

EXETER CITY COUNCIL
PLANNING MEMBER WORKING GROUP
11 JUNE 2013

PLANNING COMMITTEE
24 JUNE 2013

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 2012 and 31 March 2013 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 £1,187,213.80 were received between 1 April 2012 and 31 March 2013 (Table 19). £1,089,411.15 was collected towards affordable housing and £55,000 in relation to community and leisure schemes. £35,802.75 was collected towards environmental enhancements, and £ 7000 in relation to a scheme for a traffic order.
- 3.2 Financial contributions spent are shown in Table 20. £40000 was spent on affordable housing, £88333.24 on community and leisure projects, £26,432.01 on environmental enhancement schemes, and £12809.88 towards the implementation of City Centre Local Energy Network scheme. £58,898.50 was spent by Devon County Council on highway schemes.
- 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 through CIL.

4 ADVICE SOUGHT

4.1 That Members note the report.

RICHARD SHORT
ASSISTANT DIRECTOR CITY DEVELOPMENT

Local Government (Access to Information) Act 1985 (as amended)

Background papers used in compiling the report: -

Application files referred to in report.

Available for inspection from: -

City Development, Civic Centre, Paris Street, Exeter (01392) 265223

TO VIEW ATTACHED TABLES – GO TO VIEW/ROTATE VIEW

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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, £452,500 prior to completion of 145 open market dwellings, £693,750 prior to completion of 160 OM dwellings, £693,750 prior to completion of 180 OM dwellings.	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.
11/0787/01	St Loyes Foundation, Topsham Road	Helical (Exeter) Ltd.	Payment of an affordable housing contribution.	£0.00	£2,003,617.00	£667,872 (index linked) on completion of 15 open market dwellings, £667,872 (index linked) on completion of 35 open market dwellings, £667,872 (index linked) on completion of 50 open market dwellings.	NO	Payment not required if the equivalent payment is made pursuant to the S106 agreement of 23/09/2010. Any part unspent to be returned after 10 years.
12/0248/03	Magdalen House, 54/56 Magdalen Road	Devon County Council	Payment of an affordable housing contribution.	£0.00	£125,000.00	Within 28 days of occupation of the fourth dwelling in the development.	NO	
12/0988/03	Former University of Plymouth, Earl Richards Rd N	University of Plymouth	Payment of a contribution towards off-site affordable housing.	£0.00	£869,707.00	50% on or before occupation of 15th dwelling, 50% on or before occupation of the 30th dwelling.	NO	

Table 2: Section 106 Affordable Housing – Money Received

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Completed?	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 (Developments) Ltd	Pay an affordable housing contribution.	£1,089,411	£1,073,066	£0.00	YES	This agreement replaces the previous agreement dated 16/06/2008 which now ceases to have effect. Contribution to be used to fund Council's own build.	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
07/1213/01	Chancel Lane	Taylor Wimpey	Payment of an additional contribution for improvements to Harrington Lane play area.	£0.00	£30,000.00	£0.00	On the date of the agreement (26/04/2013)	YES	Invoice sent.
07/2169/01	ORLN Site, Land N of Old Rydon Lane.	The Pratt Group & DL Wood	Provision of play equipment, railings and gates etc within play area	£0.00	Up to £66305	Up to £66305	Upon the Council issuing an approval certificate for the open space in the Parcel of land specified in the MP containing the Play Area.	NO	
07/2169/01	ORLN Site, Land N of Old Rydon Lane.	The Pratt Group & DL Wood	Payment of a community facility contribution	£0.00	£145,625.00	£145,625.00	Phased payments.	NO	There are 3 separate agreements which apply to 3 separate Sites under one application 07/2169/01 for outline planning permission.
07/2169/01	ORLN Site, Land N of Old Rydon Lane.	The Pratt Group & DL Wood	Payment of an indoor leisure contribution	£0.00	£157,042.00	£157,042.00	Phased payments.	NO	As above.
07/2169/01	ORLN Site, Land N of Old Rydon Lane.	The Pratt Group & DL Wood	Payment of a MUGA contribution	£0.00	£17,475.00	£17,475.00	Phased payments.	NO	As above.
07/2169/01	ORLN Site, Land N of Old Rydon Lane.	The Pratt Group & DL Wood	Payment of a recycling contribution	£0.00	£5825.00	£5825.00	Phased payments.	NO	As above.

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
07/2169/01	ORLN Site, Land N of Old Rydon Lane.	The Pratt Group & DL Wood	Payment of a reserved car contribution	£0.00	£24,465.00	£24,465.00	Phased payments.	NO	As above.
07/2169/01	ORLN Site, Land N of Old Rydon Lane.	The Pratt Group & DL Wood	Payment of a play area commuted sum	£0.00	£15,101.00	£15,101.00	Payable on transfer of the Parcel containing the Play Area.	NO	As above.
07/2169/01	LANGDON Site, Land E of Newcourt House.	Dukeminster Ltd	Payment of a community facility contribution	£0.00	£92500.00	£92500.00	Phased payments.	NO	As above.
07/2169/01	LANGDON Site, Land E of Newcourt House.	Dukeminster Ltd	Payment of an indoor leisure contribution	£0.00	£99,752.00	£99,752.00	Phased payments.	NO	As above.
07/2169/01	LANGDON Site, Land E of Newcourt House.	Dukeminster Ltd	Payment of a MUGA contribution	£0.00	£11,100.00	£11,100.00	Phased payments.	NO	As above.
07/2169/01	LANGDON Site, Land E of Newcourt House.	Dukeminster Ltd	Payment of a play area contribution	£0.00	£35,224.00	£35,224.00	Phased payments.	NO	As above.
07/2169/01	LANGDON Site, Land E of Newcourt House.	Dukeminster Ltd	Payment of a recycling contribution	£0.00	£3,700.00	£3,700.00	Phased payments.	NO	As above.

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
07/2169/01	LANGDON Site, Land E of Newcourt House.	Dukeminster Ltd	Payment of a reserved car contribution	£0.00	£15,540.00	£15,540.00	Phased payments.	NO	As above.
07/2169/01	LANGDON Site, Land E of Newcourt House.	Dukeminster Ltd	Payment of a play area commuted sum	£0.00	£3,717.00	£3,717.00	Phased payments.	NO	As above.
07/2169/01	SEF Site, Land NE of Topsham Road.	Holaw Ltd & Roadfarm Ltd & SoS Defence & NH Finance Ltd	Payment of a community facility contribution	£0.00	£250,625.00	£250,625.00	Phased payments.	NO	As above.
07/2169/01	SEF Site, Land NE of Topsham Road.	Holaw Ltd & Roadfarm Ltd & SoS Defence & NH Finance Ltd	Payment of an indoor leisure contribution	£0.00	£270,274.00	£270,274.00	Phased payments.	NO	As above.
07/2169/01	SEF Site, Land NE of Topsham Road.	Holaw Ltd & Roadfarm Ltd & SoS Defence & NH Finance Ltd	Payment of a MUGA contribution	£0.00	£30,075.00	£30,075.00	Phased payments.	NO	As above.
07/2169/01	SEF Site, Land NE of Topsham Road.	Holaw Ltd & Roadfarm Ltd & SoS Defence & NH Finance Ltd	Payment of a recycling contribution	£0.00	£10,025.00	£10,025.00	Phased payments.	NO	As above.
07/2169/01	SEF Site, Land NE of Topsham Road.	Holaw Ltd & Roadfarm Ltd & SoS Defence & NH Finance Ltd	Payment of a reserved car contribution	£0.00	£42,105.00	£42,105.00	Phased payments.	NO	As above.

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
07/2169/01	SEF Site, Land NE of Topsham Road.	Holaw Ltd & Roadfarm Ltd & SoS Defence & NH Finance Ltd	Payment of a play area commuted Sum	£0.00	£23,232.00	£23,232.00	Phased payments.	NO	As above.
10/1840/01	Land off Hill Barton Road, Exeter	Hill Barton Devts LLP & others	Requires payment of an open space contribution of £440 per dwelling.	£0.00	£62,605.47	£62,605.47	On commencement of development.	YES	Commenced under 12/0666/02 (133 dwellings). Invoice sent April 2013.
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. Contribution to be renegotiated as part of a new planning 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	Outline application. Contribution to be renegotiated as part of a new planning application.
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.	YES	
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	Unlikely to proceed.

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
11/0787/01	St Loyes Foundatn, Topsham Road	Helical (Exeter) Ltd.	Payment of a contribution towards playing fields works and improvements to Wonford Sports Centre (or works in lieu).	£0.00	£0.00	£250,000.00	No implementation until EITHER pp obtained for playing field works, contract for construction works approved and a bond paid, OR owner has confirmed that it will pay the playing fields contribution. Works to be completed or contribution paid prior to occupation of more than 39 open market dwellings.	NO	Payment not required if the equivalent payment is made pursuant to the S106 agreement of 23/09/2010. Any part unspent to be returned after 7 years.
11/0959/03	Kingfisher House/ Stag House, Western Way	Heritage Developm ts SW Ltd.	Requires payment of a community facilities contribution.	£0.00	£0.00	£20,000.00	Prior to occupation.	NO	Unlikely to proceed.
11/1800/03	Former Istock Brickworks Site, Harrington Lane	Redrow Homes Ltd	Payment of a contribution for additional or improved community facilities on or within a mile of the site.	£0.00	£0.00	£143,750.00	On occupation of 115th dwelling.	NO	To be spent within 5 years of the date on which it was paid.
12/0988/03	Former University of Plymouth, Earl Richards Rd N	University of Plymouth	Payment of a contribution towards improvements to Salmon Pool Lane play area.	£0.00	£0.00	£36,720.00	On or before occupation of the 20th dwelling.	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
12/0988/03	Former University of Plymouth, Earl Richards Rd N.	University of Plymouth	Payment of a contribution towards sports pitches.	£0.00	£0.00	£17,160.00	On or before occupation of the 20th dwelling.	NO	
12/0988/03	Former University of Plymouth, Earl Richards Rd N	University of Plymouth	Payment of a contribution towards young persons recreational facilities	£0.00	£0.00	£11,152.00	On or before occupation of the 20th dwelling.	NO	
12/0988/03	Former University of Plymouth, Earl Richards Rd N	University of Plymouth	Payment of a contribution towards indoor sports facilities.	£0.00	£0.00	£26,325.00	On or before occupation of the 20th dwelling.	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
03/1611/01	County Ground	Bellway	Community Facilities Contribution. £300 per dwelling (100 dwellings + 53 supported)	£21,453.96	£45,900	£25,834.50	YES	New tarmac path provided from Old Vicarage Rd. entrance to the play area. Remainder to be spent improving the play area at Cowick Barton Playing Fields.	NO
06/1147/03	Episcopal Building and York Wing, Dinham Road	Justin Developments	Provide and maintain play equipment	£9,737.00	£18,000	£8,263.00	YES	Payment received in lieu of on-site provision. To be used at Looe Road. Play area improvements completed Summer 2012, further improvements likely Autumn 2013.	NO
07/1352/03	Beacon Avenue	Persimmon Homes	Contribution towards open space works	£68,311.00	£73,631.00	£5,320.00	YES	Received Spring 2012. Adoption completed and play area fencing and gates provided. Play equipment to be provided during 2013.	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
07/2633/03	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
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 within a wider scheme to provide new splashpark facility 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. To be used in "Phase 2" of Looe Road Play Area improvements during 2013.	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. Adoption of open space completed Spring 2013, final stage of public consultation to be conducted Summer 2013 and play equipment to be provided late 2013.	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
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	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.	NO Contract has not been let. Still in negotiation.
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 Development commenced by virtue of construction of boundary wall on southern site boundary. DCC notified.	YES
07/2169/01	ORLN Site, Land N of Old Rydon Lane.	The Pratt Group & DL Wood	Education Contribution	£0.00	£1,575,193.00	£0.00	Phased payments.	NO
07/2169/01	LANGDON Site, Land E of Newcourt House.	Dukeminster Ltd	Education Contribution	£0.00	£259,769.00	£0.00	Phased payments.	NO
07/2169/01	SEF Site, Land NE of Topsham Road.	Holaw Ltd & Roadfarm Ltd & SoS Defence & NH Finance Ltd	Education Contribution	£0.00	£2,465,042.00	£0.00	Phased payments.	NO
09/0417/03	R/o St Loyes Hotel, 12-14 Salters Rd	Heavitree Brewery PLC	Education Contribution	£0.00	£20,523.57	£0.00	Prior to the sale or occupation of the 4th dwelling on the site.	NO
10/2088/01	Land at Pinhoe Quarry, Harrington Lane.	Pinhoe Quarry LLP	Education contribution of £1,000 per dwelling with more than one bedroom.	£0.00	Up to £380,000	£0.00	50% of contribution to be paid prior to commencement of housing development. Balance to be paid before more than 50% of dwellings occupied.	NO. Applicant revising application due to viability.

Table 5: Section 106 Education – Money Expected

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Due when	Due
11/0787/01	St Loyes Foundation, Topsham Road	Helical (Exeter) Ltd.	Payment to DCC of an education contribution.	£0.00	£51,126.76	£0.00	On completion of 20th dwelling or on 1st anniversary of implementation, whichever is earlier.	NO
11/1800/03	Former Ibstock Brickworks Site, Harrington Lane	Redrow Homes Ltd	Payment of an education contribution.	£0.00	£810,634.00	£0.00	50% on occupation of 20th dwelling. 50% on occupation of 120th dwelling.	NO
12/0806/01	Pilton House, Pilton Lane.	Messrs B Kaye and J Warren	Payment to DCC of an education contribution.	£0.00	£7,776.00	£0.00	Prior to commencement of development.	NO
12/0988/03	Former University of Plymouth, Earl Richards Rd N	University of Plymouth	Payment to DCC of an education contribution.	£0.00	£102,253.50	£0.00	50% before or on occupation of 10% of the dwellings, 50% before or on completion of 50% of the dwellings or within 12 months of the 1st payment, whichever is the earlier.	NO
12/1199/01	School House, Millbrook Lane	St Loyes Foundation	Education Contribution	£0.00	£12,384.00	£0.00	Prior to the commencement of development	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
02/1402/01	Royal Naval Stores Depot, Topsham Road	Dukeminster Ltd	"...the provision of secondary educational facilities which are likely to be used by secondary school children residing on the property" 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 app	£348,459.00	£348,459.00	£0.00	YES	Full payment received.	NO
02/1402/01	Royal Naval Stores Depot, Topsham Road	Dukeminster Ltd	Education Contribution. £1,122.50 per >1 bed dwelling (except retirement homes (no. 53) (90 dwellings).	£803,581.00	£803,581.00	£0.00	PART	Contribution paid. Land offer not yet made.	NO
03/1611/01	County Ground	Bellway	Education Contribution. £1,122.50 per >1 bed dwelling (except retirement homes (no. 53) (90 dwellings).	£101,025.00	£101,025.00	£0.00	YES	Full payment received.	NO
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

Table 6: Section 106 Education – Money Received

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Complied	Notes	Money spent
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	NO	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 Jan 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 by DCC 30/10/09.	NO

Table 8: Section 106 Environmental Enhancements – Money Received

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Due when	Completed	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 to incorporate planting into EA flood scheme between Double Locks and Countess Wear. Estimate expenditure 2016-17	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. £15,000 to be spent in 2013-14 to fund preparation of material for deposition in RAMM. This includes the £5000 that had to be spent by Aug. 2014. Remainder earmarked for use by end of 2016 to fund RAMM storage facilities in order to take the Princesshay archive and finds, but means of achieving this still under discussion.	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
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 has drawn up proposals for the use of this money. Funds shortly to be transferred by Finance. Should all be spent by end 2013-14.	NO
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	Agreed scheme of tree planting to be implemented Autumn 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 2013/14 following completion of Outdoor Centre.	NO
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. Not yet committed to any project.	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 roundabout and consulted upon. Scheme for Swift	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
									tower and landscaping proceeding. Money to be committed by Dec 2013.	
10/1594/03	RD&E Hospital, Gladstone Rd	Waitrose Ltd	Pay for improving the trading environment in Magdalen Road (£15,000).	£13,000	£15,000	£2,000.00	Within 28 days of commencement.	YES	Received Mar 2011. £1,000 each spent on Magdalen Road Christmas Fair 2011 and 2012.	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	Agreed scheme of tree planting to be implemented Autumn 2013.	NO
11/0787/01	St Loyes Foundation, Topsham Road	Helical (Exeter) Ltd.	Payment of a contribution towards storage and display of archaeological finds made during the course of development	£35,802.75	£35,000.00	£0.00	Prior to implementation.	YES	£35,802.75 paid February 2013. How contribution to be used to be subject of discussions during coming year between Archaeology Officer, RAMM, and Developer.	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 have delayed adoption of the land and delivery of the 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. 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 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
07/2169/01	ORLN Site, Land N of Old Rydon Lane.	The Pratt Group & DL Wood	Payment of a Habitat Management Contribution	£0.00	£23,649.50	£0.00	Phased payments payable prior to occupation of any dwelling constructed on individual parcels.	NO	There are 3 separate agreements which apply to 3 separate Sites under one application 07/2169/01 for outline planning permission. As above.
07/2169/01	ORLN Site, Land N of Old Rydon Lane.	The Pratt Group & DL Wood	Pay a Playing Pitches Contribution	£0.00	£102,520	£0.00	As above.	NO	As above.
07/2169/01	ORLN Site, Land N of Old Rydon Lane.	The Pratt Group & DL Wood	Payment of a Remediation Contribution	£0.00	Up to max of £7326	£0.00	Prior to commencement of development.	YES	As above.
07/2169/01	ORLN Site, Land N of Old Rydon Lane.	The Pratt Group & DL Wood	Payment of a Public Open Space Commuted Sum	£0.00	£107,180	£0.00	Payable 28 days after the Council issue an approval certificate for the POS in each Parcel of land specified in the MP.	NO	As above.
07/2169/01	ORLN Site, Land N of Old Rydon Lane.	The Pratt Group & DL Wood	Payment of a Wildlife Area Commuted Sum.	£0.00	£11,400.00	£0.00	Payable on transfer of Wildlife Area.	NO	As above.
07/2169/01	LANGDON Site, Land E of Newcourt House.	Dukeminster Ltd	Payment of a Habitat Management Contribution	£0.00	£15,022	£0.00	Phased payments payable prior to occupation of any dwelling constructed on individual parcels.	NO	As above.
07/2169/01	LANGDON Site, Land E of Newcourt House.	Dukeminster Ltd	Payment of a Playing Pitches Contribution	£0.00	£440 per dwelling of 2 or more bedrooms	£0.00	As above.	NO	As above.

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
07/2169/01	LANGDON Site, Land E of Newcourt House.	Dukeminster Ltd	Payment of a Remediation Contribution	£0.00	Up to max of £1208	£0.00	Prior to the commencement of development	YES	As above.
07/2169/01	LANGDON Site, Land E of Newcourt House.	Dukeminster Ltd	Payment of a Playing Pitches contribution	£0.00	£440 per dwelling of 2 or more bedrooms	£0.00	Phased payments payable prior to occupation of any dwelling constructed on individual parcels.	NO	As above.
07/2169/01	LANGDON Site, Land E of Newcourt House.	Dukeminster Ltd	Payment of a Public Open Space Commuted Sum	£0.00	£68,080	£0.00	Payable for each Parcel of land specified in the MP 28 days after the Council issue an approval certificate for the POS in each Parcel.	NO	As above.
07/2169/01	LANGDON Site, Land E of Newcourt House.	Dukeminster Ltd	Payment of a Wildlife Area Commuted Sum.	£0.00	£1,880.00	£0.00	Payable on transfer of Wildlife Area.	NO	As above.
07/2169/01	SEF Site, Land NE of Topsham Road.	Holaw Ltd & Roadfarm Ltd & SoS Defence & NH Finance Ltd	Payment of an Open Space Contribution for the provision of play equipment, railings and gates etc within Play Area	£0.00	Up to £106480	£0.00	Upon the Council issuing an approval certificate for the open space in the Parcel of land specified in the MP containing the Play Area.	NO	As above.
07/2169/01	SEF Site, Land NE of Topsham Road.	Holaw Ltd & Roadfarm Ltd & SoS Defence & NH Finance Ltd	Payment of a Habitat Management Contribution	£0.00	£40,701.50	£0.00	Phased payments payable prior to occupation of any dwelling constructed on individual parcels.	NO	As above.

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
07/2169/01	SEF Site, Land NE of Topsham Road.	Holaw Ltd & Roadfarm Ltd & SoS Defence & NH Finance Ltd	Payment of a Playing Pitches Contribution	£0.00	£440 per dwelling of 2 or more bedrooms	£0.00	Phased payments payable prior to occupation of any dwelling constructed on individual parcels.	NO	As above.
07/2169/01	SEF Site, Land NE of Topsham Road.	Holaw Ltd & Roadfarm Ltd & SoS Defence & NH Finance Ltd	Payment of a Remediation Contribution	£0.00	Up to max of £11466	£0.00	Prior to commencement of development.	YES	As above.
07/2169/01	SEF Site, Land NE of Topsham Road.	Holaw Ltd & Roadfarm Ltd & SoS Defence & NH Finance Ltd	Payment of a Public Open Space Committed Sum	£0.00	£184,460	£0.00	Payable for each Parcel of land specified in the MP 28 days after the Council issue an approval certificate for the POS in each Parcel.	NO	As above.
07/2169/01	SEF Site, Land NE of Topsham Road.	Holaw Ltd & Roadfarm Ltd & SoS Defence & NH Finance Ltd	Payment of a Playing Pitches Contribution	£0.00	£440 per dwelling of 2 or more bedrooms	£0.00	Phased payments payable prior to occupation of any dwelling constructed on individual parcels.	NO	As above.
07/2169/01	SEF Site, Land NE of Topsham Road.	Holaw Ltd & Roadfarm Ltd & SoS Defence & NH Finance Ltd	Payment of a Remediation Contribution	£0.00	Up to max of £11466	£0.00	Prior to commencement of development.	NO	As above.
07/2169/01	SEF Site, Land NE of Topsham Road.	Holaw Ltd & Roadfarm Ltd & SoS Defence & NH Finance Ltd	Payment of a Public Open Space Committed Sum	£0.00	£184,460	£0.00	Payable for each Parcel of land specified in the MP 28 days after the Council issue an approval certificate for the POS in each Parcel.	NO	As above.

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
11/0959/03	Kingfisher House/Stag House, Western Way	Heritage Developmnts SW Ltd.	Requires payment of an open space contribution.	£0.00	£14,380.00	£0.00	Prior to occupation.	NO	Not likely to proceed.

Table 10: Section 106 Open Space Maintenance -- Money Received

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Completed	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	£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	Completed	Notes
			play area.					
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
07/1352/01	Beacon Avenue	Persimmon Homes	Public Open Space commuted sum	£34,032.00	£34,032.00	£0.00	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
07/1352/01	Beacon Avenue	Persimmon Homes	Play equipment commuted sum	£11,344.00	£11,344.00	£0.00	YES	Land adopted. Play equipment to be provided by the Council during 2013.

Table 11: Social Services & Health – 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.
07/2169/01	ORLN Site, Land N of Old Rydon Lane.	The Pratt Group & DL Wood	Payment of a Healthcare Contribution	£0.00	£125 per dwelling	Phased payments.	NO	There are 3 separate agreements which apply to 3 separate Sites under one application 07/2169/01 for outline planning permission.
07/2169/01	ORLN Site, Land N of Old Rydon Lane.	The Pratt Group & DL Wood	Payment of a Social Services Contribution	£0.00	£310 per dwelling	Phased payments.	NO	As above.
07/2169/01	LANGDON Site, Land E of Newcourt House.	Dukeminster Ltd	Payment of a Healthcare Contribution	£0.00	£125 per dwelling	Phased payments.	NO	As above.

Table 11: Social Services & Health – Money Expected

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Due when	Due	Notes
07/2169/01	LANGDON Site, Land E of Newcourt House.	Dukeminster Ltd	Payment of a Social Services Contribution	£0.00	£310 per dwelling	Phased payments.	NO	As above.
07/2169/01	SEF Site, Land NE of Topsham Road.	Holaw Ltd & Roadfarm Ltd & SoS Defence & NH Finance Ltd	Payment of a Healthcare Contribution	£0.00	£125 per dwelling	Phased payments.	NO	As above.
07/2169/01	SEF Site, Land NE of Topsham Road.	Holaw Ltd & Roadfarm Ltd & SoS Defence & NH Finance Ltd	Payment of a Social Services Contribution	£0.00	£310 per dwelling	Phased payments.	NO	As above.

Table 13: Section 106 Highways and Transport – Money Expected

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."	£400000	£1,000,000	£23,659	Payment in 4 instalments by 31/01/2014.	Part	Original contribution of £1,250,000 renegotiated. Deed of variation of 27/05/2011 requires payment in 4 instalments. 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 currently investigating.
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)
07/1213/01	Chancel Lane	Taylor Wimpey	Payment of a contribution for improvements to Chancel Lane (to be carried out by DCC)	£0.00	£70,000	£70,000	On the date of the agreement (26/04/2013)	YES	Invoice sent.
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	£0.00	Phased payments prior to occupation of dwellings on any parcel of land.	NO	There are 3 separate agreements which apply to 3 separate Sites under one application 07/2169/01 for outline planning permission.
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	As above.

Table 13: Section 106 Highways and Transport – Money Expected

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	Payment of a Public Transport Contribution	£0.00	£73,264.00	£0.00	Prior to 1st occupation.	NO	As above.
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	As above.
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	As above.
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	£0.00	Phased payments prior to occupation of dwellings on any parcel of land.	NO	As above.

Table 13: Section 106 Highways and Transport -- Money Expected

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	As above.
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	As above.
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	YES	DCC pursuing.
09/1523/03	Topsham Rugby Club, Exeter Rd, Topsham	Trustees Topsham RFC	Pay a traffic order contribution.	£0.00	£1,500.00	£0.00	On or before commencement of development.	NO	DCC pursuing.

Table 13: Section 106 Highways and Transport – Money Expected

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Due when	Due	Notes
10/0200/01	Land S of Yeoford Way, Marsh Barton Trading Estate	Prego Development s 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	
10/1840/01	Land off Hill Barton Road, Exeter	Hill Barton Devts LLP & others	Payment of a sustainable transport contribution of £42500 plus £2218.50 per dwelling.	£0.00	£365,382.47	£0.00	On commencement of development.	YES	This contribution being renegotiated as at April 2013.
10/1840/01	Land off Hill Barton Road, Exeter	Hill Barton Devts LLP & others	Payment of a car club contribution of £188 per dwelling.	£0.00	£26,195.51	£0.00	On commencement of development.	YES	Invoice sent April 2013.
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	Developer seeking to renegotiate contribution.

Table 13: Section 106 Highways and Transport – Money Expected

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	Developer seeking to renegotiate contribution
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	Developer seeking to renegotiate contribution
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.	YES	

Table 13: Section 106 Highways and Transport – Money Expected

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 of a Traffic Regulation Order contribution.	£0.00	£1,500.00	£0.00	Prior to commencement of development.	NO	Unlikely to proceed.
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 commencement of development.	NO	Unlikely to proceed.
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 commencement of development.	NO	Unlikely to proceed.
11/0959/03	Kingfisher House/ Stag House, Western Way	Heritage Developmnts SW Ltd.	Requires payment of a contribution for improvements in Verney Street	£0.00	£18,000.00	£0.00	Prior to occupation.	NO	Unlikely to proceed.

Table 13: Section 106 Highways and Transport – Money Expected

Planning App. no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Due when	Due	Notes
11/0959/03	Kingfisher House/ Stag House, Western Way	Heritage Developmnts SW Ltd.	Requires payment of a contribution for cycle routes.	£0.00	£2,700.00	£0.00	Prior to occupation.	NO	Unlikely to proceed.
11/1619/01	Land S. of Met Office, Fitzroy Road	Premier Inn Hotels Ltd	Payment to DCC of a strategic highway contribution	£0.00	£60,000.00	£0.00	Prior to commencement of development.	NO	
11/1751/03	Former Speedway Garage, 63 Cowick Street.	The A303 Partnership	Payment to DCC of a Traffic Regulation Order contribution.	£0.00	£1,500.00	£0.00	Prior to commencement of development.	NO	
11/1800/03	Former Ibstock Brickworks Site, Harrington Lane	Redrow Homes Ltd	Payment of a contribution for the Exhibition Way Link	£0.00	£607,750.00	£0.00	Prior to occupation of 150th dwelling.	NO	To be spent or committed to be spent within 20 years of the date it was paid.

Table 13: Section 106 Highways and Transport – Money Expected

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Due when	Due	Notes
11/1800/03	Former Ibstock Brickworks Site, Harrington Lane	Redrow Homes Ltd	Payment of a sustainable transport contribution.	£0.00	£168,331.00	£0.00	50% to DCC prior to occupation of 20th dwelling. 50% to DCC prior on occupation of 135th dwelling.	NO	To be spent or committed to be spent within 20 years of the date it was paid.
12/0806/01	Pilton House, Pilton Lane.	Messrs B Kaye and J Warren	Payment to DCC of a highway and transportation contribution.	£0.00	£8,224.00	£0.00	Prior to commencement of development.	NO	
12/0988/03	Former University of Plymouth, Earl Richards Rd N	University of Plymouth	Payment of a contribution to DCC towards traffic orders and road markings.	£0.00	£3,500.00	£0.00	Prior to commencement of development.	NO	

Table 14: Section 106 Highways and Transport – Money Received

Planning App.no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Complied	Notes	Money spent
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 Priors 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)	NO
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 committed sum in respect of the cost of operating and maintaining the said traffic signals. Pay £65,000 towards highway improvements. Indexed from 9 Dec 2003 until payment. Repay if unspent within 10 years of payment.	£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
03/1256/01	Digby Drive/Russell Way	Barratt Homes Ltd Persimmon Homes Ltd	Travel Pack Contribution	£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		£2,827.89	£2,500.00	£0.00	YES	Received by DCC 5 June 2009.	NO

Table 14: Section 106 Highways and Transport – Money Received

Planning App.no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Complied	Notes	Money spent
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 commenced on site early 2013	NO
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
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
06/0876/03	Land North of Exeter Motorway Services	Location 3 Properties	Contribution towards the management of the Sowton Transport Management Forum	£5,000 (DCC)	£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	NO
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	NO
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	NO

Table 14: Section 106 Highways and Transport – Money Received

Planning App/no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Complied	Notes	Money spent
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.	PART
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.	NO
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.	NO
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
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	Devt. has commenced. (Developer is currently proposing alternative proposals that may require revised contributions).	NO

Table 14: Section 106 Highways and Transport – Money Received

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Complied	Notes	Money spent
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.	NO
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.	NO
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.	NO
11/0140/03	Townsend Printers, Western Way	MREF Exeter Property Co. Ltd.	Payment of a contribution for the making of orders to control parking in Toronto Road or elsewhere affected by student parking.	£2338.50	£7,000.00	£4661.50	YES	Received by DCC May 2012	Part

Table 15 – Local Energy Network - Money Expected

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount Outstanding	Due when	Due	Notes
10/1906/03	69-73 Sidwell St.	Stoneman & Bowker Ltd	Payment of a contribution to the proposed city centre local energy network scheme.	£0.00	£40,000.00	£40,000.00	Prior to occupation.	NO	
11/0140/03	Townsend Printers, Western Way	MREF Exeter Property Co. Ltd.	Payment of a contribution to the proposed city centre local energy network scheme.	£0.00	£81,000.00	£81,000.00	Prior to occupation.	NO	
11/0895/03	Portland House, Longbrook Street.	Eaton Commercial Properties Exeter Ltd	Payment of a LEN contribution.	£0.00	£31,000.00	£31,000.00	Prior to commencement of development.	NO	Unlikely to proceed
11/0959/03	Kingfisher House/Stag House, Western Way	Heritage Developmtns SW Ltd.	Requires payment of a LEN contribution.	£0.00	£46,898.00	£46,898.00	Prior to occupation.	NO	Unlikely to proceed

Table 16 – Local Energy Network - Money Received

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Complied?	Notes	Money spent?
10/1594/03	RD&E Hospital, Gladstone Rd	Waitrose Ltd	Pay £94,000 towards the implementation of a Local Energy Network (LEN) scheme in the City Centre.	£96,136.35	£94,000	£0.00	Prior to completed development being brought into use for retail trading.	YES	YES

Table 17: Exe Estuary Management Plan – Money Expected

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount Outstanding	Due when	Due	Notes
07/2169/01	ORLN Site, Land N of Old Rydon Lane.	The Pratt Group & DL Wood	Payment of a contribution towards protected European sites.	£0.00	£8155	£8155	Phased payments.	NO	There are 3 separate agreements which apply to 3 separate sites under one outline application (07/2169/01). Reserved matters approved November 2012 for 233 dwellings (12/0921/02)
07/2169/01	LANGDON Site, Land E of Newcourt House.	Dukeminster Ltd	Payment of a contribution towards Exe Estuary Management Plan.	£0.00	£5180	£5180	Phased payments.	NO	Outline permission only.
07/2169/01	SEF Site, Land NE of Topsham Road.	Holaw Ltd & Roadfarm Ltd & SoS Defence & NHI Finance Ltd	Payment of a contribution towards Exe Estuary Management Plan.	£0.00	£14035	£14035	Phased payments.	NO	There are 3 separate agreements which apply to 3 separate sites under one outline application (07/2169/01). Reserved matters approved April 2012 for 112 dwellings (12/0131/02) and November 2012 for 289 dwellings (12/0870/02) a total of 401 dwellings.
11/0787/01	St Loyes Foundation, Topsham Road	Helical (Exeter) Ltd.	Payment to ECC of a contribution for Exe Estuary SPA protection.	£0.00	£17,514.00	£17,514.00	On completion of 39 open market dwellings.	NO	Payment not required if the equivalent payment is made pursuant to the S106 agreement of 23/09/2010. Any part unspent to be returned after 7 years.
11/1751/03	Former Speedway Garage, 63 Cowick Street.	The A303 Partnership	Payment to ECC of a contribution for measures to mitigate the impact of residential development upon European protected sites.	£0.00	£3,850.00	£3,850.00	Prior to commencement of development.	NO	

Table 17: Exe Estuary Management Plan – Money Expected

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount Outstanding	Due when	Due	Notes
11/1800/03	Former Ibstock Brickworks Site, Harrington Lane	Redrow Homes Ltd	Payment of a contribution towards mitigation for protected European sites.	£0.00	£80,500.00	£80,500.00	On occupation of 115th dwelling.	NO	To be spent within 5 years of the date on which it was paid.
11/1951/03	Dean Clarke House, Southernhay East	Devon Lifestyles (Exeter) Ltd	Payment of a contribution towards mitigation for protected European sites.	£0.00	£8,400.00	£8,400.00	Prior to commencement of development.	NO	
12/0027/03	28 Manor Road	Fimplot Ltd	Payment to ECC of a contribution towards measures to mitigate the impact of residential development upon the Exe Estuary Special Protection Area (SPA).	£0.00	£350.00	£0.00	Prior to commencement of development	YES	
12/0248/03	Magdalen House, 54/56 Magdalen Road	Devon County Council	Payment of a contribution towards mitigation for protected European sites.	£0.00	£1,750.00	£1,750.00	Within 28 days of occupation of the fourth dwelling in the development.	NO	
12/0806/01	Pilton House, Pilton Lane.	Messrs B Kaye and J Warren	Payment of a contribution towards mitigation for protected European sites.	£0.00	£700.00	£700.00	Prior to commencement of development.	NO	
12/0988/03	Former University of Plymouth, Earl Richards Rd N	University of Plymouth	Payment of a contribution towards mitigation for protected European sites.	£0.00	£13,650.00	£0.00	Prior to commencement of development.	NO	

Table 17: Exe Estuary Management Plan – Money Expected

12/1426/03	130 Fore Street	Exeter Property and Trading Co. Ltd.	Payment of a contribution towards mitigation for protected European sites.	£0.00	£4,550.00	£0.00	Prior to occupation of the development.	NO	
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Table 18: Exe Estuary Management Plan – Money Received

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Complied?	Notes	Money spent?
<p>£29,020.00 has been received by the Council as Natura 2000 contributions. A number of these contributions have been paid in cash rather than secured under S106 agreements.</p>									

Table 19: Contributions Received between 1 April 2012 and 31 March 2013

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Completed	Notes	Money spent
Affordable Housing									
08/0165/03	137 & 137A Cowick Street	McCarthy and Stone (Developmnts) Ltd	Pay an affordable housing contribution.	£1,069,411.15	£1,073,066.00	£0.00	YES		NO
Community and Leisure									
09/2068/03	St Pauls Church, Burnthouse Lane	Tor Homes	Off-site open space contribution.	£10,000	£10,000	£0.00	YES		NO
11/0140/03	Townsend Printers, Western Way	MREF Exeter Property Co. Ltd.	Payment of a contribution towards a new community centre in Belmont Park.	£45,000.00	£37,671.23	£0.00	YES		NO
Environmental Enhancements									
11/0787	St Loyes Foundation, Topsham Road	Helical (Exeter) Ltd.	Payment of an archaeology contribution.	£35,802.75	£35,802.75	£0.00	YES		NO
Highways									
11/0140/03	Townsend Printers, Western Way	MREF Exeter Property Co. Ltd.	Payment of a contribution for the making of orders to control parking in Toronto Road or elsewhere affected by student parking.	£7,000	£7,000	£0.00	YES		
				£1,187,213.80					

Table 20: Financial Contributions Spent between 1 April 2012 and 31 March 2013

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Complied	Notes	Spent
Affordable Housing									
08/0165/03	137 & 137A Cowick Street	McCarthy and Stone (Development s) Ltd	Payment of affordable housing contribution.	£780,582.26	£1,073,066	£40,000	YES		PART
Community & Leisure									
00/1015/01	Kinnerton Way, Exwick	Barratt Homes Ltd	Payment of a contribution towards provision of community facilities within the vicinity of the site	£00.00	£15,000.00	£17384.73	YES		YES
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	£26,905.70	£70,000.00	£3498.02	YES		YES
03/2008/03	Wyvern Barracks, Barrack Road		Payment of contribution in lieu of play equipment		£38,620	£3879.00	YES		YES

Table 20: Financial Contributions Spent between 1 April 2012 and 31 March 2013

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Complied	Notes	Spent
06/1147/03	Episcopal Building and York Wing, Dinham Road	Justin Developments	Provision and maintenance of £15K + VAT of play equipment	£9633.30	£18,000.00	£8366.70	YES		PART
07/1352/03	Beacon Avenue	Persimmon Homes	Payment of a Community Facilities contribution.	£66,223.08	£95,560.00	£5319.85	YES		PART
07/2502/03	Exeter Trust House (Students)	UNITE	Payment of a community facilities contribution to ECC.	£0.00	£15,400.00	£1821.00	YES		PART
07/1213/01	Chancel Lane	Taylor Wimpey	Payment of a contribution towards play facilities to serve the development	£3797.83	£18,000.00	£956.47	YES		PART

Table 20: Financial Contributions Spent between 1 April 2012 and 31 March 2013

Planning App no	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Complied	Notes	Spent
09/2068/03	St Pauls Church, Burnthouse Lane	Tor Homes	Off-site open space contribution.	£0.00	£18,000.00	£13195.26	YES		YES
08/0165/03	137 & 137A Cowick Street	McCarthy and Stone (Development s) Ltd	Payment of contribution towards the refurbishment of 137 Cowick Street.	£0.00	£100,000.00	£33912.21	YES		YES
Environmental Enhancements									
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.	£5050.62	£24,000.00	£25491.33	YES		PART
10/1594/03	RD&E Hospital, Gladstone Rd	Waitrose Ltd	Pay for improving the trading environment in Magdalen Road (£15,000).	£13,242.38	£15,000	£940.68	YES		PART

Table 20: Financial Contributions Spent between 1 April 2012 and 31 March 2013

Planning App no.	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Completed	Notes	Spent
Highways and Transport									
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." Scope widened in deed of variation of 31/01/2014 to include any transport improvements.	£400,000.00	£1,000,000	£24,779.47	PART		PART
03/1256/01	Digby Drive/Russell Way	Barratt Homes Ltd Persimmon Homes Ltd	Pay £65,000 towards highway improvements.	£71,779.50	£65,000.00	£26,882.52	YES		PART
07/0397/03	Bishops Court Ind. Est., Sidmouth Rd	Citygrove	Payment of a traffic signal installation contribution	44070.67	£46,000.00	1929.33	YES		PART

Table 20: Financial Contributions Spent between 1 April 2012 and 31 March 2013

Planning App no.	Site	Developer	Requirement	Amount in a/c	Amount	Amount spent	Complied	Notes	Spent
08/0100/03	Former St Davids Garage, Bonhay Road	Montern Ltd	Payment of a contribution to DCC towards a Traffic Order	£354.32	£1,000.00	£645.68	YES		PART
11/0140/03	Townsend Printers, Western Way	MREF Exeter Property Co. Ltd.	Payment of a contribution for the making of orders to control parking in Toronto Road or elsewhere affected by student parking.	£2338.50	£7,000.00	£4661.50	YES		PART
Local Energy Network									
10/1594/03	RD&E Hospital, Gladstone Rd	Waitrose Ltd	Pay £94,000 towards the implementation of a Local Energy Network (LEN) scheme in the City Centre.	£83807.15	£94,000.00	£12809.88	YES		PART
						£226,473.63			

Table 21: Section 106 Sites Currently Being Monitored

Northern Area

Site	Status	Key issues
Episcopal Annex 06/1147/03	Development commenced	<ul style="list-style-type: none"> - Payment received in lieu of on-site play provision. Used at Looe Road. Play area improvements carried out Summer 2012. More improvements planned for 2013. - Money for off-site PA has been amalgamated with Richmond Yard off-site contribution for improvements to Bury Meadow play area (completed June 2009). - Approximately £10,000 spent on additional play equipment at Bury Meadow.
Poilsloe Priory 02/1933/03	Residential development completed. Play area fundamentally complete. Open space issues remain outstanding.	<ul style="list-style-type: none"> - 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. - ECC offer on the table to take on POS area on licence basis until such time as remediation properly validated.
Richmond Yard 03/1722/03	Development completed	<ul style="list-style-type: none"> - On-site play area - adoption completed Dec 2008. - Money for off-site PA amalgamated with Episcopal Annex off-site contribution for improvements to Bury Meadow play area (complete June 2009). - Approximately £10,000 of the amalgamated sum spent on additional play equipment at Bury Meadow. Project now complete.
Summerway/ Northbrook	Land swap (not section 106 agreement but included here for clarity).	<ul style="list-style-type: none"> - Open space adopted. - Lit cycleway and fit MUGA installed. - Play area has been installed using a 106 contribution. Further capital funded works are planned for Summer 2010. - Land swap complete.

Western Area

Site	Status	Key issues
County Ground 03/1611/01	Development completed.	<ul style="list-style-type: none"> - Contribution used to provide facilities in Cowick Barton Playing Field (including access paths and upgrading the play area.
Crossmead 08/1476/03	Approved and S106 complete.	<ul style="list-style-type: none"> - 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

Table 21: Section 106 Sites Currently Being Monitored

Site	Status	Key issues
Lavender Road 00/1015/01	Development completed.	<ul style="list-style-type: none"> - 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. - A specialist remediation report has been prepared. - Site not yet adopted.
Kinnerton Way (Medley Court) 03/0200/03	Development completed.	<ul style="list-style-type: none"> - MUJA and community centre completed and handed over. Lights have now been provided. - Transfers now complete.
Oaklands, Cowick Lane 07/2654/03	Planning consent granted and S106 complete.	<ul style="list-style-type: none"> - Section 106 agreement completed. - £12,336 contribution to off-site leisure facilities.
PEOH 99/0442/01	Development completed.	<ul style="list-style-type: none"> - Phase 1 – Outstanding issues now resolved. Legal Section instructed on transfer. - Phase 2 – Adopted.
St Peter's Mount	Development completed.	<ul style="list-style-type: none"> - 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. - Adoption complete on all other areas
Water Lane 96/0684/03	Development completed.	<ul style="list-style-type: none"> - Contribution allocated to an allotment improvement project and project now complete.
137 & 137A Cowick Street 08/0165/03	Development commenced.	<ul style="list-style-type: none"> - 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. - 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.
Southern Area		
Site	Status	Key issues
Digby, Kings Heath 02/0175/01	Complete	<ul style="list-style-type: none"> - All open space, recreation and play works complete. Small play area budget remains for which proposals are being developed. In conjunction with the Residents Association it has been decided that the remainder will part-fund the provision of a new outdoor table tennis table.
Exeter Trust House 07/2502/03	Under construction.	<ul style="list-style-type: none"> - 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. - Persimmon has commissioned a consultant re. contaminated land. Contaminated land survey yet to be received. - Remediation strategy being discussed with Environmental Health. - The S106 agreement does not stipulate that the POS should be offered for adoption prior to the occupation of a specific number of units. - New consent for part of the site requires, by condition, provision of related open space before more than 50% occupation. - Open space/play area design drawn up by ECC is being finalised by Persimmon, who will then seek approval. - A final design for the play equipment has now been agreed following public consultation.
Royal Naval Stores Depot 02/1402/01	Commenced. Re-plan and new applications seem likely.	

Table 21: Section 106 Sites Currently Being Monitored

Site	Status	Key issues
Newcourt 07/2169/01	Planning permission granted 17 May 2010	<ul style="list-style-type: none"> - Section 106 agreement dated 12 May 2010.
Wyvern Barracks 03/2008/03	Under construction.	<ul style="list-style-type: none"> - 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. - The link to Wyvern Park is expected to be closed, such that the link will be between Shakespeare Road and Well Oak only. - £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. - Extensive consultation with Wyvern Park Residents Association has taken place. The Council and WPRAs 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. - 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. - The Dickens Drive contribution was made and that project has been completed.
St Loyes College 09/0832/01	Outline planning permission granted 24 September 2010.	<ul style="list-style-type: none"> - Original S106 agreement dated 23 September 2010. - A deed of variation of the original agreement relates to this site. It was required to take account of the new planning permission (1/0787/01) for development on the southern half of the original site. It ensures that financial contributions are paid either in respect of the original development or the new development but not both.
Beacon Lane 08/2213/02	Under construction.	<ul style="list-style-type: none"> - Section 106 agreement completed. - Open space (including play) facilities to a minimum estimated value of £71,187.00 to be provided on-site by the Council. - Contribution of £95,560 prior to first occupation for community facilities in the locality. - Commuted sums negotiated for public open space and play equipment.

