

Plymstock Quarry (07/01094)
Document 2

Appendix 7

Obligation	Value of Obligation	Trigger	Notes
Contribution to off-site highway works	Developer to pay PCC £4.544M contribution	£1.5M at 1 st occ. Then £3.04M at 150 th occ. Bonded in full	Contribution towards highway works for Eastern Corridor.
HQPT revenue support	Developer to pay £X contribution in 8 instalments. Year 1 £X Year 2 £X Plus 6 further annual payments of £X	Initial payment at 200th occupation. Bonded in full.	<p>Towards provision of a bus service serving the development, city centre and local facilities in Plymstock.</p> <p>£X for 4 new vehicles plus £X for Revenue Support. Initial payment £X represents the cost of the vehicles plus 1/8 of the Revenue Support. Followed by 7 further annual payments of the Revenue Support sum (£X). Average of X vehicles required at £X each. Therefore Revenue Support plus X vehicles totals £X.</p> <p>Revenue Support to be reviewed on an annual basis throughout the life of the contract based on the performance of the service. The Council will comply with all relevant laws as to public procurement including without limitation the Public Contracts Regulations 2006 and the Council's Contract Standing Orders</p>
Strategic Cycleway improvement from Broxton Drive to The Ride	Developer to use reasonable endeavours to deliver /or pay PCC £310k contribution if	By 100 th occupation.	Upgrading of cycle route to follow former railway alignment between Broxton Drive and The Ride. Developer to

	unable to deliver by 100 th occupation		implement prior to 100 th occupation - or pay the £310k contribution to the Council if unable to deliver.
Blackberry Lane surfacing and lighting	Developer to provide to agreed Spec. Details to be submitted	By 1st occupation	Lighting and re-surfacing for Blackberry Lane. Lighting specification: 5M Pudsey diamond raise and lower column 36w Urbis Aresa lantern or 45w Cosmopolis Sapphire 2 Lucy DP Isolator Installed to meet BS5489 S4. Tarmac surfacing
Rock Gardens Lighting. 4m wide footpath provided as part of the development	See Schedule 7	By 200 th occupation	Lighting only at Rock Gardens. Specification 5M Corus Securgalv or 5M Pudsey diamond raise and lower column depending on location. Possibly building mounted 36w Urbis Aresa lantern or 45w Cosmopolis Sapphire 2 Lucy DP Isolator. In any case Installed to meet BS5489 S4
HQPT Interchange	Developer to pay £150,000 contribution	Available by 570 th occupation	To provide infrastructure for Public Transport Interchange
The Ride	Developer to pay PCC a contribution towards new street lights & resurfacing. Contrib of £18,000	By later of either 570 th occupation or upon commencement of surfacing works by PCC.	Resurfacing between Bus Depot and site entrance on The Ride. Lighting scheme with junction works.
Marsh Mills Interchange MOVA	Developer to provide.	570 th occupation to be agreed.	Installation of MOVA (Microprocessor Optimised Vehicle Actuation) at Marsh Mills/A38 Roundabout.
Public	Developer to	Available from	<ul style="list-style-type: none"> One 6 month

Transport ticketing	provide bus passes as detailed.	1 st occupation and called down as required. In accordance with details to be agreed	<p>unlimited travel bus ticket per household for first phase 570 dwellings. Any operator pass can be claimed equivalent to First6month Plymouth Pass Plus</p> <ul style="list-style-type: none"> • One 6 month unlimited travel bus ticket per household for second phase 390 dwellings equivalent to First6month Plymouth Pass Plus
Travel Plan Contingency Fund	Developer to provide a £300,000 fund	Available from 570 th occupation following monitoring exercise.	To be available in accordance with details to be agreed in the event that trip rates and targets set out in the Transport Assessment are not met. To be used if required following monitoring in accordance with the Travel Plan and details to be agreed for the provision of additional/discounted travel passes, public transport publicity, revenue support for bus service or other measures deemed appropriate.
Car Club	Developer to provide a Car Club contribution of £50,000	Available from 570 th occupation.	In accordance with the Travel Plan principles
A379 footbridge	Developer to provide a contribution of £693k	Contribution available by 932 nd occupation	Includes Design and Traffic management
Safe roads to secondary school	£35,000 contribution	Available from 200 th occupation	Provision of footways/highway safety features in the vicinity of Plymstock School and Stentaway

			Road
Old Billacombe Road measures	See Plans CH-026 & 027 or other to be agreed. Developer to provide upto an agreed max. £60,000 works only (excludes design and consultation costs). Developer to spend up to a maximum of £10k on consultation costs.	Prior to first occupation	Choice of measures to prevent through traffic using 'old' Billacombe Road. Construction in conjunction with Broxton drive signals. Persimmon to consult with local public
PIE temporary parking area.	See Plan CH-203 Revision 06. Developer to provide	From 1 st occupation	Developer will lay out and make available the temporary parking area and turning area in accordance with agreed plans until the re-development of PIE. Persimmon to monitor to ensure areas are kept clear and to take action if blocking of their access points occurs. PHL agree that it will exercise its rights upon instruction from PCC or the Highways Authority to ensure that the PIE shared roadway will be kept clear of obstruction so as to allow delivery vehicles to safely enter and leave PIE and the temporary parking area
Proposal NP01(27)	£14,865 contribution subject to commencement of Contract to deliver works	Available from 1 st occupation in phase 2B	Sum to provide environmental improvements to Billacombe Road as detailed in NP01(27) Area 1, west of Rock Gardens augmentation of calcereous scrubland 10% of land being

			<p>effected 133sqm inclusive of 5 years maintenance = £465</p> <p>Area 2, 36nr highway tree planting semi-mature 20-25cms girth, 36nr planted in grassland plus 5 years maintenance = £14,400</p>
<p>Commuted Sums to cover maintenance of Adopted highways including highways planting and maintenance.</p>	<p>Developer to provide through Mgt. Agreement or commuted sum (for landscaping) or pay to PCC a Commuted Sum through S38/S278 Agreements for other items.</p>	<p>Commuted Sums to be paid in accordance with Highways Act Procedures (s38 or s278) and in accordance with best practice. Not s106 issue.</p>	<p>PCC seeking £1,450 per tree. Persimmon propose to maintain trees thro' Mgt. Agreement. Normally from part of Highways Agreement.</p> <p>Commuted Sums required for: structures, traffic signals, bat structures, additional areas exceeding usual highway design standards, materials outside our usual Specification, non usual or additional street furniture, landscaping within the proposed highway, including trees, and sustainable drainage systems(SUDS) for example, flow attenuation devices, swales and storage areas.</p>