

# CITY OF PLYMOUTH

**Subject:** Section 106 Monitoring - Planning Obligations Monitoring

**Committee:** Growth and Prosperity Overview and Scrutiny Panel

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**Part** I

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## Introduction

1. The panel considered a report on planning obligations monitoring at its previous meeting on 13 September 2010. This report responds to questions raised by panel members at that meeting. Questions broadly related to the operation and administration of planning obligations, to the detail of what obligations are outstanding, and to councillors' involvement in the negotiation and prioritisation of obligations.

## Responses to Panel Questions

2. Responses to panel members' questions are given below. Panel members' questions are in *italics*.

*What happens when a developer goes bankrupt? Does the planning obligation transfer to the new owner if the site is sold?*

### Response:

3. It is important to distinguish between different types of planning obligations in responding to this question. Planning Obligations can take the form of a Section 106 Agreement or a Unilateral Undertaking. Section 106 Agreements are negotiated agreements entered into by *both* the Council (local planning authority) and the developer, whereas Unilateral Undertakings

are specific undertakings offered by the developer and detailed in a deed to which the Council does not need to be a signatory, but which is nonetheless legally binding on the developer in the way that a Section 106 Agreement is legally binding. Unilateral Undertakings usually only bind the party offering the obligation, whereas Section 106 Agreements usually 'run with the land'. That is, they are legally enforceable against successor(s) in title of the land to which they relate if the land is disposed of by the owner(s). Section 106 Agreements may therefore be enforced against both the original signatory to the covenant and against anyone acquiring an interest in the land from him/her, whereas Unilateral Undertakings may only be enforced against the original signatory to the obligation.

4. In practice, if the land which is subject to a Section 106 Agreement is sold before the owner/developer is declared bankrupt, the obligations will transfer to the new owner and can be enforced against the successor in title. However, if the land is sold to realise the assets of a bankrupt company, the situation becomes much more complex.
5. If a developer goes bankrupt and has not disposed of the land prior to being declared bankrupt, the bankrupt developer is still required to comply with the planning obligations, whether they are works or financial contributions. This puts the City Council in a very difficult position. As part of its debt recovery process, the Council will register its outstanding financial contributions (its debt) with the insolvency company by way of completing a proof of debt form. The City Council will then be registered as a creditor, and will be listed along with all other creditors in an order assessed by the insolvency company. Depending on the timing of events, and the stage at which the Council is informed of the bankruptcy, the City Council is identified as an 'unsecured', 'secured' or 'preferential' creditor, with the position of 'secured' or 'preferential' creditor offering the greatest chance of debt recovery. When the bankrupt developer's debts are finally realised, the funds will be used to repay the creditors. This may mean, for example, that the land that is subject to the planning obligation in question is sold and the monies received are used to repay the creditors.
6. In some cases where the developer has been declared bankrupt, the City Council has been able to approach other signatories to Section 106 Agreements (e.g. banks or other mortgage providers) to discuss debt repayments. However, this avenue of approach provides no direct recourse for making good losses

where the Section 106 Agreement specifies that works of a particular nature must be undertaken.

7. The City Council includes clauses in Section 106 Agreements to the effect that the party to the agreement is only responsible for complying with the obligation whilst they retain an interest in the land. Planning permissions can also be made personal to applicants, such that the planning permission is invalidated if the land is sold, and such that any new owner must seek a new planning permission and to negotiate a new Section 106 Agreement if appropriate. Plymouth City Council Section 106 Agreements typically include a clause stating that “If the planning permission to which this Agreement relates shall expire before the development has commenced or is revoked, modified, or otherwise withdrawn, this Agreement shall forthwith determine and cease to have effect.” Section 106 Agreements are therefore effectively terminated when planning permissions expire.
8. Planning Services have been advised of some specific ongoing bankruptcy cases by the City Council’s Legal Services. Planning Services have requested a full list of debtors from Legal Services for future monitoring purposes.
9. Planning Services are also investigating options for reducing future risks. In particular, we are investigating further whether the planning permission itself remains valid in the event of Section 106 monies not being paid. We are also considering whether planning permissions can be made personal to applicants in circumstances where Unilateral Undertakings are negotiated and where these are not intended to pass on to successors in title. Further research into case law and definitive legal assessment of these matters are currently being considered.

*Can a flowchart be provided to indicate the processes that must be gone through before planning obligations monies can be spent?*

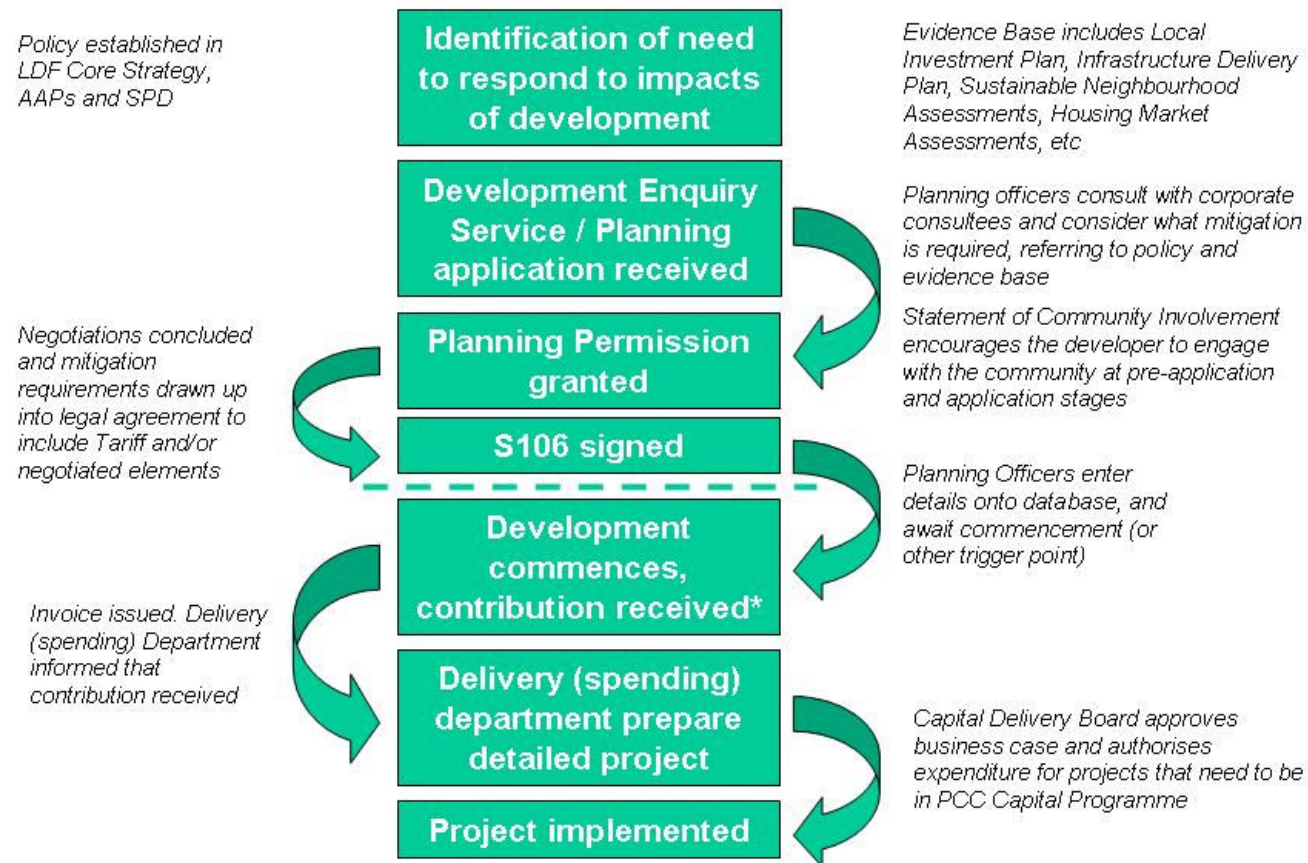
**Response:**

10. Two flowcharts are attached which highlight the key stages of Section 106 agreements. The first flow chart shows the overall process: above the dotted line occurs before the Agreement is signed, and below the line is the process that follows on from signing of the Agreement. The second flow chart documents the process that allows for the delivery of the project / spending of the

contribution. The target timeframe for completion of projects following the receipt of monies is one to two years. This is largely because of the time taken to design the project, seek the necessary approvals (such as planning permission in some cases), undertake consultation, and make sure other funding contributions are in place. Whilst the project design and delivery process can be complex and challenging, the improved Section 106 approvals process will not in itself add significantly to the time taken. Whilst Planning Services encourage work on the implementation of the project to start as early as possible, it must be remembered that any work undertaken prior to receipt of the contribution is at risk because there is always the possibility that the planning permission to which the contribution relates may not be implemented.

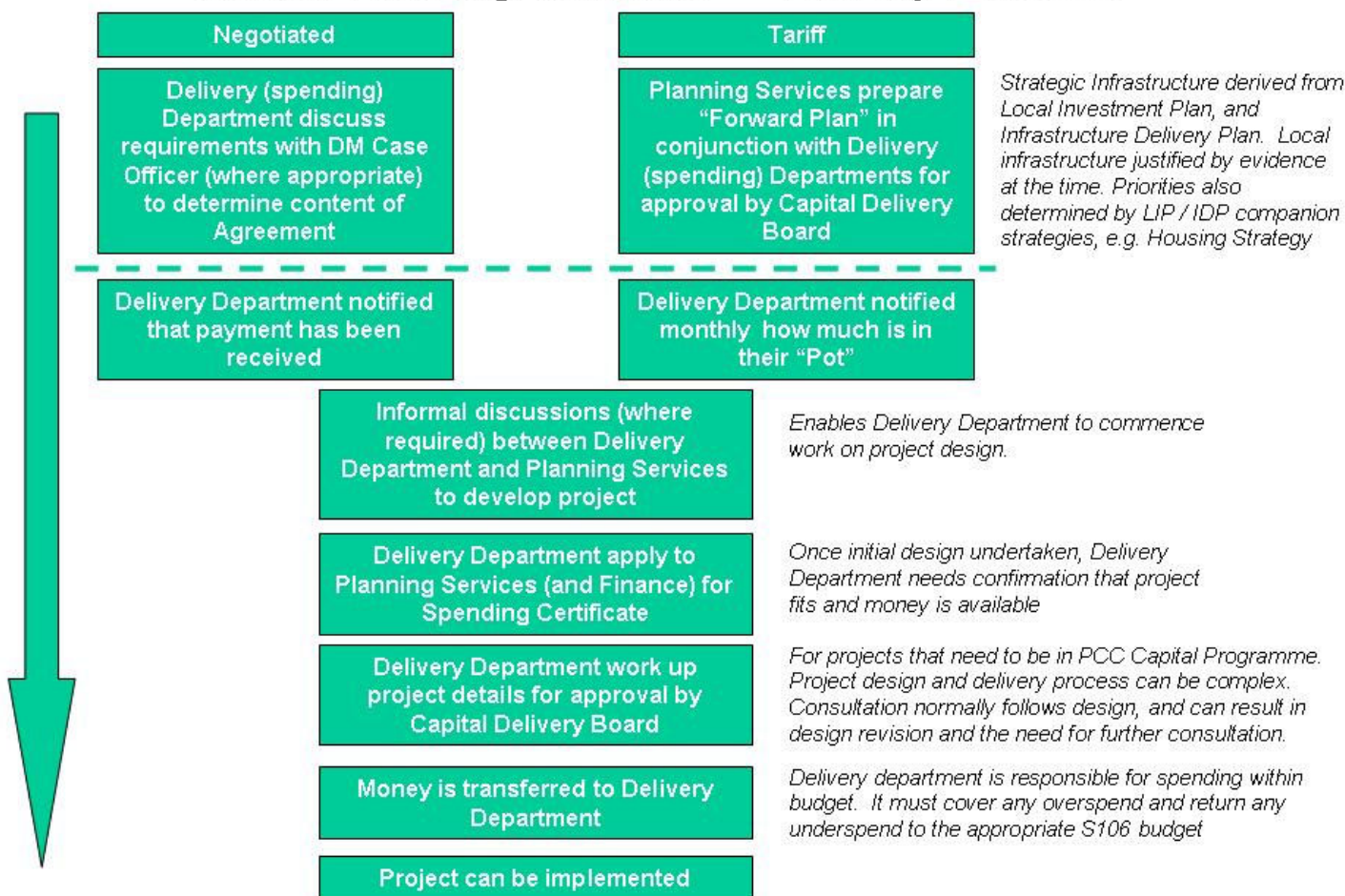
11. It is also important to remember that projects that emerge out of planning obligations agreements need to dovetail with existing implementation plans. It is not always appropriate to spend monies on the hasty delivery of projects when a more measured approach might deliver more beneficial outcomes over a longer timeframe.

## Section 106 Agreements - Overall Process



*\* Unless the Obligation is of a non-financial nature, in which case implementation of the obligation commences*

## Section 106 Agreements – Delivery Process



*What improvements have you made / are you considering making to the Section 106 database and process?*

*Are Plymouth City Council's administrative systems fit to deliver the millions of pounds worth of projects funded by planning obligations?*

**Response:**

12. Arrangements have been put in place to tighten up the management of planning obligations, with a number of processes having been implemented in the last six months as follows:-
- Monthly planning obligations financial reports are now produced for spending departments in order to clarify monies available for project delivery, and to ensure projects are committed to before time limits on the commencement of contributions expenditure expire. The reports are split into three key sections as follows;
    1. Contributions that require urgent attention and expenditure (before 2012).
    2. Contributions that have been received, but where more time is available to take action (2012 or after).
    3. Monies not yet received, but which are included in the report to help forecast future funding and expenditure.
  - A quarterly Planning Obligations Forum has been established to improve communications with service providers responsible for implementing planning obligations. The forum provides for issues and concerns to be raised and dealt with, and enables Planning Services to engage with service providers on the administration of the planning obligations process and future developments.
  - A process of infrastructure planning is being put in place to help service providers to forward plan their use of Plymouth Development Tariff monies and to ensure that these monies are judiciously spent in accordance with the requirements of the individual planning obligations and the Planning Obligations and Affordable Housing SPD. For example, Transport has plans to spend its tariff allocation on delivering major transport schemes. Current guidance from the Department for Transport on major schemes states that a minimum contribution of 10% towards the scheme costs must be raised from developer contributions. It may be beneficial to have a higher contribution which may make the scheme more

attractive for government investment. The Transport and Highways department is currently developing a major scheme for the Eastern Corridor which is hoped will include £16 million of developer contributions.

- A large reconciliation project has been undertaken with Plymouth City Council Finance, to ensure that all financial records are now accurate, and a process is currently being formulated to ensure that records continue to stay accurate and up to date. Planning Services are working with Finance to upgrade the planning obligations database so that it is automatically synchronised with accounting systems and therefore provides 'real time' financial information.
  - Finance have also been brought into the project approval process, with the 'application to spend certificate' having been altered to include an initial approval by Finance to confirm that the money being sought is available. This is to provide a further safeguard to ensure the money is only spent when received, is properly accounted for, and within budget.
13. Generally speaking, whilst some Council services already had a successful track record in delivering projects with the help of monies secured through planning obligations agreements, regular and productive information exchange and meetings between Planning Services and delivery / spending departments have resulted in a more efficient approach to the governance and expenditure of planning obligations monies in funding infrastructure throughout the city.
14. Further improvements in administering planning obligations systems are planned, in particular:-
- A full review of the capabilities of the database to deal with the ongoing operation of the Plymouth Development Tariff (PDT) is needed. The current database was established (in 2006) to deal with bespoke Section 106 agreements, and does not fully address the particular needs arising from the operation of the Tariff (first introduced in December 2008), or the potential needs arising from any future move by the Council to adopt the Community Infrastructure Levy (CIL) as a replacement for the PDT. PDT or CIL based agreements place different requirements on databases. For example, different fields are required to provide for monies to be placed in different infrastructure element 'pots', and different fields are required for the inclusion of any market recovery measures that are part of agreements / obligations. Market recovery measures are also intended to apply to developments begun within



agreed timeframes, and the database needs to accommodate flags or triggers to highlight when deadlines are approaching or have been passed. The database could provide for better monitoring of the delivery of affordable housing for example.

- Ideally the database needs to be tied in with the development of the City's Infrastructure Delivery Plan, and its Local Investment Plan. The Infrastructure Delivery Plan will show what infrastructure is needed to meet the city's growth agenda, and will address infrastructure delivery. The Plymouth Local Investment Plan is intended to highlight and prioritise public sector investments which are critical to achieving the city's vision. Together with companion documents, such as the Local Transport Plan 3, these plans are intended to provide for better coordination and delivery of strategic outcomes for the city. The availability of Planning Obligations monies will be a crucial factor in determining what infrastructure can be delivered in what timeframes, and will also be one of a number of key factors in determining corporate investment priorities.
  - There is further scope to better synchronise Planning Services' database with other systems, including accounting systems, to ensure accurate real time information is available on financial contributions, and that trigger points for invoicing and payments are more efficiently managed. There is scope to include links to document libraries such as Wisdom. This could provide database users with easy access to original Section 106 or other planning obligations documentation.
15. Above all, any planning obligations database needs to be easy and quick to use. The current database is not easy to use for simple tasks such as report production and query interrogation. It is time consuming, inefficient and does not provide for optimum transparency. If planning obligations information is to be made available through the Council's website in future, these considerations will assume greater importance.
16. To address these issues there will need to be investment in the development of appropriate system improvements. Consideration will be given to resourcing the implementation of these improvement priorities through the Planning Services Business Plan.

*What contribution do developers make to administering planning obligations?*

**Response:**

17. Plymouth City Council's April 2010 Planning Services Fees Policy specifies that developers should pay £3.33 per square metre of gross internal development floorspace as a contribution towards the administration and management of planning obligations. Paragraph 6.1 of the Planning Obligations and Affordable Housing Supplementary Planning Document First Review, adopted in August 2010, caps the management fee at a maximum of £60,000.
18. The £3.33 per square metre fee was determined on the basis of analysis of Section 106 agreements over a five year period and of the floorspace associated with them, in conjunction with projected employment related administration and other organisational costs. Prior to April 2010, Plymouth City Council's Section 106 administration charges were 5% (and for a brief period 10%) of the total financial contribution associated with the planning obligation agreement. This was consistent with other local authorities.
19. The problem with percentage based approaches is that they do not cover planning obligations which are not financial in nature, and these too can raise many complex administration and management issues. Percentage based calculations can also result in sums being sought that are disproportionate to the level of management and monitoring required.
20. For many developments, the £3.33 per square metre charge is likely to provide a significantly reduced fee to that which would have been required when the levy was 5% of the financial contribution. However, in some floorspace intensive developments (e.g. low intensity employment uses) it is acknowledged that this is unlikely to be the case. In such cases, the City Council has flexibility to agree a reduction in the level of management fee. This would be done through negotiation, on the basis of evidence presented by the applicant, with the fee being closely linked to the level of administration and management that the agreement is likely to require.

*Can a further breakdown of Table 1 be provided, listing all schemes where monies are outstanding / indicating what monies we have not yet received? Can commentary be provided on whether Plymouth City Council is likely to see these outstanding monies (i.e. are there any schemes where the monies are unlikely to materialise?) Can the table identify how far back the agreements relating to these monies go? Can the Table identify what monies must be spent by when?*

**Response:**

21. Planning Services' Section 106 Agreements Database includes information about planning obligations agreements dating back to 16<sup>th</sup> March 1984.
22. In providing the Panel with a further breakdown of the Table 1 that was considered on 13<sup>th</sup> September 2010, it is important to clarify the difference between negotiated monies and received monies. Negotiated sums are those monies that are due to be paid by a developer as part of a Section 106 Agreement, which itself forms part of the planning agreement. Received sums are those monies which have been physically received by the Council either via a cheque or bank transfer, and can be confirmed as received by Finance.
23. Below is an update to Table 1 ('Table 1a'), which takes into account new monies received and other changes since the 13<sup>th</sup> September 2010 report was written. This table includes details of monies which are known to have been negotiated and received between 16<sup>th</sup> March 1984 and 25<sup>th</sup> September 2010.
24. Table 1a highlights that £15,457,202.09 in planning obligations monies have been received, of which £9,021,254.31 has been spent, leaving £6,434,947.27 remaining in the Section 106 account. As £3,946,118.65 of these funds have been earmarked for / allocated to schemes by the various delivery departments, an overall balance of £2,488,828.62 remains to be allocated and spent by the council.
25. Table 1b highlights 'live' planning obligations agreements only, i.e. excludes historical agreements, and agreements which have lapsed along with lapsed planning permissions. For future monitoring purposes Planning Services propose to report only on those planning obligations which are still 'live'.

**Table 1a: Planning Obligations Contributions – Agreements Dating From 16/03/84 to 25/09/10**

<b>Contribution</b>	<b>Total Negotiated</b>	<b>Total Received</b>	<b>Total Expenditure</b>	<b>Committed Spend*</b>	<b>Balance</b>
Affordable Housing	£5,411,057.00	£2,104,267.00	£1,402,690.00	£621,576.49	£80,000.00
CCTV	£75,000.00	£75,250.00	£55,250.00	£0.00	£20,000.00
Public Realm	£1,311,328.00	£557,407.50	£311,246.37	£188,529.80	£57,631.33
Community Facilities	£1,175,788.00	£699,716.98	£400,785.49	£246,788.49	£52,143.00
Education Infrastructure	£5,612,100.85	£1,810,055.82	£614,575.64	£1,179,270.68	£16,209.50
Health	£412,448.00	£4,207.00	£0.00	£0.00	£4,207.00
Transport	£14,286,587.80	£6,082,188.71	£3,189,456.28	£1,282,623.40	£1,609,109.03
Nature Conservation	£170,430.00	£103,280.00	£98,280.00	£0.00	£5,000.00
Play	£2,314,497.10	£1,414,733.58	£1,015,429.57	£197,238.75	£202,065.26
Public Open Space	£1,276,562.00	£868,383.50	£704,271.97	£67,507.03	£96,604.50
Sport and Recreation	£1,039,545.00	£630,859.00	£213,415.99	£162,584.01	£254,859.00
Other	£4,122,913.00	£1,106,853.00	£1,015,853.00	£0.00	£91,000.00
<b>TOTALS</b>	<b>£37,208,256.75</b>	<b>£15,457,202.09</b>	<b>£9,021,254.31</b>	<b>£3,946,118.65</b>	<b>£2,488,828.62</b>

\*earmarked for / allocated to schemes / projects

## TABLE 1a NOTES:

The difference between the negotiated and received figures in Table 1a stands at £21,751,054.66. This figure can itself be broken down into five key categories as follows – see Table 2.

- (i) The first of these is a 'Historical Agreements (pre-2000)' category, where limited data is available. For these agreements only the sum negotiated is known, but given the period of time that has elapsed it is now impossible to determine whether those monies were actually received and spent. In the pre-1998 period Plymouth City Council was a second tier authority, and planning agreements would have then included payments to Devon County Council in its role as Education and Highway authority. As the Section 106 database was not introduced until 2006, the £21,751,054.66 figure assumes that funds have been negotiated but not received, when in fact these monies may have been received and spent.
- (ii) The second category is that of monies negotiated in connection with planning permissions which have now lapsed. It is normal for Section 106 Agreements to cease to have effect once planning permissions have expired. Sums of money associated with lapsed planning applications are archived (i.e. still appear) in the Section 106 database, but are not going to be received. These are therefore not "live" and so in future will no longer appear in future monitoring reports.
- (iii) Third are those contributions where, for a range of reasons, the developer has failed to pay the City Council once the point of payment (or 'trigger point') has been reached. These cases are in the hands of the Legal Services debtors' team, and proceedings are underway to recoup monies. Reasons for non-payment of funds can include the developer simply not having the available capital, the company having gone into administration, or simply refusal to honour the original agreement.
- (iv) A large number of contributions fall into the category of not being due yet. This is because they have not reached the point of payment, or 'trigger point'. The developer is consequently not yet liable to make the contribution. This is normally due to the development having not yet commenced, or if it has commenced because the agreement provides for staged payments.
- (v) Lastly, in a number of cases, the negotiated financial contribution set out in the related Section 106 document has not been received despite the completion of the development. These occurrences are reviewed on a case by case basis to decide whether it is appropriate to continue to pursue the developer for the funds owed.

**Table 1b 'Live' Planning Obligations Contributions – Agreements Dating From 01/01/00 to 25/09/10**

<b>Contribution</b>	<b>Total Negotiated</b>	<b>Total Received</b>	<b>Total Expenditure</b>	<b>Committed Spend*</b>	<b>Balance</b>
Affordable Housing	2,530,012.00	80,000.00	0.00	0.00	80,000.00
CCTV	20,000.00	20,000.00	0.00	0.00	20,000.00
Public Realm	489,969.00	66,047.50	8,416.57	0.00	57,630.93
Community Facilities	89,504.00	53,143.00	0.00	0.00	52,143.00
Education Infrastructure	3,400,761.27	16,209.50	0.00	0.00	16,209.50
Health	412,448.00	4,207.00	0.00	0.00	4,207.00
Transport	9,838,384.18	1,795,305.01	108,195.98	78,000.00	1,609,109.03
Nature Conservation	35,430.00	5,000.00	0.00	0.00	5,000.00
Play	875,369.56	348,080.04	146,015.28	0.00	202,064.76
Public Open Space	316,565.00	108,004.50	11,400.00	0.00	96,604.50
Sport and Recreation	663,545.00	254,859.00	0.00	0.00	254,859.00
Other	628,550.00	91,000.00	0.00	0.00	91,000.00
<b>TOTALS</b>	<b>£19,300,538.01</b>	<b>£2,841,855.55</b>	<b>£274,027.83</b>	<b>£78,000.00</b>	<b>£2,488,827.72</b>

\*earmarked for / allocated to schemes / projects

26. Table 2 below provides a breakdown of the £21,751,054.66 difference between the negotiated and received figures in Table 1a. Appendix 1 provides further detail on categories 3 and 4.

**Table 2 – Section 106 Contributions Not Received\*\***

Category 1	Historical Agreements (ltd data)	£1,167,929.00
Category 2	Lapsed Planning Permissions (and S106 Agreements)	£5,196,372.16
Category 3	Debtors	£308,804.47
Category 4	Payment point not reached	£14,414,029.29
Category 5	Not received	£793,423.84
	<b>TOTALS</b>	<b>£21,880,558.76</b>

\*\*includes contributions which cannot be confirmed as having been received and spent due to limited data being available (Category 1)

27. As Table 2 shows, the S106 contributions 'not received' currently stand at £21,880,558.76. This figure varies slightly from the figure of £21,751,054.66 in Table 1a as Table 1a includes interest on late payments.
28. Table 1b includes a 'Balance' figure which shows what monies have been received but not yet spent on delivering projects. Table 3 shows the timeframes within which these monies must be spent.

**Table 3: Timeframes for Spending Planning Obligations Monies**

Must be spent before 31/12/11	£368,925.13
Expires in (can be spent in) 2012 or after	£2,119,902.59
Expired time limit (i.e. deadline for expenditure has passed)	£0.00
<b>TOTALS</b>	<b>£2,488,827.72</b>

29. A detailed breakdown of these funds, what they relate to and the date by which they must be spent can be found in Appendix 2.
30. The report of 13th September 2010 indicated that £589,745 was in the process of 'being actioned' to ensure that monies were expeditiously committed (allocated to) and spent on delivering projects. Table 3 indicates that there are now no monies in this category. This means that all of this received funding has been spent.

*What opportunities are there for councillors to be consulted and engaged in planning obligations negotiations / determinations? At what point should councillors be informed that there is potential to secure monies to contribute towards funding community infrastructure?*

**Response:**

*Pre Application*

31. The Local Development Framework Statement of Community Involvement encourages developers to engage with communities and community representatives before engaging in pre-application discussions with the City Council, and before submitting a planning application. Councillors will also contact case officers to act as advocates for local communities in relation to known locality issues, often with reference to the detailed analysis that has been undertaken in each neighbourhood through the Sustainable Neighbourhood Assessments.
32. Officers are currently scoping good practice elsewhere in the country with a view to improving ward councillors' involvement and engagement at pre-application stage, and within the context of the Coalition Government's commitments to reform the planning system and to deliver localism.

*Post Application*

33. Formal procedures are in place for ward councillors to be engaged in planning obligations negotiations once planning applications have been submitted. Once 'live', and publicised in the Weekly List, councillors are free to initiate discussions with officers on any aspect of planning applications. Councillors can also influence deliberations through formal consultation and committee channels, to the extent that they can request that applications are referred to the Planning Committee if they have legitimate planning concerns about particular aspects of any proposal.
34. Ward councilors also have opportunities to engage in project design as delivery departments work up project details. Ward councillors are therefore able to liaise with delivery departments regarding specific Section 106 obligations.



## *Policy Framework*

35. Of course, councillors also influence and determine the policy framework within which planning obligations are sought. For example, ward councillors have had the opportunity to influence the 'Community Benefit Priorities' specified in each of the Local Development Framework Area Action Plans.

## **Conclusions**

36. The responses to the questions above indicate that:-
- Depending on the circumstances, bankruptcies can result in the City Council experiencing significant difficulties in recovering planning obligations monies.
  - The planning obligations process can be complex. Moving from the Plymouth Development Tariff to the Community Infrastructure Levy provides an opportunity to consider these complexities again once the Coalition Government's intentions become clearer.
  - Improvements have been made to the administration of planning obligations, ensuring unspent monies are spent on delivering projects. There are, nonetheless, opportunities to further improve processes. In particular, a new database has the potential to better accommodate and respond to the Plymouth Development Tariff and, potentially, the Community Infrastructure Levy. If performance in the management and monitoring of Section 106 agreements is to be improved still further, the City Council will need to be proactive in developing a system that is better able and suited to cope with future monitoring and reporting demands.
  - The financial contributions that developers make to the administration and management of planning obligations are considered to be reasonable. They reflect the need for the Local Planning Authority to ensure that, once appropriate contributions have been negotiated to mitigate the impact of developments on communities, commitments are then delivered in the public interest.
  - Officers are currently scoping good practice elsewhere in the country with a view to improving member involvement and engagement in processes (including planning obligations negotiations) at pre-application stage, and within the context of the new government's localism agenda.

## **Background Papers:**

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Town and Country Planning Act 1990

Planning and Compensation Act 1991

Planning and Compulsory Purchase Act 2004

Planning Act 2008

ODPM Circular 05/2005, July 2005

DCLG New Policy Document for Planning Obligations March 2010

Community Infrastructure Regulations 2010

LDF Local Development Scheme

LDF Core Strategy, adopted April 2007

LDF Planning Obligations and Affordable Housing SPD, adopted  
December 2008

Market Recovery Action Plan, December 2008

LDF Planning Obligations and Affordable Housing SPD First Review,  
adopted August 2010

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**APPENDIX 1 – PLANNING OBLIGATIONS WHERE THE PAYMENT POINT HAS NOT BEEN REACHED, AND DEBTORS**

Status	Address	Obligation	Obligation Summary	Fee Required	Income	Expenditure	Ward	Balance	Date of Agreement
Trigger Not Reached	LAND AT THE WEST END OF FOULSTON AVENUE	Public Open Space	For the maintenance of an open space to be transferred to the council.	£30,000.00	£0.00	£0.00	St Budeaux	£0.00	10-Mar-05
Trigger Not Reached	THE FORMER BLUE CIRCLE CEMENT WORKS, PLYMSTOCK QUA	Other	Towards planting at Billacombe Green as previously agreed and maintenance of this.	£10,000.00	£0.00	£0.00	Plymstock Radford	£0.00	15-Sep-05
Trigger Not Reached	ALLOTMENT GARDENS PRINCE MAURICE ROAD	Highway infrastructure	Alexandra/Lipson Rd junction	£15,000.00	£0.00	£0.00	Efford & Lipson	£0.00	16-Nov-05
Trigger Not Reached	ALLOTMENT GARDENS PRINCE MAURICE ROAD	Play	Off site play contribution at Lipson/Trefusis Parks	£58,089.00	£0.00	£0.00	Efford & Lipson	£0.00	16-Nov-05
Trigger Not Reached	2-6 ROYAL PARADE 1-3 ST ANDREWS CROSS & 1-11 OLD T	Public Open Space	For local park facilities in the area.	£3,760.00	£0.00	£0.00	St Peter & The Waterfront	£0.00	19-Dec-05
Trigger Not Reached	2-6 ROYAL PARADE 1-3 ST ANDREWS CROSS & 1-11 OLD T	Affordable Housing	50% payable on commencement, 50% at 1st occupation. Off site affordable housing	£188,000.00	£0.00	£0.00	St Peter & The Waterfront	£0.00	19-Dec-05
Trigger Not Reached	5 TO 12 ARUNDEL CRESCENT	Highway infrastructure	For a controlled pedestrian crossing Western Approach.	£24,000.00	£0.00	£0.00	St Peter & The Waterfront	£0.00	20-Dec-05
Trigger Not Reached	5 TO 12 ARUNDEL CRESCENT	Education Infrastructure	For school provision (mitigating the impact of the development upon the oversubscribed Stoke Damerall Community College)	£10,310.00	£0.00	£0.00	St Peter & The Waterfront	£0.00	20-Dec-05
Trigger Not Reached	LAND BETWEEN SCIENCE AND TRAFALGAR BUILDINGS CRAIG	Play	Off site play equipment	£11,517.00	£0.00	£0.00	St Peter & The Waterfront	£0.00	01-Feb-06

Trigger Not Reached	LAND BETWEEN SCIENCE AND TRAFALGAR BUILDINGS CRAIG	Affordable Housing	Off site affordable housing	£66,000.00	£0.00	£0.00	St Peter & The Waterfront	£0.00	01-Feb-06
Trigger Not Reached	LAND BETWEEN SCIENCE AND TRAFALGAR BUILDINGS CRAIG	Education Infrastructure	Education provision	£21,428.00	£0.00	£0.00	St Peter & The Waterfront	£0.00	01-Feb-06
Trigger Not Reached	ELBURTON GARAGE ARCADIA ROAD	Public Transport Facilities	Bus stop signage	£600.00	£0.00	£0.00	Plymstock Dunstone	£0.00	22-Mar-06
Trigger Not Reached	ELBURTON GARAGE ARCADIA ROAD	Play	Blackstone Close play space	£11,163.00	£0.00	£0.00	Plymstock Dunstone	£0.00	22-Mar-06
Trigger Not Reached	ELBURTON GARAGE ARCADIA ROAD	Education Infrastructure	Toward primary and secondary education provision	£24,889.71	£0.00	£0.00	Plymstock Dunstone	£0.00	22-Mar-06
Trigger Not Reached	2 MILEHOUSE ROAD And 1,3,5 And 7 WOLSELEY ROAD	Highway infrastructure	Towards waiting restrictions, only if the council carries out the line marking needed for the area adjacent to site. Primarily this should be at applicant's expense.	£300.00	£0.00	£0.00	Stoke	£0.00	24-Mar-06
Trigger Not Reached	2 MILEHOUSE ROAD And 1,3,5 And 7 WOLSELEY ROAD	Highway infrastructure	To cover cost of implementing the Waiting Restrictions on the service land adjacent to the site	£2,000.00	£0.00	£0.00	Stoke	£0.00	24-Mar-06
Trigger Not Reached	2 MILEHOUSE ROAD And 1,3,5 And 7 WOLSELEY ROAD	Public Open Space	Toward play space and play space equipment at Central Park.	£25,578.00	£0.00	£0.00	Stoke	£0.00	24-Mar-06
Trigger Not Reached	2 MILEHOUSE ROAD And 1,3,5 And 7 WOLSELEY ROAD	Education Infrastructure	Towards secondary education provision at Stoke Damerel.	£9,225.00	£0.00	£0.00	Stoke	£0.00	24-Mar-06



Trigger Not Reached	31 DERRYS CROSS	Parking	Contribution towards the cost to the council of increasing safety at the Theatre Royal multi-storey car park.  Due no later than the commencement of the development.  If not paid by 21 Jan 2007, will be subject to indexation. Also subject to interest.	£7,500.00	£0.00	£0.00	St Peter & The Waterfront	£0.00	21-Jul-06
Trigger Not Reached	EAST QUAYS BOAT YARD SUTTON ROAD	Public Realm	Pedestrian signage/ interpretation boards - Barbican /city centre strategies	£10,000.00	£0.00	£0.00	Sutton & Mount Gould	£0.00	14-Nov-06
Trigger Not Reached	77 to 87 HOUNDISCOMBE ROAD	Education Infrastructure	Contribution to primary and secondary education	£4,392.00	£0.00	£0.00	Drake	£0.00	25-Apr-07
Trigger Not Reached	UNIT J 91 ST MODWEN ROAD	Public Transport Facilities	Provision of a bus boarder on St Mowden Street within the vicinity of the application land. Due when brought in to use.	£3,500.00	£0.00	£0.00	Moor View	£0.00	02-May-07
Trigger Not Reached	UNIT J 91 ST MODWEN ROAD	Other	Tidal and fluvial flooding modeling	£2,000.00	£0.00	£0.00	Moor View	£0.00	02-May-07
Trigger Not Reached	MILLBAY MARINA VILLAGE, CUSTOM HOUSE LANE	Play	Pay a contribution of £40,309.50 towards the provision of off site casual and equipped play space. Such contribution to be made on the completion of the sale of the 60th residential unit	£40,309.50	£0.00	£0.00	St Peter & The Waterfront	£0.00	11-May-07
Trigger Not Reached	MILLBAY MARINA VILLAGE, CUSTOM HOUSE LANE	Affordable Housing	Affordable housing off site, such payment to be made on the completion of the sale of the 60th residential unit.	£481,250.00	£0.00	£0.00	St Peter & The Waterfront	£0.00	11-May-07

Trigger Not Reached	MILLBAY MARINA VILLAGE, CUSTOM HOUSE LANE	Education Infrastructure	Pay a contribution of £51,243.50 towards the provision of education, such contribution to be made on the completion of the sale of the 60th residential unit	£51,243.50	£0.00	£0.00	St Peter & The Waterfront	£0.00	11-May-07
Trigger Not Reached	FORMER MOD SITE MOUNT WISE	Public Transport Facilities	Contribution towards the cost of providing and maintaining the public transport information terminal. Prior to the occupation of any Dwellings and/or use of any commercial premises on the site.	£28,500.00	£0.00	£0.00	Devonport	£0.00	03-Aug-07
Trigger Not Reached	FORMER MOD SITE MOUNT WISE	Travel Plans	To pay the council the Travel planning contribution prior to the occupation of any dwellings	£2,200.00	£0.00	£0.00	Devonport	£0.00	03-Aug-07
Trigger Not Reached	FORMER MOD SITE MOUNT WISE	Play	Prior to occupation of the 49th Dwelling to be constructed on Area A1 to lay out as a Play Area and then grant lease for 999 years at a rent of £1.05 for no premium to the Council of the Area A1 Play Area for use only during daylight hours, together with vehicular and pedestrian rights of access	£18,930.06	£0.00	£0.00	Devonport	£0.00	03-Aug-07

Trigger Not Reached	FORMER MOD SITE MOUNT WISE	Play	To lay out the Area D Play area as a Play Area and then grant a lease for 999 years at a rent of £1.05 for no premium to the Council of the Area D Play area for use only during daylight hours.together with vehicular and pedestrian rights of access	£24,070.00	£0.00	£0.00	Devonport	£0.00	03-Aug-07
Trigger Not Reached	FORMER MOD SITE MOUNT WISE	Sport	To pay the sports contribution to the council prior to the occupation of one hundred and fifty dwellings on the site	£40,000.00	£0.00	£0.00	Devonport	£0.00	03-Aug-07
Trigger Not Reached	FORMER MOD SITE MOUNT WISE	Highway infrastructure	To pay the off site highways contribution - works to facilitate access to sustainable transport (including the construction of a roundabout at Stonehouse bridge, the Devonport hill Pedestrian crossing and off-site cycle provision)	£60,000.00	£0.00	£0.00	Devonport	£0.00	03-Aug-07

















Trigger Not Reached	EAST QUAYS BOAT YARD, SUTTON ROAD	Public Transport Facilities	Contribution of £70,000 towards provision of improved bus stop facilities at the two stops adjacent to the site on Sutton Road	£70,000.00	£0.00	£0.00	Sutton & Mount Gould	£0.00	06-May-09
Trigger Not Reached	PLYMOUTH AIRPORT, PLYMBRIDGE LANE	Public Transport Facilities	Towards public transport based initiatives within the Derriford and Seaton Area Action Plan area and improvements that will assist in reducing public transport journey times on the Northern Corridor.	£453,000.00	£0.00	£0.00	Moor View	£0.00	19-Jun-09
Trigger Not Reached	14 CHANNEL PARK AVENUE	Education Infrastructure	The sum of £16,708 to provide additional educational facilities at Highfield Primary School and Lipson Community College	£16,708.00	£0.00	£0.00	Efford & Lipson	£0.00	29-Sep-09
Trigger Not Reached	14 CHANNEL PARK AVENUE	Sport	The sum of £13,200 to provide and improve facilities at Trefusis Park	£13,200.00	£0.00	£0.00	Efford & Lipson	£0.00	29-Sep-09
Trigger Not Reached	CARPARK, WOODSIDE	Public Transport Facilities	£17,945 towards Transport	£17,945.00	£0.00	£0.00	Drake	£0.00	21-Dec-09
Trigger Not Reached	CARPARK, WOODSIDE	Public Realm	£385 towards Public Realm	£385.00	£0.00	£0.00	Drake	£0.00	21-Dec-09
Trigger Not Reached	CARPARK, WOODSIDE	Community Facilities	£780 towards Libraries	£780.00	£0.00	£0.00	Drake	£0.00	21-Dec-09
Trigger Not Reached	CARPARK, WOODSIDE	Community Facilities		£1,550.00	£0.00	£0.00	Drake	£0.00	21-Dec-09
Trigger Not Reached	CARPARK, WOODSIDE	Sport	£7,320 towards Sport and Recreation	£7,320.00	£0.00	£0.00	Drake	£0.00	21-Dec-09
Trigger Not Reached	CARPARK, WOODSIDE	Community Facilities	£8,375 towards Children's Services	£8,375.00	£0.00	£0.00	Drake	£0.00	21-Dec-09





Trigger Not Reached	FOOT ANSTEY OFFICES, DERRYS CROSS	Highway infrastructure	The sum of £156,000 towards the upgrade and improvement of highways infrastructure in Plymouth.	£156,000.00	£0.00	£0.00	St Peter & The Waterfront	£0.00	23-Feb-10
Trigger Not Reached	CROWNHILL BAPTIST CHURCH, BERWICK AVENUE	Highway infrastructure	Contribution of £15,000 towards a consultation exercise (and subsequent works, if required) with the local community to establish whether support exists for a traffic order to reopen a section of public highway that has been closed	£15,000.00	£0.00	£0.00	Budshead	£0.00	08-Mar-10
Trigger Not Reached	CROWNHILL BAPTIST CHURCH, BERWICK AVENUE	Highway infrastructure	Pay the council on commencement of the development, the development tariff in the sum of £39480.	£39,480.00	£0.00	£0.00	Budshead	£0.00	08-Mar-10
Trigger Not Reached	ST DUNSTANS ABBEY SCHOOL, CRAIGIE DRIVE	Highway infrastructure	Development tariff in the sum of £15,436 towards strategic infrastructure improvements.	£15,436.00	£0.00	£0.00	St Peter & The Waterfront	£0.00	08-Mar-10
Trigger Not Reached	LAND AT KINTERBURY SQUARE	Public Transport Facilities	The first owner shall hereby pay to the council on the commencement of the development on the first property the development tariff in the sum of £113,775.00 towards strategic transport infrastructure	£139,617.00	£0.00	£0.00	St Budeaux	£0.00	12-Mar-10
Trigger Not Reached	LAND ADJACENT TO FOULSTON AVENUE	Other	Pay to the council on the commencement of development the development tariff in the sum of £141,346.00	£141,346.00	£0.00	£0.00	St Budeaux	£0.00	12-Mar-10
Trigger Not Reached	THE LION AND COLUMN PUB, HAM GREEN LANE	Highway infrastructure	On commencement of development pay £20,817.00 for transport infrastructure	£20,817.00	£0.00	£0.00	Ham	£0.00	16-Mar-10

Trigger Not Reached	FORMER SITE OF ST AUGUSTINES CHURCH ALEXANDRA ROAD	Public Transport Facilities	Prior to occupation of 80% of the units of student accommodation a contribution of £25,000 to fund installation of a new bus shelter and real time passenger information and associated installation/maintenance costs at the existing inbound bus stop	£25,000.00	£0.00	£0.00	Efford & Lipson	£0.00	06-Apr-10
Trigger Not Reached	FORMER SITE OF ST AUGUSTINES CHURCH ALEXANDRA ROAD	Parking	Prior to occupation of 80% of the units of student accommodation a contribution of £5,000 towards extending the controlled parking zone.	£5,000.00	£0.00	£0.00	Efford & Lipson	£0.00	06-Apr-10
Trigger Not Reached	FORMER SITE OF ST AUGUSTINES CHURCH ALEXANDRA ROAD	Travel Plans	Prior to occupation of 80% of the units of student accommodation a contribution of £7584 in respect of the provision of inner zone travel passes for 3 months for all students who do not have a allocated parking space	£7,584.00	£0.00	£0.00	Efford & Lipson	£0.00	06-Apr-10
Trigger Not Reached	NAZARETH HOUSE DURNFORD STREET	Affordable Housing	If site ceases to be used for affordable housing purposes or if site ceases to be owned by the Sisters of Nazareth within 15 years of Deed	£550,000.00	£0.00	£0.00	St Peter & The Waterfront	£0.00	
Trigger Not Reached	KER STREET	Public Transport Facilities	The owner hereby covenants with the council so as to bind the site and its successors in title that the developers shall pay to the council on the commencement of development the development tariff in the sum of £16,417.50	£16,417.50	£0.00	£0.00	Devonport	£0.00	11-Dec-09

Trigger Not Reached	BROWN BEAR,20 CHAPEL STREET	Public Transport Facilities	A contribution of £15,167 towards the installation of real time public information at the Albert Gate East and West bound bus shelters	£15,167.00	£0.00	£0.00	Devonport	£0.00	30-Jun-09
Trigger Not Reached	BROWN BEAR,20 CHAPEL STREET	Education Infrastructure	An education contribution of £20,408 to be applied to Mount Wise and Marlborough Street primary schools and Stoke Damerel Community College	£20,408.00	£0.00	£0.00	Devonport	£0.00	30-Jun-09
Trigger Not Reached	BROWN BEAR,20 CHAPEL STREET	Public Open Space	A contribution of £18,600 in respect of play space/open space contribution	£18,600.00	£0.00	£0.00	Devonport	£0.00	30-Jun-09
Trigger Not Reached	THE FORMER BROWN BEAR, 20 CHAPEL STREET	Public Transport Facilities	A contribution of £15,167 towards the installation of real time public information at the Albert Gate East and West bound bus shelters	£15,167.00	£0.00	£0.00	Devonport	£0.00	30-Jun-09
Trigger Not Reached	THE FORMER BROWN BEAR, 20 CHAPEL STREET	Education Infrastructure	Education contribution of £16,017, such contribution to be applied to Mount Wise and Marlborough Street primary schools and Stoke Damerel Community College	£16,017.00	£0.00	£0.00	Devonport	£0.00	30-Jun-09
Trigger Not Reached	THE FORMER BROWN BEAR, 20 CHAPEL STREET	Play	Contribution of £18,600 in respect of play space/open space contribution	£18,600.00	£0.00	£0.00	Devonport	£0.00	30-Jun-09
Trigger Not Reached	TRENGWEATH , HARTLEY ROAD	Public Transport Facilities	Towards the bus stops and providing bus boarders and clearways at the bus stops at Hartley Reservoir.	£7,500.00	£0.00	£0.00	Compton	£0.00	22-Feb-08
Trigger Not Reached	TRENGWEATH , HARTLEY ROAD	Education Infrastructure	Towards primary education	£22,229.00	£0.00	£0.00	Compton	£0.00	22-Feb-08



Trigger Not Reached	395 SOUTHWAY DRIVE, WAREHOUSE UNITS AND 279 CLITTA	Parking	Prior to the commencement of development pay to the council the sum of £5,000 towards the provision of four cycle parking loops at the Southway Shopping Centre.	£5,000.00	£0.00	£0.00	Southway	£0.00	01-Mar-07
Trigger Not Reached	395 SOUTHWAY DRIVE, WAREHOUSE UNITS AND 279 CLITTA	Other	The owners to relocate the PLUSS buildings from their current site to suitable premises, ensuring uninterrupted operation. Relocation to be complete prior to commencement of redevelopment.	£20,000.00	£0.00	£0.00	Southway	£0.00	01-Mar-07
Trigger Not Reached	395 SOUTHWAY DRIVE, WAREHOUSE UNITS AND 279 CLITTA	Other	Prior to the commencement of development on the Phase 2 Land pay to the council the sum of £50,000 towards the provision of a Mobihub	£50,000.00	£0.00	£0.00	Southway	£0.00	01-Mar-07
Trigger Not Reached	395 SOUTHWAY DRIVE, WAREHOUSE UNITS AND 279 CLITTA	Public Transport Facilities	Prior to the commencement of development pay to the council the sum of £40,000.00 as a contribution towards design costs for bus lanes on Mannamead Road	£40,000.00	£0.00	£0.00	Southway	£0.00	01-Mar-07
Trigger Not Reached	395 SOUTHWAY DRIVE, WAREHOUSE UNITS AND 279 CLITTA	Education Infrastructure	Prior to the occupancy of any Dwelling pay the council the sum of £500,000.00 as a contribution towards building costs of new and refurbished primary schools at Southway that will include Extended School Use	£500,000.00	£0.00	£0.00	Southway	£0.00	01-Mar-07

Trigger Not Reached	395 SOUTHWAY DRIVE, WAREHOUSE UNITS AND 279 CLITTA	Public Transport Facilities	The owners shall pay the sum of £400,000.00 prior to the occupation of any dwelling, to be used in partnership with the public transport operator for the capital procurement of vehicles and/or the revenue support service operation and promotion of services	£400,000.00	£0.00	£0.00	Southway	£0.00	01-Mar-07
Trigger Not Reached	98-100 VAUXHALL STREET	Highway infrastructure	Bus boarder and assoc. works on Vauxhall St	£4,000.00	£0.00	£0.00	St Peter & The Waterfront	£0.00	27-Jun-06
Trigger Not Reached	98-100 VAUXHALL STREET	Play	Play provision/ infrastructure/ improvements to existing facilities in the Barbican area - eg How St or Teats Hill and to leisure facilities on the Hoe	£17,160.00	£0.00	£0.00	St Peter & The Waterfront	£0.00	27-Jun-06
Trigger Not Reached	98-100 VAUXHALL STREET	Education Infrastructure	Primary/secondary education - St Andrews Primary and Stoke Damerel CC in addition to Millbay and Devonport	£14,341.00	£0.00	£0.00	St Peter & The Waterfront	£0.00	27-Jun-06
Trigger Not Reached	LAND BOUNDED BY DUKE STREET, CHAPEL STREET	Education Infrastructure	Education contribution to a total value of no less than £300,000. Project to be agreed between council and owner. To be paid prior to open market occupation	£100,000.00	£0.00	£0.00	Devonport	£0.00	02-May-06
Trigger Not Reached	ST DUNSTANS ABBEY SCHOOL CRAIGIE DRIVE	Play	For the provision of off site play areas or equipment.	£11,517.00	£0.00	£0.00	St Peter & The Waterfront	£0.00	20-Feb-06
Trigger Not Reached	ST DUNSTANS ABBEY SCHOOL CRAIGIE DRIVE	Affordable Housing	Off site Affordable Housing	£66,000.00	£0.00	£0.00	St Peter & The Waterfront	£0.00	20-Feb-06









Debtors	CAR PARK HEADLAND PARK	Highways Infrastructure	Pay £5000.00 prior to first occupation of the first residential units, towards a pedestrian crossing across the junction of Greenbank Road, Alexandra Road, and Mutley Plain.	£3,750.00	£0.00	£0.00		£0.00	02-Nov-05
Debtors	ALLOTMENT GARDENS TEATS HILL ROAD	Other	To move pigeon lofts to 'blue land' and permit owners to keep pigeon loft as long as they wish. If ceases to be used as pigeon loft owner to dispose of land to either NMA or owner of Teat's Hill House within 6 months. If not done within six months to offer land to PCC to be maintained same as 'Green Land'. PCC must respond within 3 months of offer.	£15,000.00	£0.00	£0.00		£0.00	12-Mar-03
Debtors	AGATON FARM BUDSHEAD ROAD PL5 2QY	Various	1.Two secondary school places 2.New bus stop and associated facilities 3.Off site play provision 4.Admin Fee	£70,196.47	£0.00	£0.00		£0.00	21-Feb-05
Debtors	NICHOLLS BUILDERS YARD AND FORMER RAIL DEPOT VALLE PL1 5PL	Various	1.Admin Fee 2.Bus stop, bus boarder and central island pedestrian crossing on Valletort Road. 3.To fund infrastructure improvements for schools serving the development. 4.To provide play equipment to a park in the vicinity of the development.	£219,858.00	£0.00	£0.00		£0.00	28-Jul-05

**APPENDIX 2 – TIMEFRAMES FOR SPENDING PLANNING OBLIGATIONS MONIES**

Address	Obligation	Obligation Summary	Fee Required	Income	Expenditure	Ward	Balance	Date of Agreement	Date Of Expiry
LAND AT COYPOOL ROAD	CCTV Contribution	The sum of £20,000 to be paid to the council being £12,000 as a contribution towards CCTV surveillance of the traffic signals junction on Plymouth Road with Woodford Avenue and £8,000 being a commuted sum for maintenance of the CCTV system.	£20,000.00	£20,000.00	£0.00	Plympton St Maurice	£20,000.00	20-Jan-05	01/08/2011
THE MAYFLOWER INN WEST MALLING AVENUE	Public Transport Facilities	Real time bus info board	£10,000.00	£10,000.00	£0.00	Honicknowle	£10,000.00	29-Jul-05	12/07/2011
LAND AT (FORMERLY WOLSELEY HOUSE) MELVILLE ROAD	Highway infrastructure	For the provision of refuge islands on Henderson Place and Melville Road.	£20,000.00	£20,000.00	£0.00	Stoke	£20,000.00	18-Oct-06	28/11/2011
ROWES BUILDING GLANVILLE STREET	Highway infrastructure	Worded 'Public Transport' but - to include alterations to Pedestrian Crossing opposite the Central Library, create a 'straight over' junction and associated highway works.	£100,000.00	£100,000.00	£0.00	Drake	£100,000.00	17-Oct-05	01/12/2011
LAND AT JAMES PLACE	Highway infrastructure	North Hill/Gibbon Lane pedestrian crossings North Rd East/Endsleigh Place pedestrian crossings	£102,615.38	£102,615.38	£37,671.30	Drake	£64,944.08	24-Mar-06	01/12/2011
LAND NORTH OF PROBISHER APPROACH	Highway infrastructure	Payable as per schedule set out in agreement.	£133,000.00	£138,141.90	£78,000.00	Eggbuckland	£60,141.90	10-Oct-04	06/12/2011
FORMER VOSPERS MOTORHOUSE	Highway infrastructure	15,000 for Real time bus info and 3,000 for traffic modelling work in the Millbay Regeneration Area.	£18,000.00	£18,000.00	£0.00	St Peter & The Waterfront	£18,000.00	27-Jan-06	07/12/2011
SHEPHERDS WHARF SUTTON ROAD	Public Realm	To be paid prior to first occupation. For provision by the council of features and elements of public area	£21,000.00	£21,000.00	£0.00	Sutton & Mount Gould	£21,000.00	12-Nov-03	09/11/2011

		enhancements and waterfront trail creation along the proposed Harbour Trail.							
CUMBERLAND BLOCK CUMBERLAND ROAD	Play	Provision of play equipment outside the development site	£17,707.00	£17,707.00	£4,513.89	Devonport	£13,193.11	17-May-02	26/06/2011
LAND NORTH OF PROBISHER APPROACH	Play	Payable prior to the occupation of the 76th dwelling. For a skateboard ramp to be constructed in the existing car park of the All Weather Sports Pitch.	£40,000.00	£40,141.04	£0.00	Eggbuckland	£40,141.04	10-Oct-04	06/12/2011
ALLOTMENTS TO THE REAR OF 189 RIDGECOTT NURSING HO	Public Open Space	Off site play facilities	£12,905.00	£12,905.00	£11,400.00	Plympton St Maurice	£1,505.00	31-Jan-05	16/03/2011
443 TAVISTOCK ROAD	Libraries	Tariff contribution towards libraries	£3,312.00	£1,656.00	£0.00	Southway	£1,656.00	20-Oct-09	10/06/2015
RADFORD QUARRY LOWER SALTRAM	Affordable Housing	Towards the provision of affordable housing within the boundaries of Plymouth City Council	£80,000.00	£80,000.00	£0.00	Plymstock Radford	£80,000.00	04-Jun-07	20/01/2015
443 TAVISTOCK ROAD	Education Infrastructure	Pay to the Council the Development Tariff as follows (1) £56,246.50 on the Commencement of Development (2) £56,246.50 on the occupation of the tenth market house	£32,419.00	£16,209.50	£0.00	Southway	£16,209.50	20-Oct-09	10/06/2015
ALLOTMENT GARDENS TEATS HILL ROAD	Public Transport Facilities	Transport measures to improve accessibility to and from site by modes of transport other than the private car. To provide roadside public transport infrastructure (including a bus shelter)	£10,000.00	£10,000.00	£0.00	Sutton & Mount Gould	£10,000.00	12-Mar-03	30/01/2012
BLACK QUARRY OFF ELBURTON ROAD	Highway infrastructure	The Speed Camera Contribution. Owner and applicant jointly and severally liable. For - 1) the erection of	£20,000.00	£20,000.00	£16,853.96	Plymstock Dunstone	£3,146.04	03-Oct-06	13/04/2012

		three variable speed message warning signs on Elburton Road. 2) The erection of a new speed camera on Elburton Road.3) meeting the cost of engineering							
RECREATION ROAD BUSINESS PARK RECREATION ROAD	Highway infrastructure	Pedestrian facility at Ham Drive/Honicknowle Lane traffic lights.	£50,000.00	£51,162.02	£20,765.66	Peverell	£30,396.36	14-Sep-04	11/05/2012
LAND EAST OF MILLER COURT (SITE KNOWN AS D1) MILLB	Highway infrastructure	Towards the costs of traffic modelling work associated with the Millbay Regeneration Area	£3,000.00	£3,000.00	£0.00	St Peter & The Waterfront	£3,000.00	20-Oct-06	15/05/2012
LAND EAST OF MILLER COURT (SITE KNOWN AS D1) MILLB	Public Transport Facilities	For the costs of the provision of real time bus information by the Council relating to the provision of bus services serving the Millbay regeneration area	£15,000.00	£15,000.00	£0.00	St Peter & The Waterfront	£15,000.00	20-Oct-06	15/05/2012
ST BUDEAUX COMMUNITY CENTRE & PUBLIC CAR PARK, WOL	Parking	Dependent on result of public consultation exercise (est £16,000) and £16k parking permit scheme	£32,000.00	£32,000.00	£19,905.06	St Budeaux	£12,094.94	26-Feb-07	18/07/2012
237-239 ALBERT ROAD	Highway infrastructure	Towards implementation of a resident's car parking scheme or other traffic/car parking mitigation scheme. To be paid at commencement.	£20,000.00	£20,000.00	£0.00	Devonport	£20,000.00	12-Nov-03	24/08/2012
LAND NORTH OF BOULTER CLOSE	Highway infrastructure	Payable on Practical Completion of construction. For bus boarders on Tavistock Road.	£5,000.00	£5,000.00	£0.00	Southway	£5,000.00	04-Jun-04	22/01/2013
PLYMOUTH SWALLOWS KINGDOM HALL AND LAND TO THE REA	Public Transport Facilities	Shuttle bus between principal sites in Derriford and Derriford public transport interchange	£95,000.00	£95,000.00	£0.00	Moor View	£95,000.00	27-Mar-06	04/03/2013
RADFORD WOODS OIL FUEL DEPOT HOOE ROAD	Public Transport Facilities	Prior to occupation of the first house (or earlier), when requested by the Local Highway Authority, after commencement of	£16,797.50	£16,797.50	£0.00	Plymstock Radford	£16,797.50	20-Apr-01	18/03/2013

		construction at the site, £19,500 shall be used to construct 3 bus shelters and boarder and/or other public transport initiatives							
BELLIVER RESERVOIR TAMERTON ROAD	Public Transport Facilities	Bus pass contribution for school children likely to be residing in the dwelling houses constructed as part of the development.	£35,000.00	£35,000.00	£0.00	Southway	£35,000.00	07-Jun-05	26/03/2013
MARJON PLYMBRIDGE LANE	Highway infrastructure	Inst of CCTV camera at junction of Plymbridge Road and Derriford Rd	£20,000.00	£20,000.00	£0.00	Moor View	£20,000.00	16-Feb-07	10/06/2013
POCKLINGTON RISE, GEORGE LANE	Public Transport Facilities	Talking timetable facility and new bus stop pole and flag	£18,600.00	£18,600.00	£0.00	Plympton Erle	£18,600.00	07-Feb-08	16/06/2013
LAND BOUNDED BY DUKE STREET, CHAPEL STREET	Public Transport Facilities	-For 2 new bus shelters showing real time information. -A total of £384,000 towards enhancing the existing number 34 bus route. -£25,000 towards an accessibility study for the Devonport area to be commissioned by the council. To be paid prior to occupation	£449,000.00	£449,000.00	£0.00	Devonport	£449,000.00	02-May-06	01/07/2013
SALT QUAY HOUSE, NORTH EAST QUAY	Highway infrastructure	£103530.00 to be paid on commencement towards highway infrastructure improvements in the locality including the provision and improvement of pedestrian crossing facilities, and bus priority measure	£103,530.00	£103,530.00	£0.00	St Peter & The Waterfront	£103,530.00	06-Jul-07	07/07/2013
EAST QUAYS BOAT YARD SUTTON ROAD	Highway infrastructure	Bus stop facilities adjacent to site	£10,000.00	£10,000.00	£0.00	Sutton & Mount Gould	£10,000.00	14-Nov-06	24/07/2013
EAST QUAYS BOAT YARD SUTTON ROAD	Highway infrastructure	Puffin crossing facility Exeter St Sutton Rd	£20,000.00	£20,000.00	£0.00	Sutton & Mount Gould	£20,000.00	14-Nov-06	24/07/2013
EAST QUAYS BOAT YARD SUTTON ROAD	Highway infrastructure	Local safety scheme - refuge islands, markings, street works	£50,000.00	£50,000.00	£0.00	Sutton & Mount Gould	£50,000.00	14-Nov-06	24/07/2013

6 TRANSIT WAY	Public Transport Facilities	Unilateral Agreement  Improving public transport services in the area by the introduction of real time passenger information on the local bus networks	£10,000.00	£10,000.00	£0.00	Honicknowle	£10,000.00	20-Jun-03	30/07/2013
STADDISCOMBE	Highway infrastructure	Inst MOVA facilities at traffic signals Reservoir Rd and Springfield Rd	£25,000.00	£25,000.00	£0.00	South Hams	£25,000.00	08-Mar-06	31/07/2013
STADDISCOMBE	Public Transport Facilities	Public transport service improvements on bus routes 5/6	£105,000.00	£105,000.00	£13,000.00	South Hams	£92,000.00	08-Mar-06	31/07/2013
YACHT HAVEN QUAY, BREAKWATER ROAD	Highway infrastructure	Towards Highway Infrastructure improvements in the locality including the provision and improvement of bus stop infrastructure on Oreston Road, eg bus shelters, real time information and bus boarders, such as contribution to be made payable upon commencement	£20,000.00	£20,000.00	£0.00	Plymstock Radford	£20,000.00	16-May-08	08/09/2013
KER STREET, DUKE STREET, MONUMENT STREET	Public Transport Facilities	Pay a contribution of £25,000.00 towards the provision of transport infrastructure prior to the commencement of development	£25,000.00	£25,000.00	£0.00	Devonport	£25,000.00	02-Apr-08	09/10/2013
301-303 TAVISTOCK ROAD	Public Transport Facilities	Public transport or pedestrian facilities in vicinity of site	£4,000.00	£4,000.00	£0.00	Budshead	£4,000.00	07-Mar-06	13/10/2013
GRAINEYS JOINERY AND LAMINATING, BILBURY STREET	Highway infrastructure	Prior to occupation of any of the Open Market Dwellings pay the council the sum of £6000.00 in respect of highway infrastructure improvements in the locality to include but not necessarily be limited to the upgrading of pedestrian crossings	£8,000.00	£8,000.00	£0.00	St Peter & The Waterfront	£8,000.00	28-May-08	12/11/2013
25-27 BRETONSIDE	Highway infrastructure	Improving and maintaining pedestrian links from the site to the Barbican and City Centre	£10,000.00	£10,000.00	£0.00	St Peter & The Waterfront	£10,000.00	30-Aug-06	24/11/2013



STADDISCOMBE	Public Transport Facilities	Bus stops in vicinity of the land	£60,000.00	£60,000.00	£0.00	South Hams	£60,000.00	08-Mar-06	12/01/2014
LAND AT ALMA ROAD, REAR OF WAKE STREET	Highway infrastructure	Contribution of £30,000 towards the undertaking of the design works to replace the existing zebra crossing with puffin facilities.	£30,000.00	£30,000.00	£0.00	Stoke	£30,000.00	28-Apr-08	09/10/2014
LAND AT DAMEREL CLOSE	Public Transport Facilities	Contribution towards the enhancement of public transport infrastructure in the area or towards other such related works as deemed appropriate by the council.	£15,000.00	£15,000.00	£0.00	Devonport	£15,000.00	27-Jul-07	02/12/2014
KER STREET	Public Transport Facilities	On Commencement of Development the Development Tariff in the sum of \$16,417.50	£16,417.50	£16,417.50	£0.00	Devonport	£16,417.50	11-Dec-09	23/01/2015
15 DERRYS CROSS	Public Transport Facilities	Towards running of late night buses in city centre	£13,000.00	£13,000.00	£0.00	St Peter & The Waterfront	£13,000.00	05-Sep-01	10/05/2015
19 PRINCESS STREET	Highway infrastructure	Towards improvements to cycle routes.	£1,000.00	£1,000.00	£0.00	St Peter & The Waterfront	£1,000.00	04-May-04	12/05/2015
CAR PARK HEADLAND PARK	Highway infrastructure	Pay £5000.00 prior to first occupation of the first residential units, towards a pedestrian crossing across the junction of Greenbank Road, Alexandra Road, and Mutley Plain.	£5,000.00	£1,250.00	£0.00	Drake	£1,250.00	02-Nov-05	12/05/2015
19 PRINCESS STREET	Highway infrastructure	Towards the appropriate traffic orders in the vicinity.	£1,500.00	£1,500.00	£0.00	St Peter & The Waterfront	£1,500.00	04-May-04	12/05/2015
19 PRINCESS STREET	Highway infrastructure	Towards a toucan crossing upgrade to be provided in Notte Street.	£15,000.00	£15,000.00	£0.00	St Peter & The Waterfront	£15,000.00	04-May-04	12/05/2015
FORMER SECURICOR DEPOT, TRANSIT WAY	Highway infrastructure	Highways improvements at the junction of the application site	£50,000.00	£50,805.71	£0.00	Honicknowle	£50,805.71	17-Sep-09	05/07/2015

1 ST LAWRENCE ROAD AND 14 HOUNDISCOMB E ROAD	Highway infrastructure	Tariff contribution toward the provision of strategic highways infrastructure	£11,485.00	£11,485.00	£0.00	Drake	£11,485.00	07-May-10	15/09/2015
LAND AT MILLBAY ROAD	Highway infrastructure	Various improvements to junctions of the local highway network with the strategic trunk road network	£705,000.00	£10,000.00	£0.00	St Peter & The Waterfront	£10,000.00	28-Jan-08	05/08/2013-Part rec.
1 ST LAWRENCE ROAD AND 14 HOUNDISCOMB E ROAD	Health	Development Tariff in the sum of £24,573 upon the occupation of the Site following the redevelopment works.	£966.00	£966.00	£0.00	Drake	£966.00	07-May-10	15/09/2015
443 TAVISTOCK ROAD	Health	Health Contribution	£6,482.00	£3,241.00	£0.00	Southway	£3,241.00	20-Oct-09	10/06/2015 - Partially Rec.
ST BUDEAUX COMMUNITY CENTRE & PUBLIC CAR PARK, WOL	Community Facilities	Replacement leisure facilities within locality	£50,000.00	£50,000.00	£0.00	St Budeaux	£50,000.00	26-Feb-07	18/07/2012
1 ST LAWRENCE ROAD AND 14 HOUNDISCOMB E ROAD	Libraries	Tariff contribution toward libraries	£487.00	£487.00	£0.00	Drake	£487.00	07-May-10	14/09/2015
TOWERFIELD DRIVE	Nature Conservation	Contribution of £5,000 towards the area of woodland north of the site contained within the wider Bickleigh Down development area.	£5,000.00	£5,000.00	£0.00	Moor View	£5,000.00	21-Apr-09	04/12/2014
BRENTOR ROAD	Public Art	Provision of public artwork on the site	£15,000.00	£15,000.00	£0.00	Sutton & Mount Gould	£15,000.00	15-Nov-06	09/01/2012
46-52 EXETER STREET	Public Realm	Public realm improvements adjacent to Charles Church as advocated in the "Vision for Plymouth"	£14,000.00	£14,000.00	£8,416.57	St Peter & The Waterfront	£5,583.43	22-Mar-06	15/01/2012
LAND AT BRETONSIDE, EXETER STREET AND MOON STREET	Public Realm	Towards the provision of Trees along Exeter Street.	£10,000.00	£10,000.00	£0.00	St Peter & The Waterfront	£10,000.00	14-Jan-05	18/07/2012

GRAINEYS JOINERY AND LAMINATING, BILBURY STREET	Public Realm	Prior to the occupation of any of the Open Market Dwellings pay to the council the sum of £5,000 towards public realm improvements adjacent to Charles Church	£5,000.00	£5,000.00	£0.00	St Peter & The Waterfront	£5,000.00	28-May-08	26/01/2015
443 TAVISTOCK ROAD	Public Realm	Public Realm Contribution	£1,615.00	£807.50	£0.00	Southway	£807.50	20-Oct-09	10/06/2015
1 ST LAWRENCE ROAD AND 14 HOUNDSCOMB E ROAD	Public Realm	Tariff contribution towards public realm	£240.00	£240.00	£0.00	Drake	£240.00	07-May-10	15/09/2015
BRENTOR ROAD	Play	Upgrade, improvement and provision of play and park facilities at Tothill Park	£129,360.00	£129,360.00	£127,603.39	Sutton & Mount Gould	£1,756.61	15-Nov-06	09/01/2012
LAND AT BRETONSIDE, EXETER STREET AND MOON STREET	Play	Towards improvements to play areas in the vicinity of the development. To be spent at Beaumont Park.	£27,000.00	£27,000.00	£0.00	St Peter & The Waterfront	£27,000.00	17-Nov-04	25/04/2012
40 LOOE STREET	Play	Towards improvements within the area to existing play spaces.	£1,440.00	£1,440.00	£0.00	St Peter & The Waterfront	£1,440.00	21-Jun-04	18/12/2012
RADFORD WOODS OIL FUEL DEPOT HOOE ROAD	Play	Before the occupation of the 75th dwelling the developer shall provide a children's play area	£7,500.00	£2,250.00	£0.00	Plymstock Radford	£2,250.00	20-Apr-01	20/02/2013
16 NORTH STREET	Play	Existing or future play facilities at Beaumont Park	£20,051.00	£20,051.00	£13,898.00	St Peter & The Waterfront	£6,153.00	01-Sep-05	21/02/2013
LAND AT HALLERTON CLOSE	Play	For play and park space within the general vicinity of the site.	£26,995.00	£26,995.00	£0.00	Moor View	£26,995.00	03-Jan-08	12/12/2013
LAND AT ALMA ROAD, REAR OF WAKE STREET	Play	'Casual Play Space contribution' of £26,288 towards facilities that are sufficiently close to the site so that the residential occupants of the site are able to benefit from those facilities.	£26,288.00	£26,288.00	£0.00	Stoke	£26,288.00	28-Apr-08	09/10/2014

443 TAVISTOCK ROAD	Public Open Space	Green Space Contribution	£38,063.00	£19,031.50	£0.00	Southway	£19,031.50	20-Oct-09	10/06/2015
RADFORD WOODS OIL FUEL DEPOT HOOE ROAD	Public Open Space	The £6,000 required fee shall be paid on each square hectare of open space, each year for 10 years from 2005-2015	£90,000.00	£27,000.00	£0.00	Plymstock Radford	£27,000.00	20-Apr-01	20/02/2013
GRAINEYS JOINERY AND LAMINATING, BILBURY STREET	Play	Prior to Open Market Dwellings pay the sum of £56,848 towards the upgrading and improvement of existing play space facilities and infrastructure at Beaumont Park	£56,848.00	£56,848.00	£0.00	St Peter & The Waterfront	£56,848.00	28-May-08	26/01/2015
CHARLES CROSS CENTRE CONSTANTINE STREET	Public Open Space	Towards improvements to Beaumont Park or Drakes Place Gardens.	£5,580.00	£5,580.00	£0.00	St Peter & The Waterfront	£5,580.00	18-Mar-04	16/02/2012
RADFORD QUARRY LOWER SALTRAM	Public Open Space	Off site equipped space within vicinity	£13,000.00	£13,000.00	£0.00	Plymstock Radford	£13,000.00	04-Jun-07	20/01/2015
PLYMOUTH AIRPORT, PLYMBRIDGE LANE	Public Open Space	Towards enhancing the grassland quality at the proposed North Plymouth Community Park.	£24,820.00	£24,820.00	£0.00	Moor View	£24,820.00	19-Jun-09	01/04/2015
1 ST LAWRENCE ROAD AND 14 HOUNDISCOMBE ROAD	Public Open Space	Tariff contribution towards Public Open Space	£5,668.00	£5,668.00	£0.00	Drake	£5,668.00	07-May-10	15/09/2015
STADDISCOMBE	Sport	Enhancement of existing playing pitch provision and ancillary facilities in reasonable vicinity of the land	£130,000.00	£130,000.00	£0.00	South Hams	£130,000.00	08-Mar-06	12/01/2014
STADDISCOMBE	Sport	Indoor sport provision - 25% prior to occupation of first unit, 50% prior to occupation of 50% of units, final 25% prior to occupation of 50% of units	£105,000.00	£105,000.00	£0.00	South Hams	£105,000.00	08-Mar-06	12/01/2014
443 TAVISTOCK ROAD	Sport	Sport Contribution	£30,602.00	£15,301.00	£0.00	Southway	£15,301.00	20-Oct-09	10/06/2015

1 ST LAWRENCE ROAD AND 14 HOUNDISCOMB E ROAD	Sport	Tariff contribution towards Sport	£4,558.00	£4,558.00	£0.00	Drake	£4,558.00	07-May-10	15/09/2015
EASTLAKE STREET OLD TOWN STREET CHARLES CROSS & DR	Other	Shoppers crèche - developer declined on site provision.	£50,000.00	£50,000.00	£0.00	St Peter & The Waterfront	£50,000.00	02-Jul-03	11/01/2012
YACHT HAVEN QUAY, BREAKWATER ROAD	Other	Contribution of £40000.00 towards the repair, refurbishment and upgrade of the adjoining dinghy park and public slipway at Oreston, such contribution to be payable upon commencement of development	£40,000.00	£40,000.00	£0.00	Plymstock Radford	£40,000.00	16-May-08	08/09/2013
19 PRINCESS STREET	Other	Towards relocating the post box adjacent to the site in Notte Street.	£1,000.00	£1,000.00	£0.00	St Peter & The Waterfront	£1,000.00	04-May-04	12/05/2015