
SECTION 106 AGREEMENTS : POSITION STATEMENT 01 MAY 2018

Purpose of the Report

1. The purpose of this report is to update Planning Applications Committee on the position with respect to Section 106 Agreements for its information and monitoring on a six monthly basis.

Summary

2. Members will note the information in the attached table that sets out the current position in relation to the live S106 agreements.
3. The table shows a total of 50 Section 106 Planning Agreements. The total value of the live permissions or agreements is currently £16.8m (up from £15.3m).
4. For the 50 live permissions and agreements, the Council has received £4.9m (up £37.5k since last reported,) of which the Council is obligated to carry out necessary works or services in relation to the relevant development. In that respect £2.39m (up from £1.68m last reported) has been spent on obligations.
5. Since November 2016 the council has received a total of £2.16m (up from £2.09m) in S106 agreements.
6. S106 12 project elements have now closed

Recommendations

7. It is recommended that Members note the report

Ian Williams, Director of Economic Growth

Background Papers

There were no background papers used in the preparation of this report.

S17 Crime and Disorder	This report has no implications for Crime and Disorder
Health and Well Being	There are no direct implications from this report.
Carbon Impact	There are no issues which this report needs to address.
Diversity	There are no issues relating to diversity which this report needs to address
Wards Affected	Relevant to all and the particular wards in which developments referred to are undertaken.
Groups Affected	The impact of the report on any individual Group is considered to be minimal.
Budget and Policy Framework	This report does not represent a change to the budget and policy framework.
Key Decision	This is not a key decision.
Urgent Decision	This is not an urgent decision
One Darlington: Perfectly Placed	Section 106 agreements are an essential tool for ensuring the appropriateness of development within the context of the ODPP.
Efficiency	No direct impacts.

MAIN REPORT

Background

Section 106 Agreements

8. Planning obligations, also known as Section 106 agreements (based on that section of The 1990 Town & Country Planning Act) are private agreements made between local authorities and developers and can be attached to a planning permission to make acceptable, development which would otherwise be unacceptable in planning terms. The land itself, rather than the person or organisation that develops the land, is bound by a Section 106 Agreement, something any future owners will need to take into account.
9. The Government's policy on the use of planning obligations is set out on the [Planning Practice Guidance website](#). Local planning authorities must take this guidance into account in their decisions on planning applications and must have good reasons for departing from it.
10. Planning Obligations are used for three purposes:-
 - (a) **Prescribe** the nature of development (for example, requiring that a given portion of housing is affordable).
 - (b) **Compensate** for loss or damage created by a development (for example, loss of open space).

(c) **Mitigate** a development's impact (for example, through increased public transport provision).

11. S106 Agreements set out obligations between the Developer and the Local Authority which are binding on both sides if they are bilateral agreements. Developers can also make Unilateral Agreements. All of the agreements listed on the attached table are bilateral agreements. These will normally be in the form of positive and negative obligations. A positive obligation is a commitment to do something. Examples of this might be for the developer to provide a play area, or to provide land for a school and these would normally be related to triggers in the permission for such commitments to be completed. These are reflected in the table under non-financial commitments (to the Council). Equally the agreement might commit the Local Planning Authority to do something usually in response to the developer providing the necessary funding. This is more likely to relate to off-site works such as improvements to local play, recreational facilities and education.
12. Negative obligations are a commitment not to do something. For example a developer may agree to not start building the 50th house until the local school has been extended. These negative obligations are not represented on the attached table unless they are a specific trigger to a positive obligation to make a payment to the Council.
13. Planning obligations must be directly relevant to the proposed development. They cannot be used to correct existing deficiencies in infrastructure or services and they cannot generally be used for revenue projects but there are some exceptions.
14. Members should note that the Government has announced a proposed consultation on changes to developer contributions to take place next year. This will be considered as part of the Local Plan Policy development as is reflected in the Local Development scheme to be reported to cabinet in 2018.
15. The table shows a total of 50 Section 106 Planning Agreements. The total value of the live permissions or agreements is currently £16,817,128.
16. For the 50 live permissions and agreements, the Council has received £4,960,311 in payments and of which the Council is obligated to carry out necessary works or services in relation to the relevant development. In that respect £2,396,222 has been spent on those obligations.
17. Since November 2016 the council has received a total of £2,162,520 in S106 agreement towards local infrastructure.

Reflections on the position statement

18. Monitoring and the collection of the information has been improved with more liaison between the Planning Service and Finance departments. The introduction of the Exacom S106 monitoring software has been delayed by other software upgrades and will be introduced in Q1 2018.
19. The position statement will be made available for public inspection on the Council's web site.

S106 Agreements Position Statement 01.05.2018

Ref. Site Address	Applicant	Ward	Obligations	DBC Scheme	Sum NF=non financial	Amount Received	Date Received	Spent as at 31/3/18	Balance as at 01/05/18	Status	Notes
1 09/00530/FUL Central Park (Teesside Uni), Haughton Road	Teesside University	Stephenson Ward	Infrastructure (changing facilities RUFC)		259,401.00	0.00	25/01/2010	0.00	0.00	Complete	Works complete
			Maintenance	Ongoing maintenance of the replacment playing pitches	75,000.00	0.00	25/01/2010	0.00	0.00	Complete	Ongoing maintenance
2 01/00560/FUL and 10/00715/FUL Mowden Park RUFC, 22 Yiewsley Drive	Yuill Homes, Bellway Homes	Mowden	Replacement playing pitches	Work completed October 2011	420,158.00	-756,059.00	25/01/2010	745,627	-10,432.10	Allocated	£500 +vat for moving fencing from Westwood Timber to DRUFC 31.01.18 £7087.50 request to allocate for replacment fencing 13.03.2018 plus any remaining due to revised estimate
			Recreation Land	Cycleway, bridge, landscaping & maintenance at Baydale Beck Balance for long term maintenance £70,000.	151,463.00	-151,463.40	05/03/2015	95,463	-56,000.00	Allocated	Maintenance £7k per year
			Equipped Play Area	Ettersgill play area identified for refurbishment and play areas in the vicinity including Bushel hill , Eggleston view and Broken Scar.	80,703.00	-80,703.40	05/03/2015	75,698	-5,005.75	Allocated	
			Transport - Bus Services	Bus services 16/16a &3	92,497.00	-92,496.73	05/03/2015	68,710	-23,786.68	Allocated	3 yr agreement 2016 - 2019
01/00560/FUL and Yuill Homes, Bellway 10/00715/FUL Homes Mowden Park RUFC, 22 Yiewsley Drive		Mowden	Bus shelter & Dropped Kerbs	Awaiting payment - additional funds agreed at Planning Applications Committee meeting 3/2/16 for bus shelter at Mowden shops and dropped kerbs on	31,500.00	-31,812.00	08/08/2016	30,853	-958.90	CLOSED	Scheme Complete
3 06/00959/FUL Land At Snipe House Farm	Miller Homes Limited	Park East Ward	Affordable Housing	Non financial obligation for affordable housing	0.00				0.00		
			Open Space & Football Pitch	Implementation by developer at Skerne Park	0.00				0.00		Pitch managed by Skerne Park Community Assoc
			Open Space & Football Pitch	Ongoing maintenance of pitch	38,630.00	-38,630.00	27/01/2014	5,518.57	-33,111.43	Annual Transfer	Finance to transfer £5518.57 to Grounds Maintenance annually until 2024
06/00959/FUL Miller Homes Limited Land At Snipe House Farm		Park East Ward	Play & Recreational Equipment	Play facility at Skerne Park	89,200.00	-89,200.00	29/06/2010	89,200.00	0.00	CLOSED	Complete
			Transport - Bus Stops	Part repaid to developer leaving a balance of £8,203 for improvements to Bus stops at Tyne Crescent & Tees Drive Completed	40,000.00	-40,000.00	24/05/2011	32,525.00	-7,475.00	Allocated	Scheme complete
			Community Facilities Fund	To improve community facilities within Skerne Park Estate incl funding	100,000.00	-100,000.00	29/06/2010	78,785.94	-21,214.06	Allocated	
4 13/00989/FUL Proposed Site For Railway HA By Yuill Homes Alverton Drive	Andrea Abbott	Brinkburn and Faverdale	Open Space	Feethams Riverside Park Project	18,876.00	-18,876.00	13/05/2014	18,876.00	0.00	CLOSED	Complete
5 09/00439/FUL Former North Road Service Station	A Gregory Building Contractors	Harrowgate Hill Ward	Open Space	Funding earmarked for perimeter landscaping improvements to Bensham park.	12,200.00	-6,100.00	27/04/2011	0.00	-6,100.00	D16805 311289 £6,100 invoice raised, not yet paid as at 01/05/18	
6 13/01038/FUL Former Darlington Football Club Ground South Terrace	Persimmon Homes (Teesside) Limited	Park West Ward	Highways	Light controlled crossing + TRO's	137,137.50	-137,137.50	30/06/2014	0.00	-137,137.50	Allocated	TO605 126k Light Controlled Crossing 18/19 TO606 11k - TRO's and 20 mpg zones
			Education		67,798.00	-71,079.42	06/06/2017	0.00	-71,079.42	Received - not yet allocated to a scheme	

			Sports Facilities	for the provision of junior soccer facilities within South Park	45,199.00	0.00		0.00	0.00	Trigger = Completion/occupation of 60 dwellings	£15k conversion of South Park Lakeside Lodge changing room into kitchenette	
			Affordable Housing	Affordable housing commuted sum Deed Varied - on 16/01163/FUL	by formula = 105,000 £25050 - sales marketing allowances	0.00		0.00	0.00	Trigger = Completion/occupation of 30 dwellings		
			Childrens Play	for the provision of a toddlers play area within South Park	67,798.00	-71,079.42	06/06/2017	0.00	-71,079.42	Received - not yet allocated to a scheme	Scheme being designed	
7	14/01251/FUL	Darlington RUFC With Darlington 1883 FC Club Grange Road	Park West Ward	Ecology	For aquisition of land to the west of the Clubhouse and habitat creation thereon.	9,800.00	-9,800.00	29/03/2017	0.00	-9,800.00	Received - not yet allocated to a scheme	Farmer has handed in tenancy. Still outstanding - Due October 2018
	14/01251/FUL	Darlington RUFC With Darlington 1883 FC Club Grange Road	Park West Ward	Highways (access to the club)	Implement No Waiting Restrictions in Grange Road, Carmel Road South Croft Road, Snipe Lane	12,000.00	-12,000.00	21/10/2016	12000	0.00	CLOSED	Complete
8	14/00503/FUL	Opus Land North (Darlington)Ltd Land At OSGR E429114-N515709 Albert Road	North Road Ward	Ecology	For ecological enhancement related works and maintenance within the Borough of Darlington	22,000.00	-22,000.00	13/05/2016	1,967.00	-20,033.00	Allocated	Scheduled for FY 18/19 Earmarked for in channel improvements in River Skerne
9	14/01173/FUL	Lingfield Point No.1 Ltd Meadow (Unit 11b) Lingfield Point	Red Hall and Lingfield	Transport - Bus Services	financial support for bus service provision into and from Lingfield Point	23,550.00	-23,550.00	28/03/2017	0.00	-23,550.00	Received	Works being confirmed
				Road Network	for mitigation of the traffic impact on the surrounding highway network including the A66	55,320.00	-55,320.00	28/03/2017	0.00	-55,320.00	Received	Allocated to A66 Improvements
10	14/00001/FUL	Opus Lane (North) Limited Field At OSGR E427950 N517041 Faverdale North	Brinkburn and Faverdale Ward	Ecology	For use by the Council for ecological mitigation works at species rich meadow on Cocker Beck, Staindrop Road	5,000.00	-5,000.00	16/05/2016	240.00	-4,760.00	Allocated	Maintain woodland in Faverdale
11	14/01012/FUL & 05/00183/FULE	EDF Energy Royal Oak Farm HEIGHINGTON	Heighington and Coniscliffe Ward	Ecology	Agreement between DBC and RJB Mining whereby RJB Mining agreed to carry out at its own expense an aftercare scheme, woodland planting and the establishment of offsite grassland areas including subsequent management	0.00				0.00	14/01012/FUL Application under consideration for variation of condition 2 of planning permission 05/00183/FULE (for development of wind turbine site comprising 5 wind turbine units, 1.1km of road and control building) dated 6 January	1st Phase complete Planting 2018
12	12/00751/FUL & 11/00160/FUL	Mr Robert Stockford Moor House Wind Farm Bishopton Lane GREAT BURDON	Sadberge and Middleton St George Ward	Tree Planting Fund	Tree Planting at Little Stainton. Scheme expires 30th December 2017	10,000.00	-10,000.00	31/01/2012	10000.00	0.00	CLOSED	Final Balance of £8287.36 repaid to Developer and transferred to Moor House Wind Farm Community Fund admistered by Durham CC.
13	13/00347/FUL 08/00279/FUL 08/00824/FUL	Taylor Wimpey Site Of Former Hopetown House Brinkburn Road	Brinkburn and Faverdale Ward	Affordable Housing	Contribution towards Affordable Dwellings within the Borough of Darlington.	46,875.00	-46,875.00	03/02/2017	0.00	-46,875.00	Received - not yet allocated to a scheme	
				Equipped Play Area	improving children's play space at Darrowby Drive;	15,625.00	-15,625.00	03/02/2017	0.00	-15,625.00	Received - not yet allocated to a scheme	
				Sustainable Transport	Local cycle signage & infrastructure	15,625.00	-15,625.00	03/02/2017	0.00	-15,625.00	Received	Scheme being designed
				Education	Contribution towards primary school places in the locality.	46,875.00	-46,875.00	03/02/2017	0.00	-46,875.00	Received - not yet allocated to a scheme	

14	10/00439/FUL	Mr & Mrs Martin Grey	Sadberge and Middleton St George Ward	Restrictive covenant only		0.00	0.00	0.00	0.00	Non Financial	Restrictions to ensure the Existing Building and Annex remain as one unit ,of family, or extended family occupation	
15	11/00461/FUL	Persimmon Homes Teesside Limited	College Ward	Open Space	Contribution to the provision of off-site public open space in accordance with the Darlington Open Space Strategy 2007 - 2011	14,375.00	-14,735.00	02/11/2016	14,735.00	0.00	CLOSED	Complete
16	10/00836/FUL	Mr James Marshall	Red Hall and Lingfield	Traffic counters	installation of electronic traffic counters/monitoring	10,000.00	-13,150.00	04/01/2017	0.00	-13,150.00	Received.	Works being confirmed
				Transport - Bus Services	financial support for bus service provision on Yarm Road	15,000.00	-15,000.00	04/01/2017	0.00	-15,000.00	Received	Scheme being confirmed
				Road Network	for mitigation of the traffic impact on the A66	153,455.64	-166,868.02	04/01/2017	0.00	-166,868.02	Received	Allocated to A66 Improvements
17	10/00412/FUL & 08/00397/FUL	Bellway Homes Bussey Armstrong Projects Limited	Cockerton Ward	Open Space	Funding to be used for annual maintenance costs of associated green spaces, over ten years.	30,000.00	-30,000.00	22/02/2017	30000.00	0.00	CLOSED	Complete
				Equipped Play Area	Scheme location at West Park, Eggleston or Auckland Oval. Play Areas manager to draft schedule of works.	51,200.00	-49,800.00	22/02/2017	0.00	-49,800.00	Received - not yet allocated to a scheme	
				Cycleway and Footpath	Cycle & footway Sugar Hill Park - linking Bates Avenue and Prior Street await final costs	20,000.00	-20,000.00	22/02/2017	0.00	-20,000.00	Received - not yet allocated to a scheme	
				Ecology	Funds will be allocated to West Beck SUDS Scheme over 10 years at £7,000 over 10 years	70,000.00	-70,000.00	21/10/2013	12829.47	-57,170.53	Allocated	Draw down £7k per year x 10 years
				Ecology	Leach Grove Landscaping - to do the work that the developer should have done	28,200.00	-28,200.00	11/10/2016	0.00	-28,200.00	Allocated	
18	08/00638/OUT	Taylor Wimpey	Red Hall and Lingfield	Highways	towards highway improvements in the vicinity	1,184,400.00	-271,888.61	29/04/2013	0.00	-271,888.61	Phase 1 of development	Allocated to A66 Improvements
				Pedestrian Crossing	light controlled pedestrian crossing	55,000.00	-55,000.00	29/04/2013	0.00	-55,000.00	Received - Scheme being reviewed	Scheme being reviewed
				Sustainability	towards sustainable transport measures	754,138.00	-109,113.00	29/04/2013	0.00	-109,113.00	Received - not yet allocated to a scheme	Review in 2020
				Affordable Housing	On Site Affordable Housing	0.00			0	0.00		
				Education	Provision of additional primary educational places	500,000.00	-500,000.00	11/10/2017	500000.00	0.00	Heathfield Primary School DL1 1EJ	Works to accommodate additional children.
				Open Space Maintenance	Maintenance of the Open Space by the developer for a 10 year period	0.00				0.00		
				20 MPH Zone	a 20mph zone on residential land	2,000.00	-2,000.00	10/07/2016	0.00	-2,000.00	Received	Scheme being reviewed
	08/00638/OUT	Taylor Wimpey	Red Hall and Lingfield	Equipped Play Area	£6100 Written off on request of client and agreed DC 15/08/2016	0.00				0.00	Written Off	Written Off

19 08/00703/FUL	Sven Investments	Sadberge and Middleton St George Ward	Highways (mini bus shuttle service)	the provision of a mini bus service linking the site to local bus stops, the airport, local businesses,the railway station	20,000.00					0.00	CLOSED	Permission lapsed
20 06/00812/FUL	Argon Faverdale Ltd	Brinkburn and Faverdale Ward	Highways	Dropped kerbs & tactile paving	1,000.00					0.00	CLOSED	Permission lapsed
				Towards off street habitat creation to mitigate for the loss of habitat at the Application Site	80,000.00					0.00	CLOSED	Permission lapsed
			Highway Safety TRO	TRO at road junction	1,500.00					0.00	CLOSED	Permission lapsed
21 04/01427/FULE	Durham Tees Valley Airport Limited	Sadberge and Middleton St George Ward	Highways	towards the maintenance of the A67 to the east of the DTVA Access roundabout	20,000.00					0.00		
22 06/00536/FUL	Middlesbrough Football Club	Hurworth Ward	Protection of LB & phasing		0.00					0.00		
23 06/00538/FUL	Middlesbrough Football Club	Hurworth Ward	Protection of LB & phasing		0.00					0.00		
24 06/00535/FULE	Middlesbrough Football Club	Hurworth Ward	Transport - Bus Stops		3,544.00					0.00	CLOSED	Complete
25 06/00634/FUL	Yorvik Homes	Stephenson Ward	Affordable Housing		0.00					0.00		
26 07/00041/OUT	PPG Land Limited And Durham Cathedral	Sadberge and Middleton St George Ward	Highways		639,100.00					0.00		
			Sustainable Transport		670,446.00					0.00		
27 13/00110/FUL & 08/01003/OUTE	Darlington Farmers Auction Mart	Heighington and Coniscliffe Ward	Transport - Bus Stops	13/00110/RM2 reserved matters application currently under consideration	20,000.00					0.00		
28 13/00940/OUT	Gladman Miller Homes & Story Homes	Sadberge and Middleton St George Ward	Education	Provision of additional primary educational places within the MSG area	611,000.00	-322,852.40	04/07/2017	0.00	-322,852.40	Received - not yet allocated to a scheme	50% on occupation of 1st dwelling 50% on occupation of 75th dwelling	
			Sports Pitches	Improvement of sports pitches in the vicinity of the area	39,209.00				0.00		Due on occupation of 125th dwelling	
			Highways	strategic highway network improvements	by formula	-8,185.34	04/07/2017	0.00	-8,185.34	Received	Allocated to A66 Improvements 25% on 1st,61st,121st and 181st dwelling	
			Highways	strategic highway network improvements	by formula	-39,923.31	04/07/2017	0.00	-39,923.31	Received	Allocated to A66 Improvements 25% on 1st,61st,121st and 181st dwelling	
			Cycleway and footpath	Provision of pedestrian / cycle link between the development and Woosington Drive	20,000.00	-21,136.00	04/07/2017	0.00	-21,136.00	Received	Scheme being designed	
			Transport - Bus Services	Bus Pass to value of £25 for 7 days travel 1 per dwelling sold	0.00				0.00			
			Open Space	Informal Open Space and onsite landscaping Financial obligation in lieu of On-site affordable housing	2,000,000.00	-500,000.00	04/07/2017	0.00	-500,000.00	Received - not yet allocated to a scheme		
29 05/00708/FUL	George Wimpey North East Limited	Bank Top and Lascelles Ward	Recreation	South Park changing facilities and play area (Built at Eastbourne Sports Complex)	670,111.00	-670,111.00	27/06/2006	573,194.46	-96,916.54	Allocated		

30 13/01001/FUL Croft House 2 Tees View HURWORTH PLACE	Broadacres Housing Associatiion	Hurworth Ward	Education	Provision of additional educational places within the vicinity	18,330.00						Update 22.02.17 Building Demolised -New build not started
			Open Space	To provide Open Space and or similar amenities in the vicinity	5,460.00						
			Sustainable Transport	To improve Bus Stops in the vicinity	6,000.00						
31 15/00513/FUL Woodburn Nursery	Esh Developments	Hummersknott Ward		Contribution to providing, expanding and maintaining children's play within South West Area of Darlington							
			Childrens play	Contribution to primary school places in Darlington	24,057.00						
			Education	Contribution to bus shelters at Elm Ridge Garden Centre Shops, ConniscliffeRoad	87,000.00						
			Transport - Bus Stops		16,000.00						
			Ecology	Contribution to replacement of the tree to be removed from the verge	7,500.00						
			Sport & Recreation	Contribution to providing, expanding and maintaining playing pitches in South West area of Darlington	10,974.00						
			Affordable Housing	Off Site Affordable Housing	228,000.00						
32 16/00108/FUL Land south of Woodlands Hospital, Morton Park Way	Wm Morrison Supermarkets PLC	Sadberge and Middleton St George Ward	Highways	Improvement works to be undertaken by Highways England to the Yarm Road/A66 junction and particular improvement works to the Yarm Road approach to that roundabout from the west.	60,000.00	-60,000.00	08/02/2017	0.00	-60,000.00	Received	Allocated to A66 Improvements
33 16/00018/FUL Northgate House, St Augustine's Way	KG London	Northgate Ward	Sustainable Transport	Contribution to be used towards the John Street cycle route.	4,400.00						
34 15/00976/OUT Land off Station Road, Middleton St George	Mr and Mrs Foster	Sadberge and Middleton St George Ward	Education	Provision of additional primary educational places within the MSG area	488,800.00						
			Highways	strategic highway network improvements	by formula						
			Highways	strategic highway network improvements	by formula						
			Open Space	Open Space Works Specification and Management Plan	0.00						
			Transport - Bus Services	Bus Pass to value of £25 for 7 days travel 1 per dwelling sold	0.00						
35 16/00886/OUT Roundhill Road Hurworth	Mr Ramsden & Banks Property	Hurworth Ward	Sustainable Transport	Highway Improvements Traffic Calming measures Safer routes to school scheme, inc improved crossing and 20 mph zone	98,400.00						
			29/02/2017	Transport - Bus Services	Provision of an evening hourly bus service to run between Hurworth and Darlington	273,000.00					
			29/02/2017	Education	Contribution towards enhanced education infrastructure at Hurworth primary School	305,000.00					
			29/02/2017	Affordable Housing	Off Site Affordable Housing within Darlington	588,500.10					

45 17/00818/FUL Land at Carmel Road South	Story Homes Ltd	Park West Ward	Cycleway and Footpath	Contribution towards the provision of connections and access to support walking and cycling connections to existing ROW network within vicinity of the site .	59,000.00	0.00
			Transport - Bus Stops	Contribution towards the improvement of the Briar Walk bus stops on Blackwell and Blackwell House bus stop inc raised kerbs.	18,000.00	0.00
			Education	Contribution towards the provision of Primary School places within the vicinity of the site	180,245.00	0.00
			Affordable Housing	Contribution towards the provision of Affordable Housing within the borough of Darlington	663,750.00	0.00
			Highways	Contribution towards the Improvements to the A66/A167 Carmel Road/Snipe Lane roundabout	20,000.00	0.00
			Employment	to endeavour to achieve a target of 10% of employees being new trainees or apprentices living in the Borough of Darlington	0.00	0.00
46 17/00358/FUL Land off Middleton Road, Sadberge	Carlton Development Mgt Ltd	Sadberge and Middleton St George Ward	Open Space Maintenance	the informal open space and landscaping on the site.	0.00	0.00
			Transport - Bus Services	Towards the funding of bus service which serves Sadberge (currently No 20)	30,000.00	0.00
47 16/01256/FUL Field to East of Oak Tree Inn, M st G	Punch Partnerships (PML) Limited	Sadberge and Middleton St George Ward	Transport - Bus Stops	Towards the cost of an inbound bus stop on or adjacent to the development	5,750.00	0.00
			Sustainable Transport	Towards the cost of footpath improvements on Yarm Road	10,800.00	0.00
48 16/00396/OUT Land at Lancaster House DTVA M st G	Earlsway Developments Ltd and LSR LLP	Sadberge and Middleton St George Ward	Education	Towards the expansion of St George's Church Primary School	168,025.00	0.00
			Cycleway and Footpath	To create a safe route to school by carrying out improvements to footpaths and lighting in the immediate vicinity of the land	160,000.00	0.00
			Sports Pitches	Towards the improvement of sports fields in the close proximity to the land.	15,180.00	0.00
			Transport - Bus Stops	Towards the improvements to existing bus stops and /or the provision if new bus stops in close proximity to the land	21,000.00	0.00
			Open Space	Areas of Open Space within the development which shall be made available for use by the public	0.00	0.00
			Childrens play	Areas of Open Space that are designed and made available for use as children's play areas.	0.00	0.00
49 16/01231/FUL Field at Low Coniscliffe	D and GH Ward	Heighington and Coniscliffe Ward	Cycleway and Footpath	To improve and maintain walking routes, the wider public right of way network and cycle paths in the immediate vicinity of the land	36,000.00	0.00
			Open Space	The improvement of Open Space within the development	11,018.00	0.00
			Open Space	Maintenance of the Open Space within the development	28,882.70	0.00

50 16/00820/FUL
Station Road, Heighington

Kew Land Limited

Heighington and
Coniscliffe Ward

Sports Pitches	Towards the improvement and maintenance of existing sports fields in close proximity to the land	10,816.00	0.00
Open Space Maintenance	A document detailing the phased delivery of Open Space	0.00	0.00
Open Space Maintenance	To be defined within the Open Space Specification	0.00	0.00
Education	For the provision of Education in Heighington		0.00
Cycleway and footpath	To improve footways and cycleways in the vicinity of the land, including improved signage		0.00
Play & Recreational Equipment	To improve the playing fields in Heighington		0.00
Transport - Bus Stops	Towards the improvement to the Inbound and Outbound Bus Stops near to Heighington Village Hall.		0.00

Overall Total	16,817,128.69		
Total Received		-4,960,311.30	
Amount Spent			2,396,222.54
Balance			-2,564,088.76