Dec 2008.</li> <li>- Money for off-site PA amalgamated with Episcopal Annex off-site contribution for improvements to Bury Meadow play area (complete June 2009).</li> <li>- Approximately £10,000 of the amalgamated money held back pending a decision on how it should be spent. This sum will now be spent on additional play equipment at Bury Meadow to be installed Summer 2010.</li> </ul>
Summerway/ Northbrook	Land swap (not section 106 agreement but included here for clarity).	<ul style="list-style-type: none"> <li>- Open space adopted.</li> <li>- Lit cycleway and lit MUGA installed.</li> <li>- Play area has been installed using a 106 contribution. Further capital funded works are planned for Summer 2010.</li> <li>- Land swap complete.</li> </ul>

**Western Area**

Site	Status	Key issues
County Ground 03/1611/01	Development completed.	<ul style="list-style-type: none"> <li>- S106 requires a contribution of £300 per dwelling. Likely to be used to provide facilities in either or both of Cowick Barton Playing Field (including access paths, upgrading the play area, sports pitch improvements or possibly the provision of a MUGA) or St Thomas Pleasure Ground.</li> </ul>
Crossmead 08/1476/03	Approved and S106 complete.	<ul style="list-style-type: none"> <li>- Open space and play area (£80,000) to be provided on site. Will not include a MUGA. The planning and design stage of the new facility is underway</li> </ul>
Lavender Road 00/1015/01	Development completed.	<ul style="list-style-type: none"> <li>- Play area installed but remedial work needed prior to adoption, including drainage works, relaying of safety surfaces and replacement of planting. No current solution to drainage problem.</li> <li>- A specialist remediation report has been prepared.</li> </ul>

**Table 16: Section 106 Sites Being Monitored by the Community Facilities Implementation Group**

Site	Status	Key issues
Kinnerton Way (Medley Court) 03/0200/03	Development completed.	<ul style="list-style-type: none"> <li>- MUGA and community centre completed and handed over. Lights have now been provided.</li> <li>- Transfers now complete.</li> </ul>
Oaklands, Cowick Lane 07/2654/03	Planning consent granted and S106 complete.	<ul style="list-style-type: none"> <li>- Section 106 agreement completed.</li> <li>- £12,336 contribution to off-site leisure facilities.</li> </ul>
PEOH 99/0442/01	Development completed.	<ul style="list-style-type: none"> <li>- Phase 1 – Outstanding issues now resolved. Legal Section instructed on transfer.</li> <li>- Phase 2 – Adopted.</li> </ul>
St Peter's Mount	Development completed.	<ul style="list-style-type: none"> <li>- Discussions under way with developer over indemnity and insurance in respect of drainage issues on the large area there. Unlikely to be adopted unless remediated.</li> <li>- Adoption complete on all other areas</li> </ul>
Water Lane 96/0684/03	Development completed.	<ul style="list-style-type: none"> <li>- Need to decide how to spend the remaining money (to be spent by 9/3/11) for something in the vicinity – “for the purpose only of providing public open space, recreational facilities and children's play equipment in the area of Water Lane and Haven Banks, Exeter”.</li> <li>- Various options being considered.</li> </ul>
137 & 137A Cowick Street 08/0165/03	Development commenced.	<ul style="list-style-type: none"> <li>- Developer has offered to transfer 137 Cowick St to the Council for nil consideration with a contribution by the developer of £100,000 towards its refurbishment, as required by Agreement.</li> <li>- Property acquired August 2011. £100,000 plus RPI indexation received plus contribution from Age UK Exeter. Works now practically complete. Age UK Exeter in occupation under lease. Minor snagging works outstanding.</li> </ul>

**Southern Area**

Site	Status	Key issues
Digby, Kings Heath 02/0175/01	Complete	<ul style="list-style-type: none"> <li>- All open space, recreation and play works complete. Small play area budget remains for which proposals are being developed.</li> </ul>
Exeter Trust House 07/2502/03	Under construction.	<ul style="list-style-type: none"> <li>- Agreement provides for £15,400 for adult leisure provision. Received Aug 2008. The use of this budget was decided after extensive consultation with Newtown Residents Association and ward councillors. A selection of outdoor fitness equipment and an outdoor table tennis table were provided in Belmont Park during Summer 2009.</li> </ul>
Royal Naval Stores Depot 02/1402/01	Commenced. Re-plan and new applications seem likely.	<ul style="list-style-type: none"> <li>- Persimmon has commissioned a consultant re. contaminated land. Contaminated land survey yet to be received.</li> <li>- Remediation strategy being discussed with Environmental Health.</li> <li>- The S106 agreement does not stipulate that the POS should be offered for adoption prior to the occupation of a specific number of units.</li> <li>- New consent for part of the site requires, by condition, provision of related open space before more than 50% occupation.</li> <li>- Open space/play area design drawn up by ECC is being finalised by Persimmon, who will then seek approval.</li> </ul>
Newcourt 07/2169/01	Planning permission granted 17 May 2010	<ul style="list-style-type: none"> <li>- Section 106 agreement dated 12 May 2010.</li> </ul>
Wyvern Barracks 03/2008/03	Under construction.	<ul style="list-style-type: none"> <li>- The former clinic building on Shakespeare Rd is being transferred to the Council for the provision of housing. A footpath link between Shakespeare Rd and Well Oak has received planning consent.</li> <li>- The link to Wyvern Park is expected to be closed, such that the link will be between Shakespeare Road and Well Oak only.</li> <li>- £30,000 held from Well Oak and PEOH to contribute to facilities on this site alongside the £94,000 received from the developer for play equipment. MUGA now installed.</li> </ul>

**Table 16: Section 106 Sites Being Monitored by the Community Facilities Implementation Group**

Site	Status	Key issues
St Loyes College 09/0832/01	Outline planning permission granted 24 September 2010.	<ul style="list-style-type: none"> <li>- Extensive consultation with Wyvern Park Residents Association has taken place. The Council and WPPRA are now in agreement on the design of the new play area – the scheme is being implemented and the play area will be open and in use in Summer 2010.</li> <li>- Some of the money will be used to improve Dicken's Drive Play Area, this sum is yet to be confirmed but will be in the region of £18 – 20,000.</li> </ul>
Beacon Lane 08/2213/02	Under construction.	<ul style="list-style-type: none"> <li>- Section 106 agreement dated 23 September 2010.</li> <li>- Section 106 agreement completed.</li> <li>- Open space (including play) facilities to a minimum estimated value of £71,187.00 to be provided on-site by the Council.</li> <li>- Contribution of £95,560 prior to first occupation for community facilities in the locality.</li> <li>- Commuted sums negotiated for public open space and play equipment.</li> </ul>