



Planning Obligations Annual Report 2016 to 2017



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Introduction

Carlisle Planning Services have been implementing S106 Agreements since they were introduced in 1991 and to date have entered into nearly 300 agreements in place (including Deeds of Variation¹).

This annual report gives an overview of S106 agreements (and Unilateral Agreements²) entered into over the last year and give an update on the delivery of the obligations within those and previous years. It is intended to update members, developers and members of the public of the implementation of obligations so it can be seen how they have a direct positive impact for the District and therefore its residents.

A S106 is a legal agreement between the planning authority and the applicant/developer, and any others who might have an interest in the land.

In accordance with Section 106 of the Town and Country Planning Act 1990 (as amended by Section 12(1) of the Planning Compensation Act 1991) planning obligations may:

- (a) restrict the development or use of the land;**
- (b) require specified operations or activities to be carried out in, on, under or over the land;**
- (c) require the land to be used in any specified way; or**
- (d) require a sum or sums to be paid to the authority either in a single sum or periodically.**

Planning obligations are usually entered into in the context of planning applications to ensure that developers address the additional community and infrastructure needs and mitigate the social, environmental and economic impacts of new development. Unless it is agreed otherwise, planning obligations run with the land in perpetuity and may be enforced against the original covenantor and anyone else that acquires an interest in the land, until such time as they are discharged or otherwise modified.

Paragraph 203 of the **National Planning Policy Framework March 2012** states that: “*Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.*”

Paragraph 204: states: “*Planning obligations should only be sought where they meet all of the following tests:*

- ***necessary to make the development acceptable in planning terms;***
- ***directly related to the development; and***
- ***fairly and reasonably related in scale and kind to the development.***”

¹ Deed of Variation where there is a change to the original agreement which may or may not have a material change to its delivery.

² A unilateral agreement is where only one party makes an express promise, or undertakes a performance without first securing a reciprocal agreement from the other party. Such agreements are marked with an asterisk by way of identification throughout this document.

Summary 2016 to 2017

16 S106's were entered into with the potential to deliver:

Housing

173 Affordable Dwellings plus schemes yet to be submitted

Financial

A total of **£1,171,352** has been negotiated (excluding formula based figures which are yet to be determined). Of this, £483,081 is payable to the County Council for Transport, Education and Travel Plans. The balance is due to the City of Carlisle of which includes £475,744 is for the provision/enhancement and maintenance of Public Open Space and Children's Play Areas and £212,527 in lieu of on site affordable housing provision.

* * * * *

During the year delivery via S106 obligations has achieved:

Housing

118 Affordable Dwellings have been delivered (89 to a Registered Provider 53 of which were in the rural area and 29 Discounted Sale of which 8 were in the rural area).

Financial

£430,559 has been **received** for a variety of dedicated projects for the provision and maintenance of Public Open Space/Children's Play Areas and to facilitate delivery of affordable housing.

* * * * *

Balances of monies [rounded] held by Carlisle city Council to complete undertakings as detailed within S106 agreements and unilateral agreements as at 31 March 2017:

In Lieu of on-site Affordable Housing	£ 369,155
Open Space and Children's Play Areas	£ 467,834
Infrastructure	£ 671,132
Refuse	£ 2,310
Habitat Mitigation	£ 70,489
Total	£1,580,920

NB: Failure to evidence that monies have been spent for the purpose for which it was delivered and within the requisite timescale, will result in the monies having to be returned to the developer.

New Agreements 2016 - 2017

Planning Permissions granted with a S106 Agreement:

PP No	Date Signed	Parties	Address	Development Proposal	S106 Obligation Overview
15/0161	20/04/16	Personal Covenant; Cumbria County Council and Secretary of State for Health	Land North of Moorside Drive/Valley Drive, Carlisle Parish – St Cuthberts Without	Residential Development OUTLINE RM 17/0038 rec'd 15/02/17 for 166 dwellings undetermined	AFFORDABLE HOUSING 20% To be provided at 50/50 Affordable Rent and Low Cost TRAVEL PLAN [COUNTY] Pay Travel Plan Assessment & Monitoring Fee [£6,600] within 6 months of 1st occupation of any residential unit To meet travel plan targets or pay upon demand from County Travel Plan Framework Contribution.
15/0341	25/04/16	Personal Covenant and Cumbria County Council	Land between Moorhouse and Hosket Hill, Carlisle Parish – Burgh by Sands	Erection Of A Free Range Egg Unit & Associated Infrastructure Including Two Feed Bins; Upgrading Of Existing Track & Planting Scheme	HIGHWAYS CONTRIBUTION [COUNTY] Pay £20,750 within 14 days of commencement and to notify the City within 14 days.
15/0918	03/05/16	Taylor Wimpey UK Limited and Cumbria Partnership National Health Service Foundation Trust and Cumbria County Council	Land East of Cumwhinton Drive Parish – St Cuthberts Without	Erection Of 189no. Dwellings With Associated Infrastructure And Landscape	AFFORDABLE HOUSING 15 Affordable Rented Dwellings [Plots 21-35 inclusive] 15 Discounted Sale [Plots 17 - 20; 49 - 55; 147 -150 inclusive] OFF SITE RECREATION CONTRIBUTION to pay £61,524 prior to occupation of 50% of the Dwellings PUBLIC OPEN SPACE to Identify a Management Company prior to occupation of any of the Dwellings EDUCATION CONTRIBUTION [COUNTY] to pay £78,284 prior to occupation of 50% of

PP No	Date Signed	Parties	Address	Development Proposal	S106 Obligation Overview
					<p>the Dwellings [notify City within 14 days]</p> <p>HIGHWAYS CONTRIBUTION [COUNTY]</p> <p>to pay £12K prior to occupation of 50% of the Dwellings</p> <p>TRAVEL PLAN [COUNTY]</p> <p>Pay Travel Plan Monitoring fee of £6,600 prior to first occupation of any dwellings</p> <p>Appoint travel coordinator within 6 months of 1st occupation</p>
15/0350	11/05/16	Personal Covenants	Land North of Rockcliffe School, Rockcliffe Parish - Rockcliffe	Residential Development OUTLINE [indicative 5]	<p>AFFORDABLE HOUSING</p> <p>Affordable Dwelling Location Scheme to be submitted and approved no later than the last of the Reserved Matters</p>
15/0621	02/06/16	Border Travel Services Ltd and Cumbria County Council	Land to the North of Burgh Road, Carlisle Ward – Belle Vue	Erection of Dwellings OUTLINE [indicative 66]	<p>AFFORDABLE HOUSING</p> <p>30% split 50/50 Affordable rented and Discounted Sale @ 70% OMV</p> <p>TRAFFIC CALMING MEASURES CONTRIBUTION [COUNTY]</p> <p>Pay £13,500 prior to occupation of the 20th Unit</p>
15/0617	22/06/16	Personal covenant and Cumbria County Council	Land adj King Edwards Fauld, Burgh by Sands Parish – Burgh by Sands	Erection of Dwellings OUTLINE [indicative 20]	<p>AFFORDABLE HOUSING</p> <p>Scheme to be submitted no later than last Reserved Matters [Rural West]</p> <p>OFF SITE RECREATION CONTRIBUTION</p> <p>to pay £15,000 prior to occupation of any Dwellings</p> <p>PUBLIC OPEN SPACE</p> <p>Prior to commencement to submit and obtain approval of the Public Open Space Scheme</p> <p>EDUCATION CONTRIBUTION [COUNTY]</p> <p>to pay £18,188 x school age children subject to public sector index prior to occupation of any Dwellings [notify City within 14 days]</p>
16/0159	23/08/16	Personal Covenants; L &	rear 55-65 Scotby Road and 61 Scotby	Erection of 8 Dwellings	<p>AFFORDABLE HOUSING</p> <p>2 Discounted @ 70% OMV</p>

PP No	Date Signed	Parties	Address	Development Proposal	S106 Obligation Overview
		ND Development & Design Ltd and Amicus Finance PLC	Road, Scotby, CA4 8BD Parish – Wetheral		OFF SITE RECREATION CONTRIBUTION payable prior to first occupation: £19,969 to support offsite improvement of publically accessible open spaces (excluding maintenance, but including sports field) AND £10,828 for the maintenance of the publically accessible open spaces
15/0878	11/08/16	Prospect Estates Ltd	Land North of Caxton Road Ward – Belle Vue	Demolition Of Existing Industrial Buildings; Erection Of 63No. Dwellings OUTLINE	AFFORDABLE HOUSING 4 X 2 bed houses and 2 x 3 bed houses OPEN SPACE CONTRIBUTION Prior to occupation of 50% of the units to pay £63K maintenance or improvement of Heysham Park, Engine Lonning Nature Reserve and Spider Park
15/0886	01/09/16	Church Commissioners for England and Cumbria County Council	Land West of Steele's Bank, Wetheral Parish – Wetheral	Erection Of Up To 50No. Dwellings With Associated Amenity Space, Hard standing And Ancillary Works OUTLINE	AFFORDABLE HOUSING provide a scheme providing 30% affordable prior to commencement OPEN SPACE LAND MAINTENANCE To submit for approval an Open Space Management Scheme prior to commencement OFF SITE RECREATIONAL CONTRIBUTION Prior to occupation of any dwellings pay 50% of contribution [£46,186.50] Prior to occupation of 50% OF dwellings pay 50% of contribution [£46,186.50] PRIMARY SCHOOL CONTRIBUTION COUNTY Prior to occupation of 40% of dwellings pay £120,051 SECONDARY SCHOOL CONTRIBUTION COUNTY Prior to occupation of 40% of dwellings pay £33,250 FOOTPATH CONTRIBUTION COUNTY

PP No	Date Signed	Parties	Address	Development Proposal	S106 Obligation Overview
					Prior to occupation of 75% of dwellings pay £10,500
14/0901	06/10/16	Armeria (UK)L(LLP)	Adj Memorial Hall Rockcliffe Parish - Rockcliffe	Residential Development OUTLINE [indicative 12]	AFFORDABLE HOUSING 20% of site: To submit an affordable housing scheme no later than at Reserved Matters.
15/0595	30/11/16	Personal Covenant and Cumbria County Council	Land North of Kingmoor Industrial Estate, Kingmoor Road, Carlisle Ward - Belah	Erection of 65 no Dwellings OUTLINE	AFFORDABLE HOUSING 30% of site: To submit an affordable housing scheme no later than at Reserved Matters. EDUCATION CONTRIBUTION COUNTY prior to Occupation [Formula] TRAFFIC REGULATION ORDER CONTRIBUTION COUNTY £6,500 within 14 days of commencement OFF SITE RECREATION CONTRIBUTION £50k prior to first occupation PUBLIC OPEN SPACE Submit and obtain approval prior to commencement MANAGEMENT COMPANY POLICY to be agreed prior to first occupation
12/0880	16/12/16	Simtor Ltd and Cumbria County Council	Hallmoor Court, Wetheral, Carlisle Parish – Wetheral	Erection Of 27no. Dwellings	AFFORDABLE HOUSING 4 x 2 bed houses 1 x 2 bed apartments 2 x 3 bed houses Scheme with tenure to be submitted prior to commencement EDUCATION CONTRIBUTION COUNTY £72,306 prior to Occupation of 9th unit OPEN SPACE Submit and obtain approval prior to commencement OPEN SPACE CONTRIBUTION £66,457.97 to be paid prior to 1 st occupation
15/1011	23/12/16	Story Construction and	Land at Peter Gate, Cumwhinton	Erection Of 22no. Dwellings With Associated	AFFORDABLE HOUSING 2 Social Rented

PP No	Date Signed	Parties	Address	Development Proposal	S106 Obligation Overview
		1 'Owner'	Parish – Wetheral	Access, Car Parking And Landscaping And Change Of Use Of Land For Educational Purposes	2 Discounted 70% OMV PRIMARY SCHOOL IMPROVEMENT CONTRIBUTION COUNTY £90,940 EDUCATION LAND COUNTY Transfer of land upon completion of the site
15/1003	27/01/17	Loving Land Ltd and Cumbria County Council	SE St Ninians Road, Carlisle Parish – St Cuthberts Without	Residential Development OUTLINE [indicative 132]	AFFORDABLE HOUSING 14 Affordable rented 6 Discounted 70% OMV OPEN SPACE CONTRIBUTION £96,593 to be paid: 15% prior to 1st Occupation 15% prior to 50% of phase 1 15% prior to 1st occupation phase 2 15% prior to 50% phase 2 15% prior to 1st occupation phase 3 remainder prior to 50% phase 3 TRAVEL PLAN OBLIGATION COUNTY one month prior to 1st occupation pay Admin Fee£6,500 to & appoint co-ordinator and advise City
16/0812	02/02/17	Story Construction and 2 'Owners'	Adj 8 The Whins, Heads Nook, Parish – Wetheral	Erection Of 10.No Dwellings With Associated Infrastructure	AFFORDABLE HOUSING CONTRIBUTION £212,527.20 payable in 3 tranches on 1st occupation of 3rd, 6th & 9th dwelling
16/0769	31/03/17	Personal Covenants	Land between Gelt Rise and Gelt Road, Brampton Parish – Brampton	Erection of 18 No. Dwellings	AFFORDABLE HOUSING 6 in accordance with the indicative mix required in Policy HO 4

Deed of Variation with Material Change

12/0832	01/09/16	Personal covenant	Adj 445 Durdar Road, Carlisle		Affordable Housing <i>Requirement for 1 discounted house removed.</i>
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Summary of Obligations Entered into:

Financial – Commuted Sums - 2016 to 2017

Open Space/Play Areas	Affordable Housing Contribution	Transport (County)	Travel Plan (County)	Education (County)	Parish/Ward
			£6,500		St Cuthberts Without
		£20,750			Burgh by Sands
£61,524		£12,000	£6,500	£78,284	St Cuthberts Without
		£13,500	£6,500		Belle Vue
£15,000				formula	Burgh-by-Sands
£30,797					Wetheral
£63,000					Belle Vue
£92,373		£10,500 (footpath)		£152,301	Wetheral
£50,000			£6,500	formula	Belah
£66,457				£72,306	Wetheral
				£90,940	Wetheral
£96,593			£6,500		St Cuthberts Without
	£212,527				Wetheral
£475,744	£212,527	£56,750	£32,500	£393,831 + Formula x 2	£1,171,352 + formula x 2

Non financial 2016 to 2017

Affordable Housing

	Social Rented	Discounted	Parish/Ward
15/0161 Land North of Moorside Drive /Valley Drive	16 (indicative)	17 (indicative)	St Cuthberts Without
15/0918 Land East of Cumwhinton Drive	15	15	St Cuthberts Without
15/0621 Land North of Burgh Road	10 (indicative)	10 (indicative)	Belle Vue
16/0159 rear 55-56 Scotby Road, Scotby		2	Wetheral
15/0878 Land North of Caxton Road		6	Belle Vue
15/0886 Land West of Steele's Bank, Wetheral	7 (indicative)	8 (indicative)	Wetheral
15/0595 Land North of Kingmoor Industrial Estate	10 (indicative)	10 (indicative)	Belah
12/0880 Hallmoor Court, Wetheral		7	Wetheral
15/1011 Land at Peter Gate, Cumwhinton	2	2	Wetheral
15/1003 Land SE of St Ninians Road	14	6	St Cuthberts Without
16/0769 Gelt Road Rise and Gelt Road, Brampton	3	3	Brampton
	77	96	173

Schemes still to be submitted for:

15/0350 – Land North of Rockcliffe School, Rockcliffe

15/0617 – Land adj King Edwards Fauld, Burgh by Sands

14/0901 – Adj Memorial Hall, Rockcliffe

Occupancy Clauses

Affordable Housing has Qualifying Persons restrictions within the agreements

Extra Care

None

Land Transfer

May occur as part of Open Space Management Plans

Delivery of Obligations 2016 to 2017

BY DEVELOPERS TO CARLISLE CITY COUNCIL

Non-Financial

Affordable Housing

	Social Rented	Discounted	Parish/Ward
Hadrians Camp Houghton [Eden Gate] 12/0610	12	4	Stanwix Rural
Townhead Road, Dalston [The Grange] 12/0878	3	0	Dalston
Thornedge, Cumwhinton 14/0816	0	4	Wetheral
Former Irthing Centre, Union Lane, Brampton 14/0329	38		Brampton
Crindledyke 09/0617	3	7	Stanwix Rural
Garden Village [Brackenleigh] 10/1026	0	4	Cummersdale
Hammonds Pond [The Ridings] 12/0793	9	6	Dalston
Adj Border Terrier Inn 14/0975	18		Morton
Carleton Farm [Speckled Wood] 13/0983	6	4	Dalston
	89	29	118

*It should be noted these figures are for the delivery of affordable housing through S106 agreements. A **further 22 gross [20 net] Social Rented Properties** have been delivered via the planning system by Housing Associations without entering into a S106 agreements [Lochinvar Close, Longtown; Nelson Street, Carlisle; Lindisfarne Street, Carlisle].*

Occupancy Clauses

All affordable housing is subject to Qualifying Status

Extra Care

Also note that the Development at the of 38 affordable units at Former Irthing Centre were also Extra Care Units

Financial

Payments Received by Carlisle City Council

S106 Agreement	Amount	Purpose	Parish/Ward	Finance Ref
12/0025 St Augustines, Waverley Gardens,	£76,558	Affordable Housing Contribution final tranche	Stanwix Urban	11055
13/0450 West Quarry House, Wetheral Pasture	£18,900 £17,700	Affordable Housing Contribution final two tranches. Rural East	Wetheral	11056
13/0562 Rear of Lime House Wetheral	£10,000	Affordable Housing Contribution	Wetheral	11057
08/1059 Former George Public House, Warwick Bridge	£ 5,000	Off Site open space provision at Downagate	Wetheral	11059
14/0689 + 14/0654 Hill Farm, Thurstonfield	£38,625	Affordable Housing Contribution	Burgh by Sands	11060
13/0983 Carleton Farm	£57,816	Off Site Recreational Contribution	St Cuthberts Without	11061
12/0793 Hammonds Pond	£205,960	Upperby Footpath Contribution	St Cuthberts Without	11062
	£430,559			

Expenditure by Carlisle City Council

Affordable Housing

Planning Application Location	Commitment	Original Sum	Summary of Works Undertaken 16/17	Spent 16/17	Balance Outstanding	Expiry date	Parish/Ward	Finance Ref
10/0970 WI Hall, Brier Lonning, Hayton	To support delivery of affordable housing by Underwrite Education Contribution @ Cumwhinton	£15,000	None	Nil	£ 918	April 2021	District	11028
11/0818 The Sheiling, Meadow View, Cumwhinton	Provide school transportation due to lack of capacity at Cumwhinton School	£14,082 ³	No confirmation of need as created by development to date	Nil	£14,082	Dec 2017	Wetheral	11028
11/0181 Kingswood Educational Centre, Cumdivock	Affordable Housing Contribution [Rural West]	£ 6,250 £14,375	None	Nil	£ 6,250 £14,375	2019 2020	Dalston	11045
12/0025 St Augustines Church and Social Club	Affordable Housing Contribution	£229,405	None	Nil	£229,405	Sep 2020 Oct 2020 July 2021	Stanwix Urban	11055
13/0450 West Quarry House, Wetheral Pasture	Affordable Housing Contribution [1 of 3] Rural East	£55,500	None	Nil	£55,500	Dec 2026	Wetheral	11056

³ Internal transfer of monies from WI Hall, Hayton.

Planning Application Location	Commitment	Original Sum	Summary of Works Undertaken 16/17	Spent 16/17	Balance Outstanding	Expiry date	Parish/Ward	Finance Ref
13/0562 Rear of Lime House Wetheral	Affordable Housing Contribution	£10,000	None	Nil	£10,000	Apr 2026	Wetheral	11057
14/0689 + 14/0654 Hill Farm, Thurstonfield	Affordable Housing Contribution	£38,625	None	Nil	£38,625	Nov 2026	Burgh by Sands	11060
		£383,237		Nil	£369,155			

Open Space/Play Areas

Planning Application Location	Commitment	Original Sum	Summary of Works Undertaken 16/17	Spent 16/17	Balance Outstanding (rounded)	Expiry date	Parish/Ward	Finance Ref
Holme Head Bay*	Maintenance of Public Open Space.		Regular routine grounds maintenance	£ 600	£ 1,800	N/A	Denton Holme	11006
Windsor Way*	Maintenance of Play Area		Weekly checks of play area and maintenance	£ 600	£ 1,800	N/A	Stanwix Rural	11008
Walkmill, Warwick Road*	Maintenance of Play Area within vicinity of the site		Football pitch maintenance	£ 2,310	£ 6,930	N/A	Botcherby	11009
04/0902 Wakefield Road, Lowy Hill	Maintenance of Play Area - Moorville Drive	£10,000	Weekly checks of play area and maintenance	£ 1,000	£ 2,000	Dec 2019	Belah	11010
04/0275 Turnstone Park	Maintenance of Play Area	£10,000	Weekly checks of play area and maintenance	£ 900	Nil	Sep 2020	Belle Vue	11011

Planning Application Location	Commitment	Original Sum	Summary of Works Undertaken 16/17	Spent 16/17	Balance Outstanding (rounded)	Expiry date	Parish/ Ward	Finance Ref
Jocks Hill, Brampton*	Maintenance of Public Open Space		Weekly checks of play area and maintenance	£ 267	£ 267	N/A	Brampton	11012
Greenfield Lane, Brampton*	Maintenance of Public Open Space		Routine ground maintenance	£ 1,000	£ 775	N/A	Brampton	11014
07/1241 Burgh Road	Provision & maintenance of off-site pitches & open space	£45,354.30	Weekly checks of play area and maintenance. Regular routine grounds maintenance. Football pitch maintenance	£ 1,088	Nil	Sep 2019	Belle Vue	11016
06/0667 07/0304 Former Cavaghan & Gray, London Rd	Recreational facilities associated with 3 Rivers Strategy or improvements at community centre	£137,500	none	Nil	£ 15,957	Sep 2020	Harraby	11017
Tribune Drive *	Remedial work and 10 year maintenance of Public Open Space	£20,025	Regular routine grounds maintenance.	£ 1,800	£ 5,400	Jul 2019	Stanwix Rural	11019
09/0511 Heysham Park, Raffles	Maintenance of Public Open Space	£25,000	Weekly checks of play area and maintenance. Regular routine grounds maintenance.	£ 2,500	£ 7,500	N/A	Belle Vue	11021
09/0036 Levens Drive/ Newlaithes Ave	Maintenance	£31,345	None	£ 7,840	£ 23,505	Mar 2020	Morton	11023

Planning Application Location	Commitment	Original Sum	Summary of Works Undertaken 16/17	Spent 16/17	Balance Outstanding (rounded)	Expiry date	Parish/ Ward	Finance Ref
10/0425 Gelt Rise, Brampton	Provision of additional Play Area	£12,800	None	Nil	£12,800	Feb 2021	Brampton	11026
	Maintenance of Play Areas	£ 3,551	Weekly checks of play area and maintenance of existing equipment	£ 355	£ 1,776	Feb 2021	Brampton	
96/0830 Carleton Grange, Garlands	Maintenance of Play Area	£10,000	Weekly checks of play area and maintenance.	£1,000	£ 4,000	Mar 2021	Harraby/ Dalston	11029
	Maintenance of Public Open Space	£102,837	Regular routine grounds maintenance.	£ 10,283	£ 40,457	Mar 2021		
10/0818 Seatoller Close	Enhancement of off-site provision in the Morton Ward	£14,481.56	Regular routine grounds maintenance.	£ 3,620	Nil		Morton	11030
10/0508 Stainton Road, Etterby	Provision and enhancement of public open space in the District	£43,790	Capital Expenditure at: <ul style="list-style-type: none"> • Gleneagles Drive Play Area • Keenan Park • Belah Play Area • Clarks Field Play Area 	£17,516	Nil		Belah	11032
07/0845 Watts Yard, London Road	Play equipment maintenance	£ 5,731.59	Weekly checks of play area and maintenance of existing equipment.	£ 573	£ 2,866	Jan 2022	St Aidans	11033

Planning Application Location	Commitment	Original Sum	Summary of Works Undertaken 16/17	Spent 16/17	Balance Outstanding (rounded)	Expiry date	Parish/ Ward	Finance Ref
12/0108 St Elisabeths, Harraby	Maintenance of Public Open space	£ 8,979.25	Regular routine ground maintenance	£1,796	£ 3,592	May 2017	Harraby	11034
11/0135 Site F, Brookside, Raffles, Carlisle*	Maintenance @ Heysham Park	£12,823	Weekly checks of play area and maintenance & regular upkeep	£1,595	£ 4,783		Belle Vue	11037
10/0863 Norfolk Street, Denton Holme, Carlisle	Provision & enhancement of public open space	£50,000	Capital Expenditure at Denton Street Play Area Enhancements at St James Park	£34,500 £ 9,667	£ 5,832	Sep 2017	Denton Holme	11038
Pennine View*	Maintenance of 2 parcels of land Parkland Village/ Carleton Grange	£ 3,570.75	Regular routine grounds maintenance	£ 357	£ 2,857	N/A	Dalston/ Harraby	11042
10/0792 Alexandra Drive	Open Space Contribution	£93,440.08	Improvements to Melbourne Park [also 11033]	£26,327.68	£37,083	Dec 2023	Wetheral	11043
	Maintenance	£50,669.37	Regular routine grounds maintenance in Durranhill Area	£ 2,615	£48,054	Dec 2023		
12/0878 Townhead Road/ Station Road Dalston	Recreational Contribution – childrens play areas and sports pitches.	£115,586	Dalston Play Area commissioned by Dalston PC	£36,749	£ 78,837	Feb 2020	Dalston	11049
07/1312 11/0120 Westmorland	Improvement to or provision of public	£ 84,520	None	Nil	£ 84,520	July 2020	Denton Holme	11053

Planning Application Location	Commitment	Original Sum	Summary of Works Undertaken 16/17	Spent 16/17	Balance Outstanding (rounded)	Expiry date	Parish/ Ward	Finance Ref
Street [Former Penguin Factory]	play and open space facilities within the vicinity of the development							
12/0025 Waverly Gardens [St Augustines]	Off-site public open space	£11,627	None	Nil	£11,627	Sep 2020	Stanwix Urban	11054
08/0159 Former George at Warwick Bridge	Maintenance and enhancement of Downagate Play Area	£ 5,000	None	Nil	£ 5,000	Sep 2021	Wetheral	11059
13/0983 Carlton Farm	Improvements to Dale End Field	£57,816	None	Nil	£57,816	Feb 2022	St Cuthberts Without	11061
					£166,859	£467,834		

Infrastructure

Location	Commitment	Original Sum	Summary of Works Undertaken 16/17 or Comments	Spent 16/17	Balance Outstanding	Expiry date	Parish/ Ward	Finance Ref
Immediate area around Carlisle College	Contribution towards Cycle Network and improvement of pedestrian facilities in the immediate vicinity	£ 29,750	Final works to be finalised when all monies will be transferred to capital account	Nil	£29,750	N/A	Castle	11024
Caldew Cycle Way/ Willowholme	"Castle Way Ramp" To implement a section of the cycleway as detailed in the agreement & DOV dated	£370,000	Associated costs for scheme known as Castle Way Crossing i.e. safety audits, planning	£329,746	Nil	Feb 2017	Castle	11027

Location	Commitment	Original Sum	Summary of Works Undertaken 16/17 or Comments	Spent 16/17	Balance Outstanding	Expiry date	Parish/ Ward	Finance Ref
	Feb 2016		permission.					
Public Realm, Caldewgate/ Shaddongate	Undertake works defined as a range of initiatives arising from the adopted Urban Design Guide and Public Framework	£370,000	Associated costs relating to 'Cracker Packer'	£62,145	Nil	Feb 2017	Castle	
Petteril Cycle Route (Watts Yard)	Towards the River Petteril Cycle Route Access Improvement Scheme	£79,580	Proposed flood defence works to include cycleway.	Nil	£ 79,580	June 2023	St Aidans	11035
Caldew Cycleway (Norfolk Street Student development)	Improvements to the Caldew Cycleway	£16,000	Improvements to access Caldew Cycleway to be completed summer 2017	Nil	£ 16,000	Sep 2017	Denton Holme	11038
Crindledyke*	Highways Improvements 1 st contribution	£ 25,000	None	Nil	£ 25,000	July 2018	Stanwix Rural	11040
	Highways Improvements 2 nd Contribution	£ 10,000	None	Nil	£ 10,000	July 2018		
	Transport Improvements 2 nd Contribution	£281,000	Prelim work on link to city centre. Completion due end 2017	£12,284	£268,716	July 2018		
	Travel Plan Administration Fee	£ 11,125	Negotiation of Bus Extension	Nil	£ 11,125	N/A		
The Racecourse	Contribution towards Currock Link	£ 24,800	Currock Link scheme finalised	Nil	£ 24,800	Oct 2019	Dalston	11041
Alexandra Drive (Barley Edge)	Highways Contribution [Footpath]	£ 13,500	Repairs and widening of footway from the north side of Durranshill Rd between Site & Rosehill Ind Estate	£13,300	£ 200	Dec 2023	Wetheral	11044

Location	Commitment	Original Sum	Summary of Works Undertaken 16/17 or Comments	Spent 16/17	Balance Outstanding	Expiry date	Parish/ Ward	Finance Ref
Aldi, Dalston Road, Carlisle	Alley Gates	£ 2,550	Legal costs re installation of alley gates	£ 50	Nil		Denton Holme	11052
12/0793 Hammonds Pond	Upperby Footpath Contribution [diversion and lighting]	£205,960	None	Nil	£205,960	Mar 2022	St Cuthberts Without	11062
		£1,439,265		£417,525	£671,132			

*Plus fulfilment of the first year of 1st Transport Improvements for the Bus Service Extension

Refuse Contributions

Planning Application Location	Commitment	Original Sum	Summary of Works Undertaken 16/17	Spent 16/17	Balance Outstanding	Expiry date	Parish/ Ward	Finance Ref
Townhead Road/ Station Road Dalston	Provision of on-site refuse bins	£3,780	Provision of on-site refuse bins for part of site	£781	£2,310	N/A	Dalston	11047
		£3,780		£781	£2,310			

Habitat Contributions

Application/ Location	Commitment	Original Sum	Summary of Works Undertaken 16/17	Spent 16/17	Balance Outstanding	Expiry date	Parish/ Ward	Finance Ref
Todhills, Blackford	Provision of 3 Owl Boxes	£ 300	In discussion with CWT	Nil	£ 300	Feb 2020	Rockcliffe	11050
12/0610 Hadrians Camp, Houghton	Mitigation of on-site habitats	£70,189	In discussions with CWT	Nil	£70,189	Apr 2025	Stanwix Rural	11051
		£70,489			£70,489			

Parish Councils - Financial

Open Space/Play Areas

Application/ Location	Commitment	Original Sum	Summary of Works Undertaken 16/17	Spent 16/17	Balance Outstanding	Expiry date	Parish
Former Depot/Dandy Croft Brampton	Maintenance of King George V Playing Fields	£4,230	None	Nil	£1,983.73	Nov 2021	Brampton
		£4,230		Nil	£1,983.73		

Outstanding Obligations to Carlisle City Council as at 31 March 2017 (in part or full)

PP No	Date Signed	Parties	Site	Development Proposal	S106 Obligation Outstanding	When Due/Comment
97/0604	20/01/99	Crowther Homes	Adj Suttle House, Wigton Road, Carlisle. Now known as The Beeches. Ward – Yewdale	Housing Development	Drainage & Sport Pitch Contribution payable following the grant of permission of the adjoining development land (formula based)	Being reviewed in light of the adjacent development (10/1026 – now known at Brackenleigh)
11/0713	10/08/01				Transfer of land to the Council for the consideration of £1 upon payment of £38,000 from the developer	
06/1265	14/03/06	Harrison Northern Ltd	Highgrove Dairy Ward – Harraby	Housing Development	Transfer of the land to the Council marked in the Deed to be used as Public Open Space and Children's Play Area. £10,000 Commuted sum for maintenance of the above	Upon completion of the development Within 1 month of completion of the development. (Under Construction)
09/1059 11/0369 11/0495 12/0103 13/0430/ 13/0790	04/10/10 08/12/11 20/02/13 16/09/13 15/01/14	Briery Homes Ltd Now Oakmere Homes	Former Sawmill, Netherby Road, Longtown Parish - Arthuret	Housing Development	£26,000 for the maintenance of the on-site play area	Site complete negotiations re siting/suitability of play area

PP No	Date Signed	Parties	Site	Development Proposal	S106 Obligation Outstanding	When Due/Comment
10/0346	01/10/10	Story Homes	Former Depot Station Road, Dandycroft, Station Rd, Brampton Parish - Brampton	Residential Development	On site Open Space: To be laid out by the developer. Upon satisfactory completion transferred to the Council for the consideration of £1. Upon Transfer pay a Maintenance sum of £14,204 (10 yrs from receipt.)	Site complete negotiations regarding the implementation of a management company.
09/0413 13/0207	15/11/10 23/07/13	Church Commissioners for England	Morton Development, Carlisle Parish – Cummersdale	Development for Residential (Maximum 825 Dwellings), Employment (40,000m2 Floorspace), And Public Open Space	See Appendix 1 Affordable Housing Open Space	Throughout Development (RM 16/1072 from First Phase 100 dwellings. Undetermined)
10/0642 13/0798 16/0490	16/12/10 10/04/14 03/08/16	Wellburn Care Homes and Cumbria Cerebral Palsy and Impact Housing Association	Scalesceugh Hall, Carleton, Carlisle Parish – St Cuthbert's Without	Proposed 47 Bed Residential Care Home With associated 6 Close Care Cottages to be constructed within the grounds.	Occupancy Restriction: Closed Care Housing (aged 55 or over falling between traditional sheltered housing and full residential care)	In perpetuity Revised application 16/0260 rec'd March 16 - undetermined
09/1082	25/08/11	Tesco Stores Ltd and Cumbria County Council	Bowling Green Adj to Horse and Farrier Public House, Wigton Road, Carlisle Ward - Yewdale	Erection Of A Convenience Foodstore	Horse and Farrier Public House: Undertake works as specified in agreement before occupation of the store and procure marketing of the public house during the Marketing Period (6	(Technical start, but announced that will not proceed with the development)

PP No	Date Signed	Parties	Site	Development Proposal	S106 Obligation Outstanding	When Due/Comment
					months of occupation of the store)	
11/0181	05/10/11	Greensyke Property Ltd	Kingswood Educational Centre, Cumdivock Parish - Dalston	COU of existing educational buildings to 7 dwellings and erection of 1 dwelling	Affordable Housing Financial Contribution: Formula: (Market Value x 0.1) x 0.25	Payable 1 st occupation of relevant dwelling (Under Construction)
09/0617	05/04/12	Story Homes Limited and 2 other 'Covenanting Parties' (conditionally indemnified)	Crindledyke, Carlisle Ward – Stanwix Rural	Residential Development	Affordable Housing: 81 – Social Rented 82 – Discounted (70% OMV) Open Space Transport Improvements Contribution: Payable annually in areas for subsidising the Bus extension Travel Plan: Implement and comply with the Travel Plan for that Phase. New School New School Bond of £3,500,000 together with notification regarding construction of the New School. New School to be completed and ready for occupation. Local Centre	Throughout Development 19 social rented 17 discounted [phase 1] management scheme each phase 4 Instalments remaining Throughout development Construction to be undertaken by developer Prior to occupation of the 199 th dwelling Prior to the

PP No	Date Signed	Parties	Site	Development Proposal	S106 Obligation Outstanding	When Due/Comment
					To be constructed	occupation of more than 649 dwellings. (Phase 1 Under Construction)
10/1026 14/0460	17/04/12 18/02/15	Persimmon Homes and Cumbria County Council	land to the Rear & West of Garden Village, Wigton Road, Carlisle, CA2 6QX Parish - Cummersdale	Residential Development Comprising The Erection Of 253No. Dwellings	Affordable Housing: 58 – Discounted (70% OMV)	Throughout Development [6 outstanding] (Under Construction)
10/1066	24/05/12	Citadel Estates Limited	Skelton House, Wetheral Parish - Wetheral	Demolition of exiting house, adjoining barn & outbuildings; erection of 15 x 2 bed apartments	Property Management Policy Public Open space & Relevant Works Contribution [£3,000]	Payable within 28 days of 1 st occupation DOV being entered into
00/0439	09/10/12	Persimmon Homes Limited and Cumbria County Council	Land at Peter Lane, Morton, Carlisle Ward – Dalston	Residential Development	Open Space Management Scheme: Public Open Space Contribution: Sum to be agreed subject to terms within agreement on wider Morton development (09/0413).	Payable within 28 days of agreement. (Under construction)
12/0678	16/04/13	Personal Covenant	Land between Lomond & Gladsmuir, Broomfallen Road, Scotby Parish– Wetheral	Erection of 3 dwellings	Affordable Housing Financial Contribution: Formula: (Market Value x 0.1) x 0.3	Contribution payable upon first occupation of 2 relevant units. (Under Construction)
12/0811	26/04/13	Personal Covenant	Land adj Garth House, Greenfield Lane, Brampton Parish - Brampton	Erection of 5 dwellings	Affordable Housing Financial Contribution: Formula: (Market Value x 0.1) x0.30	Payable upon practical completion of the 3rd relevant unit (for 3 units) and

PP No	Date Signed	Parties	Site	Development Proposal	S106 Obligation Outstanding	When Due/Comment
						upon the 5th relevant unit (last 2 relevant units). (Under Construction)
12/0793	12/03/14	Cumbria County Council and Personal Covenants and Story Homes	Hammonds Pond, Oaklands Drive, Durdar Road, Carlisle Parish – St Cuthberts Without	Erection Of 318no. Dwellings	Affordable Housing: 31 Low cost 31 Rented Contributions: Upperby Football Pitches Upperby Skate Park Play Facilities Upperby CCTV	Throughout Development 4 @ 70% OMV delivered 50% of development (Under Construction)
13/0496	06/03/14	Personal Covenant Advised of change of ownership	Land to the east of Village Green Brunstock Parish – Stanwix Rural	Erection Of 3no. Dwellings	Affordable Housing Financial Contribution: Formula: (Market Value x 0.1) x0.30	Pay on all 3 units upon 1st occupation of the 2nd relevant unit (Under Construction)
13/0787 16/0597	24/03/14	Personal Covenant	Land at Orchard Gardens, Houghton, CA3 0LH Parish – Stanwix Rural	Development of approx 6 bungalows OUT Erection of 4 Dwellings	Affordable Housing Financial Contribution: Formula: (Market Value x 0.1) x0.30	Pay Contribution upon 1st occupation of the relevant unit (16/0597 undetermined)
13/0728 15/0284	24/04/14 21/08/15	Personal Covenant	Land rear of Hallcroft, Monkhill Parish - Beaumont	Erection of 7 no Dwellings OUT	Affordable Housing: 2 @ 70% OMV	Throughout Development (Await RM)
12/0928	28/05/14	Personal Covenant	Land at How End Farm, Longtown Parish - Arthuret	Conversion of Agricultural Buildings to provide 3 no residential units	Affordable Housing Financial Contribution: Formula: (Market Value x 0.1) x 0.3	Payable upon first occupation of 3 rd relevant unit. (Permission unimplemented)

PP No	Date Signed	Parties	Site	Development Proposal	S106 Obligation Outstanding	When Due/Comment
13/0534 VOC 17/0012 undetermined	06/06/14	Personal Covenant	Land adj The Oaks, Plains Road, Wetheral Parish – Wetheral	Erection Of 3no. Dwellings	Affordable Housing Financial Contribution: Formula: (Market Value x 0.1) x 0.3	Payable upon first occupation of any relevant unit (Under Construction)
13/0546 14/0490	19/06/14 16/09/14	Esh Developments Ltd	Land adj to Fallowfield, Plains Road, Wetheral Parish - Wetheral	Erection Of 3no. Dwellings	Affordable Housing Financial Contribution: Formula: (Market Value x 0.1) x 0.3	Payable upon first occupation of second relevant unit (Under Construction)
13/0905	02/07/14	Personal Covenant	Rear 55-56 Scotby Road, Scotby Parish– Wetheral	Erection Of 45no. Dwellings, Associated Open Space And Infrastructure	Affordable Housing Financial Contribution: Formula: (Market Value x 0.1) x 0.3	Payable upon first occupation of 2 nd relevant unit. (Await RM)
12/0832 14/0717	06/03/14 and DOV 25/07/14	Personal Covenant	Adj 445 Durdar Road, Carlisle Parish– St Cuthberts Without	Erection Of 5no. Dwellings	Maintenance Contribution: £1,000 maintenance of green and swings at Blackwell Common.	Payable prior to occupation of 3rd unit (Under Construction)
10/1116	18/08/14	Stobart Air Limited and Cumbria County Council	Carlisle Lake District Airport Parish– Irthington	Erection of Distribution Centre and raised and re-profiled runway	Habitats Contribution: £100K (indexed)	Payable upon occupation OR within 14 days or written request from /council (Complete – invoiced for payment)
13/0865	23/10/15	Personal Covenant and REG Windpower Ltd	Land at Hallburn Farm, Longtown Parish – Arthuret	Six Wind Turbines With A Tip Height Not Exceeding 126.5m,	Habitat Outline Management Plan: maintains the Habitat Site	Throughout 25 years of operation.
12/0856	12/11/14 [5 yrs]	AP & J Brown	L/A Beech Cottage, Cumwhinton Parish – Wetheral	Erection Of 15no. Dwellings Including 3no.Affordable Bungalows And 1no.	Affordable Housing: Provision of Play Equipment	Throughout development Within 28 days of commencement

PP No	Date Signed	Parties	Site	Development Proposal	S106 Obligation Outstanding	When Due/Comment
				Dwelling For The Elderly	Contribution £5K	(Permission unimplemented)
13/0950	12/11/14	North Homes and Personal Covenants	Rear 46 Broomfallen Road, Scotby Parish – Wetheral	Erection Of 3no. Dwellings (Outline)	Affordable Housing Financial Contribution: Formula: (Market Value x 0.1) x 0.3	Payable upon first occupation of 2 nd relevant unit. (Await RM)
14/0816	17/03/15	Magnus Homes & Cumberland Building Society	Rear of Thornedge, Station Road, Cumwhinton Parish – Wetheral	Demolition Of Existing House And Stables; Erection Of 22no. Dwellings	Provision of Play Equipment Contribution £5k	Payable prior to the completion of 14 residential units (Under construction)
12/0768	16/04/15	TG & K Fisher Ltd	Knells Farm, Houghton Parish – Stanwix Rural	Conversion of 8 Agricultural Buildings to provide 8 dwellings	Affordable Housing Financial Contribution: Formula: (Market Value x 0.1) x 0.3	completion of 4 th relevant unit [Units 1- 4]and 8 th relevant Unit [units 5-8] (Permission unimplemented)
14/0689 14/0954	28/04/15	Maris Properties Ltd	Land at Hill Farm [The Lilacs] Thurstonfield Parish – Burgh by Sands	Housing Development	Affordable Housing Financial Contribution: Formula: (Market Value plots 7 & 8 x 0.1) x 0.3	First tranche received, await 2 nd upon disposal of 8 th unit. (Under construction)
14/0725	05/06/15	Personal Covenant	Stonehouse Farm, Hayton Parish – Hayton	Conversion of Barns to create 3 Dwellings and erection of 4 Dwellings	Affordable Housing Financial Contribution: Formula: (Market Value x 0.1) x 0.3	first occupation of the relevant unit [either plot 6 or 7] (Permission unimplemented)
14/0761	16/09/15	Story Homes Personal Covenants Cumbria County Council	Land at Greymoorhill, Carlisle Parish – Kingmoor	Housing Development [OUTLINE indicative 190 dwellings]	Affordable Housing: 30% of total split 50:50 @ Social Rent and 70% OMV Off-Site Recreation Contribution	Throughout development prior to occupation of 10 th dwelling

PP No	Date Signed	Parties	Site	Development Proposal	S106 Obligation Outstanding	When Due/Comment
					£56K [indexed] Public Open Space Scheme	Submit prior to commencement Await RM
13/0983	28/09/15	Persimmon (SHL) Ltd Cumbria County Council	Land at Carleton Farm, Carlisle Parish – St Cuthberts Without	Housing Development [189 dwellings]	Affordable Housing: 22 Social Rent and 34 @ 70% OMV	Throughout development 6 Social Rented 4 Discounted (Under construction)
14/0875	01/10/15	Personal Covenant	Land to the North of Glebe House, Wreay Parish – Dalston	Erection of 7 Dwellings	Affordable Housing Contribution: Pay 3% of Market Value	practical completion of 6 th & 7 th relevant unit (Under construction)
14/0849	09/11/15	Daniel Johnston (1982) Limited and Cumbria County Council	Car Park Eastern Side of Lowther Street, Carlisle Ward – Castle	Erection Of A Retail Unit And Multi-Storey Car Park Together With The Formation Of A New Vehicular Access From Georgian Way	Information Point Contribution: £10,000 [indexed]	prior to occupation (Permission unimplemented)
14/0925 16/0868	13/11/15	Personal Covenant	Briar Lea Court, Longtown Parish– Arthuret	Erection of 61 Dwellings [OUTLINE]	Affordable Housing: 6 @ 70% OMV 6@ Affordable Rent Open Space Management Scheme: Submitted and approved Play Area Contribution: £50,000	Throughout development prior to 1 st occupation prior to occupation of 50% of units (FULL 16/0868 100 dwellings undetermined)
15/0378	15/02/16	Personal	Land North of Moor	Erection of 6 dwellings	Affordable Housing	payable in 6 tranches

PP No	Date Signed	Parties	Site	Development Proposal	S106 Obligation Outstanding	When Due/Comment
17/0115		covenant	Yeat, Plains Road, Wetheral Parish – Wetheral	OUTLINE	Financial Contribution: £81,604 [indexed]	upon 1 st occupation of each unit (RM 17/0115 rec'd undetermined)
12/0790	24/02/16	Simtor Ltd and Cumbria County Council	Land at Broomfallen Road, Scotby Parish – Wetheral	Erection of 28 Dwellings	AFFORDABLE HOUSING 7 @ 70% OMV [3 Type D [2 bed flats]]; 2 type E [3 bed semi]; 2 Type F [2 bed semi] OPEN SPACE MANAGEMENT SCHEME submit & obtain approval OPEN SPACE CONTRIBUTION £66,457.97	Throughout Development Prior to commencement Prior to First Occupation (Permission unimplemented)
14/1091 17/0131	17/03/16	L &ND Developments and Design Ltd Amicus Finance PLC and Personal Covenant	Land to the rear of 39 – 55 Scotby Road and at 61 Scotby Road, Scotby Carlisle. Parish – Wetheral	Erection of 14 Dwellings and physical alterations to 61 Scotby Road OUTLINE	AFFORDABLE HOUSING 3 Dwellings – arrangements to be provided	(FULL application 17/0131 rec'd 15/02/17, undetermined)
15/0161	20/04/16	Personal Covenant; Cumbria County Council and Secretary of State for Health	Land North of Moorside Drive/Valley Drive, Carlisle Parish – St Cuthberts Without	Residential Development [OUT]	AFFORDABLE HOUSING 20% To be provided at 50/50 Affordable Rent and Low Cost	RM 17/0038 rec'd 15/02/17 for 166 dwellings undetermined
15/0918	03/05/16	Taylor Wimpey UK Limited and Cumbria	Land East of Cumwhinton Drive Parish – St	Erection Of 189no. Dwellings With Associated	AFFORDABLE HOUSING 15 Affordable Rented	Throughout Development

PP No	Date Signed	Parties	Site	Development Proposal	S106 Obligation Outstanding	When Due/Comment
		Partnership National Health Service Foundation Trust and Cumbria County Council	Cuthberts Without	Infrastructure And Landscape	Dwellings [Plots 21-35 inclusive] 15 Discounted Sale [Plots 17 - 20; 49 - 55; 147 -150 inclusive] OFF SITE RECREATION CONTRIBUTION to pay £61,524 [indexed] prior to occupation of 50% of the Dwellings	50% of dwellings (Under construction)
15/0350 16/1038	11/05/16 14/02/17	Personal Covenants	Land North of Rockcliffe School, Rockcliffe Parish - Rockcliffe	Residential Development OUT	AFFORDABLE HOUSING Affordable Dwelling Location Scheme to be submitted and approved no later than the last of the Reserved Matters	16/1038 extended time to submit RM
15/0621	02/06/16	Border Travel Services Ltd and Cumbria County Council	Land to the North of Burgh Road, Carlisle Ward – Belle Vue	Erection of Dwellings OUT	AFFORDABLE HOUSING 30% split 50/50 Affordable rented and Discounted Sale @ 70% OMV	Await RM
15/0617	22/06/16	Personal covenant and Cumbria County Council	Land adj King Edwards Fauld, Burgh by Sands Parish – Burgh by Sands	Erection of Dwellings OUT	AFFORDABLE HOUSING Scheme to be submitted no later than last Reserved Matters [Rural West] OFF SITE RECREATION CONTRIBUTION to pay £15,000 prior to	Await RM

PP No	Date Signed	Parties	Site	Development Proposal	S106 Obligation Outstanding	When Due/Comment
					occupation of any Dwellings PUBLIC OPEN SPACE Prior to commencement to submit and obtain approval of the Public Open Space Scheme	
16/0159	23/08/16	Personal Covenants; L & ND Development & Design Ltd and Amicus Finance PLC	rear 55-65 Scotby Road and 61 Scotby Road, Scotby, CA4 8BD Parish – Wetheral	Erection of 8 Dwellings	AFFORDABLE HOUSING 2 Discounted @ 70% OMV OFF SITE RECREATION CONTRIBUTION payable prior to first occupation: £19,969 to support offsite improvement of publically accessible open spaces (excluding maintenance, but including sports field AND £10,828 for the maintenance of the publically accessible open spaces	Throughout Development Prior to 1st Occupation (Under construction)
15/0878	11/08/16	Prospect Estates Ltd	Land North of Caxton Road Ward – Belle Vue	Demolition Of Existing Industrial Buildings; Erection Of 63No. Dwellings OUT	AFFORDABLE HOUSING 4 X 2 bed houses and 2 x 3 bed houses OPEN SPACE CONTRIBUTION Prior to occupation of	Await RM

PP No	Date Signed	Parties	Site	Development Proposal	S106 Obligation Outstanding	When Due/ Comment
					50% of the units to pay £63K maintenance or improvement of Heysham Park, Engine Lonning Nature Reserve and Spider Park	
15/0886	01/09/16	Church Commissioners for England and Cumbria County Council	Land West of Steele's Bank, Wetheral Parish – Wetheral	Erection Of Up To 50No. Dwellings With Associated Amenity Space, Hard standing And Ancillary Works OUT	AFFORDABLE HOUSING provide a scheme providing 30% affordable prior to commencement OPEN SPACE LAND MAINTENANCE To submit for approval an Open Space Management Scheme prior to commencement OFF SITE RECREATIONAL CONTRIBUTION Prior to occupation of any dwellings pay 50% of contribution [£46,186.50 INDEXED RPI] Prior to occupation of 50% OF dwellings pay 50% of contribution [£46,186.50 INDEXED RPI]	Await RM
14/0901	06/10/16	Armeria (UK)L(LLP)	Adj Memorial Hall Rockcliffe Parish - Rockcliffe	Residential Development OUT	AFFORDABLE HOUSING 20% of site: To submit an affordable housing	Await RM

PP No	Date Signed	Parties	Site	Development Proposal	S106 Obligation Outstanding	When Due/Comment
					scheme no later than at Reserved Matters.	
15/0595	31/11/16	Personal Covenant and Cumbria County Council	Land North of Kingmoor Industrial Estate, Kingmoor Road, Carlisle Ward - Belah	Erection of 65 no Dwellings OUT	AFFORDABLE HOUSING 30% of site: To submit an affordable housing scheme no later than at Reserved Matters. OFF SITE RECREATION CONTRIBUTION £50k [indexed] prior to first occupation PUBLIC OPEN SPACE Submit and obtain approval prior to commencement MANAGEMENT COMPANY POLICY to be agreed prior to first occupation	Await RM
12/0880	16/12/16	Simtor Ltd and Cumbria County Council	Hallmoor Court, Wetheral, Carlisle Parish – Wetheral	Erection Of 27no. Dwellings	AFFORDABLE HOUSING 4 x 2 bed houses 1 x 2 bed apartments 2 x 3 bed houses Scheme with tenure to be submitted prior to commencement OPEN SPACE Submit and obtain approval prior to commencement OPEN SPACE	Throughout Development Prior to Commencement Prior to 1 st

PP No	Date Signed	Parties	Site	Development Proposal	S106 Obligation Outstanding	When Due/Comment
					CONTRIBUTION £66,457.97	occupation (Permission unimplemented)
15/1011	23/12/16	Story Construction and 1 'Owner'	Land at Peter Gate, Cumwhinton Parish – Wetheral	Erection Of 22no. Dwellings plus Change Of Use Of Land For Educational Purposes	AFFORDABLE HOUSING 2 Discounted 70% OMV	Throughout Development (Permission unimplemented)
15/1003	27/01/17	Loving Land Ltd and Cumbria County Council	SE St Ninians Road, Carlisle Parish – St Cuthberts Without	Residential Development OUT	AFFORDABLE HOUSING 14 Affordable rented 6 Discounted 70% OMV OPEN SPACE CONTRIBUTION £96,593 to be paid: 15% prior to 1st Occupation 15% prior to 50% of phase 1 15% prior to 1st occupation phase 2 15% prior to 50% phase 2 15% prior to 1st occupation phase 3 remainder prior to 50% phase 3	Await RM
16/0812	02/02/17	Story Construction and 2 'Owners'	Adj 8 The Whins, Heads Nook, Parish – Wetheral	Erection Of 10.No Dwellings With Associated Infrastructure	AFFORDABLE HOUSING CONTRIBUTION £212,527.20 payable in 3 tranches on 1st occupation of 3rd, 6th & 9th dwelling	Throughout Development (Permission unimplemented)
16/0769	31/03/17	Personal	Land between Gelt	Erection of 18 No.	AFFORDABLE	Throughout

PP No	Date Signed	Parties	Site	Development Proposal	S106 Obligation Outstanding	When Due/ Comment
		Covenants	Rise and Gelt Road, Brampton Parish – Brampton	Dwellings	HOUSING 6 in accordance with the indicative mix required in Policy HO 4	Development (Permission unimplemented)

APPENDIX 1

TRIGGER	COVENANT	PARA
Pre- Commencement		
4 Months prior commencement 1 st Phase (and subsequent phases)	Owner serve notice on the Council detailing its election under para 3.2 (affordable housing provider)	3.2
Phases		
4 months prior to every phase	Owner serve notice on the Council detailing its election under para 3.2 (affordable housing provider)	3.2
90% Market Housing of each phase	Not to be occupied until all of the Affordable Housing Units allocated to that phase (if any) have been delivered	3.10
6 months after commencement of each phase	If the owner has not entered into a Contract with an Affordable Housing Provider under para 3.4 they may serve notice to the Council for its approval of Revised Affordable Housing Details (Revised Affordable Housing Provision Notice)	3.5
Housing Development/Occupation		
Not to Occupy Any Dwelling	£5k Newlaithes Avenue Bus Stop Contribution has been paid.	County 10.1
Occupation of 50 th Dwelling and every 50 th Dwelling thereafter	Owner notify the County Council	County 12.10
Occupation of 101 Dwellings	£120k Bus Service Capital Contribution	County 6.1
Occupation of 185 Dwellings	Bus Service Not to be operated prior to occupation of 185 dwellings	County 5.1
	£100k Pedestrian Connectivity Contribution	County 10.1
After 185 Dwellings Occupied	County to serve written notice to owner confirming the date on which the bus service has come into operation and such notice shall be served within 28 days of the first operation of the bus service	County 8.3
	Upon receipt of the notice the owner shall pay £110k being the 1 st instalment of the Bus Revenue Contribution	8.1
	£110K on 1 st anniversary of 1 st instalment	8.1
	£110K on 2 nd anniversary of 1 st instalment	8.1
Occupation of 200 Dwellings	Owner shall carry out the Primary Leisure Area Works on Primary Leisure Land shown shaded dark green on plan 4 prior to 200 Occupation	1.2
After Occupation of 250 th Dwelling but prior to Occupation of the 400 th Dwelling or 10 yrs from	County can serve written notice that it requires the School Site. If served prior to 28 th dwelling then the	County 12

TRIGGER	COVENANT	PARA
commencement (whichever the earliest)	owner shall not occupy more than 360 Dwellings until obligations 12 para 12.3 have been complied with. If served after occupation of 280 th dwelling then owner shall not occupy more than an additional 80 dwellings until obligations under para 12.3 have been complied with.	
Occupation of 256 Dwellings	£30k Bridging Payment if CNDR Roundabout is not in operation	County 4.2
	£50K 1 st Instalment of Modal Shift Contribution (reduce by Bridging Payment if paid)	County 10.2
	£20k McVities Roundabout Contribution	County 10.1
	£25k Traffic Signals Contribution	County 10.1
	£30k 1 st Instalment Cross City Bus Route Improvement Contribution £35k 2 nd instalment on 1 st Anniversary of occupation of 256 th dwelling £35k 3 rd instalment on 2 nd Anniversary of occupation of 256 th dwelling	County 9.1
	Any Unexpended sum on 3 rd anniversary to be returned to the payer.	5 th Schedule 2.2
	If the Bus Service is NOT operational any unexpended sum of the Bus Service Capital Contribution (£120k paid on occupation of 101 st dwelling) shall be returned to the payer within 1 month of such occupation.	County 2.2
Occupation of 300 Dwellings	£50K 2 nd Instalment of Modal Shift Contribution	County 10.2
After the Occupation of the 360 th Dwelling and before Occupation of the 400 th Dwelling.	Owner pay the Education Contribution (Department for Children Schools and Families Cost Multiplier – [or equivalent]) by 159	County 12.7
Occupation 450 Dwellings	£62,813 3 rd Instalment of Modal Shift Contribution	County 10.2
Occupation 742 Dwellings	Not to occupy until owner has paid £4,928 per HA (Primary Leisure Area Maintenance Contribution). Adjusted by the Landscape Institute's index of inflation. To be used towards the maintenance of Primary Leisure Area	City 2
Occupation of 95% (784) Dwellings	Owner shall carry out the Primary Leisure Area Works on Primary Leisure Land shown shaded light green on plan 4 prior to 95% Occupation	City 1.2

TRIGGER	COVENANT	PARA
Other		
Employment Units	Not to be occupied until: £5k Wigton Road Bus Stop Contribution has been paid	County 10.1
Megarider Scheme	Owner covenants to make available and provide on request one bus season ticket for the Megarider Scheme per dwelling until the operation of the Bus Service comes into effect up to a maximum cost of £20k in total for all tickets.	7.1
School Reserve Site	County shall use reasonable endeavours to ensure that a school is constructed on the School Reserve Site within 3 yrs from the date of transfer or 3yrs from the date of payment of the Education Contribution whichever is the later. In the event that material works of construction of the school have not commenced or a building contract has not been let for completion by the above, then the County shall offer back the School Reserve Site for £1 consideration.	
Affordable Housing	30% of dwellings 2 bed 30% = 74 3 bed 50% = 124 4 bed 20% = 49 NO MORE THAN 30% of TOTAL FLOORSPACE 50/50 split between discounted and Social Rented	