



# PLANNING OBLIGATIONS

2015 to 2016



CARLISLE  
CITY COUNCIL



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# Introduction

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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 Variation<sup>1</sup>).

This annual report gives an overview of S106 agreements (and Unilateral Agreements<sup>2</sup>) 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 proposed development acceptable in planning terms;**
- directly related to the proposed development; and**
- fairly and reasonable related in scale and kind to the development.”**

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

<sup>2</sup> 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 2015 to 2016

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## **12 S106's were entered into with the potential to deliver:**

### *Housing*

142 Affordable Dwellings

### *Commuted sums in lieu of on-site Affordable Housing Provision*

Four agreements have been entered into which are formula based to reflect market value of the properties built.

### *Financial*

A total of £424,022 has been negotiated (excluding formula based calculations for affordable housing and education which will be determined at time of payment).

Of the sum quoted £188,494 is payable to the County Council for Transport, Education and Travel Plans. The balance is due to the City of Carlisle of which includes £225,528 is for the provision/enhancement and maintenance of Public Open Space and Children's Play Areas and £10,000 for signage.

\* \* \* \* \*

## **During the year delivery via S106 obligations has achieved:**

### *Housing*

63 Affordable Dwellings have been delivered (21 to a Registered Provider and 42 Discounted Sale including 16 in the rural area).

### *Financial*

**£355,008** has been **received** for a variety of dedicated projects for the provision and maintenance of Public Open Space/Children's Play Areas plus provision of habitat mitigation 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 2015:

In Lieu of on-site Affordable Housing	£ 207,372
Open Space and Children's Play Areas	£ 571,878
Infrastructure	£ 882,696
Refuse	£ 3,091
Habitat Mitigation	£ 70,489
<b>Total</b>	<b>£1,735,526</b>

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 2015 - 2016

## Planning Permissions granted with a S106 Agreement:

PP No	Date Signed	Parties	Address	Development Proposal	S106 Obligation Overview
12/0768	16/04/15	TG & K Fisher Ltd	Knells Farm, Houghton <b>Parish – Stanwix Rural</b>	Conversion of 8 Agricultural Buildings to provide 8 dwellings	<b>Affordable Housing Financial Contribution:</b> Contribution payable upon complete of 4 <sup>th</sup> relevant unit [Units 1- 4]and 8 <sup>th</sup> relevant Unit [units 5-8] Formula: (Market Value x 0.1) x 0.3
14/0689 14/0954	28/04/15	Maris Properties Ltd	Land at Hill Farm [The Lilacs] Thurstonfield <b>Parish – Burgh by Sands</b>	Housing Development	<b>Affordable Housing Financial Contribution:</b> Contribution payable upon first disposal of 5 <sup>th</sup> & 8 <sup>th</sup> relevant unit. Formula: (Market Value plots 7 & 8 x 0.1) x 0.3
14/0725	05/06/15	Personal Covenant	Stonehouse Farm, Hayton <b>Parish – Hayton</b>	Conversion of Barns to create 3 Dwellings and erection of 4 Dwellings	<b>Affordable Housing Financial Contribution:</b> Contribution payable upon first occupation of the relevant unit [either plot 6 or 7] Formula: (Market Value x 0.1) x 0.3
15/0070	24/08/15	Thomas Graham & Sons and Farm Foods and County Council	Thomas Graham & Sons, Shaddongate, Carlisle <b>Ward – Castle</b>	Demolition of existing unit and erection of a Food Retail Store	<b>Amendment to Road Marking Contribution COUNTY</b> £1,500 payable prior to commencement <b>Travel Plan Administration Fee COUNTY</b> £6,600 payable prior to commencement <b>Travel Plan Co-ordinator COUNTY</b> Appoint prior to commencement
14/0761	16/09/15	Story Homes Personal Covenants Cumbria County Council	Land at Greymoorhill, Carlisle <b>Parish – Kingmoor</b>	Housing Development [OUTLINE indicative 190 dwellings]	<b>Affordable Housing:</b> 30% of total split 50:50 @ Social Rent and 70% OMV <b>Off-Site Recreation Contribution</b> £56K [indexed] payable prior to occupation of 10 <sup>th</sup> dwelling <b>Public Open Space Scheme</b> Submit prior to commencement

PP No	Date Signed	Parties	Address	Development Proposal	S106 Obligation Overview
					<p><b>Education Contribution COUNTY</b> Payable prior to first occupation [figure to be established - formula based]</p> <p><b>Highways Contribution COUNTY</b> £25K [indexed] payable prior to occupation of 10<sup>th</sup> Unit</p> <p><b>Travel Plan COUNTY</b> Pay Monitoring Fee of £6,664 prior to 1<sup>st</sup> Occupation and various other commitments</p>
13/0983	28/09/15	Persimmon (SHL) Ltd Cumbria County Council	Land at Carleton Farm, Carlisle <b>Parish – St Cuthberts Without</b>	Housing Development [189 dwellings]	<p><b>Affordable Housing:</b> 22 Social Rent and 34 @ 70% OMV Affordable Housing Dwelling Scheme to be submitted prior to commencement</p> <p><b>Off-Site Recreation Contribution</b> £53,071 payable prior to 1<sup>st</sup> occupation</p> <p><b>Public Open Space Scheme</b> Submit prior to commencement</p> <p><b>Management Company Policy</b> To be submitted and agreed prior to 1<sup>st</sup> occupation</p> <p><b>Travel Plan COUNTY</b> Pay Monitoring Fee prior to 1<sup>st</sup> Occupation</p>
14/0875	01/10/15	Personal Covenant	Land to the North of Glebe House, Wreay <b>Parish – Dalston</b>	Erection of 7 Dwellings	<p><b>Affordable Housing Contribution:</b> Pay 3% of Market Value upon practical completion of 6<sup>th</sup> &amp; 7<sup>th</sup> relevant unit</p>
14/0849	09/11/15	Daniel Johnston (1982) Limited and Cumbria County Council	Car Park Eastern Side of Lowther Street, Carlisle <b>Ward – Castle</b>	Erection Of A Retail Unit And Multi-Storey Car Park and The Formation Of A New Vehicular Access From Georgian Way	<p><b>Information Point Contribution:</b> £10,000 [indexed] prior to occupation]</p> <p><b>Travel Plan COUNTY</b></p> <p><b>Cycle Route Contribution COUNTY</b> £7,500 prior to commencement</p>
14/0925	13/11/15	Personal Covenant	Briar Lea Court, Longtown <b>Parish– Arthuret</b>	Erection of 61 Dwellings [OUTLINE]	<p><b>Affordable Housing:</b> 6 @ 70% OMV 6@ Affordable Rent</p> <p><b>Open space Management Scheme:</b> Submitted and approved prior to 1<sup>st</sup></p>

PP No	Date Signed	Parties	Address	Development Proposal	S106 Obligation Overview
					<p>occupation</p> <p><b>Play Area Contribution:</b> Pay £50,000 prior to occupation of 50% of units</p> <p><b>Education Transport Contribution - COUNTY</b> Pay £24,700 [prior to occupation of 20 units]</p>
15/0378	15/02/16	Personal Covenant	Land North of Moor Yeat, Plains Road, Wetheral <b>Parish – Wetheral</b>	Erection of 6 dwellings OUTLINE	<b>Affordable Housing Financial Contribution:</b> £81,604 [indexed] payable in 6 tranches upon 1 <sup>st</sup> occupation of each unit
12/0790	24/02/16	Simtor Ltd and Cumbria County Council	Land at Broomfallen Road, Scotby <b>Parish – Wetheral</b>	Erection of 28 Dwellings	<p><b>Affordable Housing 7 @ 70% OMV</b> [3 Type D [2 bed flats]; 2 type E [3 bed semi]; 2 Type F [2 bed semi]]</p> <p><b>Open Space Management Scheme</b> submit &amp; obtain approval prior to commencement</p> <p><b>Open Space Contribution</b> Pay £66,457.97 [indexed] prior to first occupation</p> <p><b>Education Contribution COUNTY</b> Pay £72,306 [indexed] prior to occupation of the 9th unit</p> <p><b>Community Transport Contribution COUNTY</b> Pay £11,525 [indexed] prior to occupation of the 9th unit Pay £11,525 [indexed] prior to occupation of the 18th Unit Pay £11,525 [indexed] prior to occupation of the 28th Unit</p> <p><b>Community Transport Administration Fee COUNTY</b> Pay £1,729 [indexed] prior to occupation of any unit</p>

PP No	Date Signed	Parties	Address	Development Proposal	S106 Obligation Overview
14/1091	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. <b>Parish – Wetheral</b>	Erection of 14 Dwellings and physical alterations to 61 Scotby Road OUTLINE	<b>Affordable Housing</b> 3 Dwellings – arrangements to be provided

### Deed of Variation with Material Change

15/0381	18/02/15 18/01/16	Persimmon Homes Ltd	Land to the rear of Garden Village, Wigton road, Carlisle [known as Brackenleigh] <b>Parish – Cummersdale</b>	Revised layout and increase in numbers	<b>Affordable Housing</b> <i>Resulting Change from 10/1025:</i> Affordable Rented Dwellings <b>Increase</b> from 2 to 6 Discounted @ 70% OMV <b>Increase</b> from 58 to 62
09/0512	16/02/16	Caldewgate Development Nominees Ltd	Sainsbury Caldewgate <b>Ward – Castle</b>	Supermarket [built]	Extension of time of spend from 5 to 6 years and area in which it may be spent



## Summary of Obligations Entered into:

### Financial – Commuted Sums - 2014 to 2015

Open Space/Play Areas	Affordable Housing Contribution	Signage	Transport (County)	Travel Plan (County)	Education (County)	Parish/Ward
	Formula					Stanwix Rural
	Formula					Burgh by Sands
	Formula					Hayton
			£1,500	£6,600		Castle
£56,000			£25,000	£6,664	formula	Kingmoor
£53,071				£7,920		St Cuthberts Without
		£10,000	£7,500 (cycle route)			Castle
£50,000					£24,700 (transport)	Arthuret
	Formula					Wetheral
£66,457			£34,575 + £1,729 administration		£72,306	Wetheral
			£5,000			Harraby
<b>£225,528</b>		<b>£10,000</b>	<b>£75,304</b>	<b>£21,184</b>	<b>£97,006 + formula</b>	

## Non financial 2014 to 2015

### *Affordable Housing*

	<b>Social Rented</b>	<b>Discounted</b>	<b>Parish/Ward</b>
Land at Greymoorhill	28 (indicative)	28 (indicative)	<b>Kingmoor</b>
Land at Carleton Farm	22	34	<b>St Cuthberts Without</b>
Briar Lea Court, Longtown	6	6	<b>Arthuret</b>
Land at Broomfallen Road, Scotby		7	<b>Wetheral</b>
Garden Village [DOV]	4	4	<b>Cummersdale</b>
Rear 39 – 55 Scotby Road & 61 Scotby Road	1 tenure to be confirmed	2 tenure to be confirmed	<b>Wetheral</b>
	<b>61</b>	<b>81</b>	<b>142</b>

### *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 2015 to 2016

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## BY DEVELOPERS TO CARLISLE CITY COUNCIL

### Non-Financial

#### *Affordable Housing*

	<b>Social Rented</b>	<b>Discounted</b>	<b>Parish/Ward</b>
Harraby Green		6	<b>Harraby</b>
Former Penguin Factory	7	14	<b>Denton Holme</b>
Crindledyke	1	2	<b>Kingmoor</b>
Garden Village [Brackenleigh]	3	14	<b>Cummersdale</b>
Scotby Green Steading	3	1	<b>Wetheral</b>
Skelton House, Wetheral		3	<b>Wetheral</b>
Townhead Road,	5	2	
Quentin Gardens, Cumwhinton	2		
	<b>21</b>	<b>42</b>	<b>63</b>

*It should be noted these figures are for the delivery of affordable housing through S106 agreements. A **further 9 Social Rented Properties** have been delivered via the planning system by Housing Associations without entering into a S106 agreements. Also **14 supported living apartments** were developed at Petteril Bank Carlisle by HB Villages.*

#### *Live/Work Dwelling*

11/0315 RM 12/0132	05/01/12  21/05/12	Personal Covenant	Land between Longlands and Stonelea, Greenwoodside, Smithfield <b>Parish – Kirklington Middle</b>
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### *Occupancy Clauses*

All affordable housing is subject to Qualifying Status

### *Land Transfer*

None Transferred

## **Financial**

### *Payments Received by Carlisle City Council*

<b>S106 Agreement</b>	<b>Amount</b>	<b>Purpose</b>	<b>Parish/Ward</b>	<b>Finance Ref</b>
<b>12/0610</b> Hadrian's Camp, Houghton Road, Houghton	£70,189	Wildlife Mitigation to be undertaken by Cumbria Wildlife Trust	<b>Stanwix Rural</b>	11051
<b>13/0778</b> Aldi Store, Dalston Road, Carlisle	£ 2,550	Provision of Alley Gates	<b>Denton Holme</b>	11052
<b>07/1312</b> Westmorland Street, Carlisle	£84,520	Off-site play and open space contribution	<b>Denton Holme</b>	11053
<b>12/0025</b> St Augustines, Waverley Gardens,	£ 11,627	Off-Site open space provision	<b>Stanwix Urban</b>	11054
	£152,847	Affordable Housing Contribution 2 of 3 tranches		11055
<b>13/0450</b> West Quarry House, Wetheral Pasture	£18,900	Affordable Housing Contribution [1 of 3] Rural East	<b>Wetheral</b>	11056
<b>11/0181</b> Kingswood Educational Centre, Cumdivock	£14,375	Affordable Housing Contribution Rural West	<b>Dalston</b>	11045
	<b>£355,008</b>			

## Carlisle City Council - Financial

### Affordable Housing

Planning Application Location	Commitment	Original Sum	Summary of Works Undertaken 15/16	Spent 15/16	Balance Outstanding	Expiry date	Parish/Ward	Finance Ref
<b>10/0970</b> WI Hall, Brier Lonning, Hayton	To support delivery of affordable housing by Underwrite Education Contribution @ Cumwhinton	£15,000	None	Nil	£ 918	April 2021	<b>District</b>	11028
<b>11/0818</b> The Sheiling, Meadow View, Cumwhinton	Provide school transportation due to lack of capacity at Cumwhinton School	£14,082 <sup>3</sup>	No confirmation of primary school aged children being transported	Nil	£14,082	Dec 2017	<b>Wetheral</b>	11028
<b>11/0181</b> Kingswood Educational Centre, Cumdivock	Affordable Housing Contribution [Rural West]	£ 6,250 £14,375	None	Nil	£ 6,250 £14,375	2019 2020	<b>Dalston</b>	11045
<b>12/0025</b> St Augustines Church and Social Club	Affordable Housing Contribution 2 of 3 tranches	£152,847	None	Nil	£152,847	Sep 2020 Oct 2020	<b>Stanwix Urban</b>	11055
<b>13/0450</b> West Quarry House, Wetheral Pasture	Affordable Housing Contribution [1 of 3] Rural East	£18,900	None	Nil	£18,900	10 yrs from final payment	<b>Wetheral</b>	11056
		<b>£207,372</b>		<b>Nil</b>	<b>£207,372</b>			

<sup>3</sup> Internal transfer of monies.

### Open Space/Play Areas

Planning Application Location	Commitment	Original Sum	Summary of Works Undertaken 15/16	Spent 15/16	Balance Outstanding	Expiry date	Parish/Ward	Finance Ref
Holme Head Bay*	Maintenance of Public Open Space.		Regular routine grounds maintenance	£ 600	£ 2,400	N/A	Denton Holme	11006
Scotby Road, Scotby*	Maintenance of Public Open Space		Amenity grass land & play area maintenance	£ 1,480	nil		Wetheral	11007
Windsor Way*	Maintenance of Play Area		Weekly checks of play area and maintenance	£ 600	£ 2,400		Stanwix Rural	11008
Walkmill, Warwick Road*	Maintenance of Play Area within vicinity of the site		Football pitch maintenance	£ 2,310	£ 9,240		Botcherby	11009
<b>04/0902</b> Wakefield Road, Lowy Hill	Maintenance of Play Area - Moorville Drive	£10,000	Weekly checks of play area and maintenance	£ 2,000	£ 3,000	Dec 2019	Belah	11010
<b>04/0275</b> Turnstone Park	Maintenance of Play Area	£10,000	Weekly checks of play area and maintenance	£ 1,000	£ 900	Sep 2020	Belle Vue	11011
Jocks Hill, Brampton*	Maintenance of Public Open Space		Weekly checks of play area and maintenance	£ 268	£ 534		Brampton	11012
Greenfield Lane, Brampton*	Maintenance of Public Open Space		Safety surfaces Routine ground maintenance	£ 1,940 £ 1,857	£ 1,775		Brampton	11014
<b>07/1241</b> Burgh Road	Provision & maintenance of off-site pitches & open space	£45,354.30	Weekly checks of play area and maintenance. Regular routine grounds maintenance.	£ 4,535	£ 1,088	Sep 2019	Belle Vue	11016

Planning Application Location	Commitment	Original Sum	Summary of Works Undertaken 15/16	Spent 15/16	Balance Outstanding	Expiry date	Parish/Ward	Finance Ref
			Football pitch maintenance					
<b>06/0667</b> <b>07/0304</b> 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	<b>Harraby</b>	11017
Tribune Drive *	Remedial work and 10 year maintenance of Public Open Space	£20,025	Regular routine grounds maintenance.	£ 1,800	£ 7,200	Jul 2019	<b>Stanwix Rural</b>	11019
<b>09/0511</b> Heysham Park, Raffles	Maintenance of Public Open Space	£25,000	Weekly checks of play area and maintenance. Regular routine grounds maintenance.	£ 2,500	£10,000	N/A	<b>Belle Vue</b>	11021
<b>09/0036</b> Levens Drive/ Newlathes Ave	Maintenance	£31,345	None	None	£ 31,345	Mar 2020	<b>Morton</b>	
<b>10/0425</b> Gelt Rise, Brampton	Provision of additional Play Area	£12,800	None	None	£12,800	Feb 2021	<b>Brampton</b>	11026
	Maintenance of Play Areas	£ 3,551	Weekly checks of play area and maintenance of existing equipment	£ 355	£ 2,131	Feb 2021	<b>Brampton</b>	
<b>96/0830</b> Carleton Grange, Garlands	Maintenance of Play Area	£10,000	Weekly checks of play area and maintenance.	£1,000	£ 5,000	Mar 2021	<b>Harraby/ Dalston</b>	11029
	Maintenance of Public Open Space	£102,837	Regular routine grounds	£ 10,283	£ 50,740	Mar 2021		

Planning Application Location	Commitment	Original Sum	Summary of Works Undertaken 15/16	Spent 15/16	Balance Outstanding	Expiry date	Parish/Ward	Finance Ref
			maintenance.					
<b>10/0818</b> Seatoller Close	Enhancement of off-site provision in the Morton Ward	£14,481.56	Regular routine grounds maintenance.	£ 1,810	£ 3,620	June 2016	<b>Morton</b>	11030
<b>10/0508</b> Stainton Road, Etterby	Provision and enhancement of public open space in the District	£43,790	none	nil	£ 17,516	Jun 2016	<b>Belah</b>	11032
<b>07/0845</b> Watts Yard, London Road	For play equipment at Melbourne Park	£27,160	Improvements to Melbourne Park [also 11043]	£27,160	Nil	Jan 2022	<b>St Aidans</b>	11033
	Play equipment maintenance	£ 5,731.59	Weekly checks of play area and maintenance of existing equipment.	£ 573	£ 3,439	Jan 2022		
<b>12/0108</b> St Elisabeths, Harraby	Maintenance of Public Open space	£ 8,979.25	Regular routine ground maintenance	£1,796	£ 5,387	May 2017	<b>Harraby</b>	11034
<b>11/0135</b> Site F, Brookside, Raffles, Carlisle*	Maintenance @ Heysham Park	£12,823	Weekly checks of play area and maintenance & regular upkeep	£1,595	£6,378		<b>Belle Vue</b>	11037
<b>10/0863</b> Norfolk Street, Denton Holme, Carlisle	Provision & enhancement of public open space	£50,000	None	None	£50,000	Sep 2017	<b>Denton Holme</b>	11038
Pennine View*	Maintenance of 2 parcels of land Parkland Village/ Carleton Grange	£ 3,570.75	Regular routine grounds maintenance	£ 357	£ 3,214		<b>Dalston/Harraby</b>	11042



Planning Application Location	Commitment	Original Sum	Summary of Works Undertaken 15/16	Spent 15/16	Balance Outstanding	Expiry date	Parish/Ward	Finance Ref
<b>11/1060</b> Briar Bank	Maintenance and enhancement of offsite open space provision	£9,973.71	Repairs & upkeep of mini football pitches	£1,767	Nil		<b>Belah</b>	11039
<b>10/0792</b> Alexandra Drive	Open Space Contribution	£93,440.08	Improvements to Melbourne Park [also 11033]	£29,392	£63,410	Dec 2023	<b>Wetheral</b>	11043
	Maintenance of the above	£50,669.37	None	None	£50,669	Dec 2023		
<b>12/0710</b> Rear Scotby Green Steading	Locally Equipped Area of Play [LEAP] works to be commissioned by Parish Council	£50,000	Equipment installed at Hartley Trust Recreation Ground by Wetheral PC cost over £75.5K	£50,000	Nil	Dec 2019	<b>Wetheral</b>	11048
<b>12/0878</b> Townhead Road/ Station Road Dalston	Recreational Contribution – childrens play areas and sports facilities.	£115,586	None	None	£115,586	Feb 2020	<b>Dalston</b>	11049
<b>07/1312 11/0120</b> Westmorland Street [Former Penguin Factory]	Improvement to or provision of public play and open space facilities within the vicinity of the development	£ 84,520	None	None	£ 84,520	July 2020	<b>Denton Holme</b>	11053
<b>12/0025</b> Waverly Gardens	Off-site public open space	£11,627	None	None	£11,627	Sep 2020	<b>Stanwix Urban</b>	11054
		<b>£990,764</b>		<b>£146,978</b>	<b>£571,878</b>			

## Infrastructure

Location	Commitment	Original Sum	Summary of Works Undertaken 15/16 or Comments	Spent 15/16	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	Zero path works completed, other outstanding works on Newark Terrace once agreement has been reached with adjacent retail store.	None	£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 Feb 2016	£370,000	Design work and consultation	£10,160	£329,746.07	Feb 2017	Castle	11027
Public Realm, Caldewgate/ Shaddongate	Undertake works defined as a range of initiatives arising from the adopted Urban Design Guide and Public Framework	£370,000	Work at Paddy's Market and landscaping	£279,798.23	£62,144.77	Feb 2017	Castle	
Petteril Cycle Route (Watts Yard)	Towards the River Petteril Cycle Route Access Improvement Scheme	£79,580	A scheme to join that built by developer [awaiting construction] and the path along the River Petteril	None	£ 79,580	June 2023	St Aidans	11035
Caldew Cycleway (Norfolk Street Student development)	Improvements to the Caldew Cycleway	£16,000	None	None	£ 16,000	Sep 2017	Denton Holme	11038
Crindledyke	Highways Improvements 1 <sup>st</sup> contribution	£ 25,000	None	None	£ 25,000	July 2018	Stanwix Rural	11040
	Highways Improvements	£ 10,000	None	None	£ 10,000	July		

Location	Commitment	Original Sum	Summary of Works Undertaken 15/16 or Comments	Spent 15/16	Balance Outstanding	Expiry date	Parish/Ward	Finance Ref
	2 <sup>nd</sup> Contribution					2018		
	Transport Improvements 2 <sup>nd</sup> Contribution	£281,000	Exec report 1 June 2015 – green cycleway	None	£281,000	July 2018		
	Travel Plan Administration Fee	£ 11,125	Negotiation of Bus Extension	none	£ 11,125	N/A		
The Racecourse	Contribution towards Currock Link	£ 24,800	None - Currock Link scheme finalised	None	£ 24,800	Oct 2019	Dalston	11041
Alexandra Drive (Barley Edge)	Highways Contribution [Footpath]	£ 13,500	None - Work conditioned within planning application to be completed	None	£ 13,500	Dec 2023	Wetheral	11043
Aldi, Dalston Road, Carlisle	Alley Gates	£ 2,550	Alley Gates installed	£2,500	£ 50		Denton Holme	11052
		<b>£1,233,305</b>		<b>£292,458</b>	<b>£882,696</b>			

### *Refuse Contributions*

Planning Application Location	Commitment	Original Sum	Summary of Works Undertaken 15/16	Spent 15/16	Balance Outstanding	Expiry date	Parish/Ward	Finance Ref
Townhead Road/ Station Road Dalston	Provision of on-site refuse bins	£3,780	Provision for 30 dwellings	£689	£3,091	N/A	Dalston	11047
Rear Scotby Green Steading	Provision of on-site refuse bins	£1,500	Provision for full site	£1,500	Nil	N/A	Wetheral	11046
		<b>£5,280</b>		<b>£2,189</b>	<b>£3,091</b>			

### Habitat Contributions

Application/ Location	Commitment	Original Sum	Summary of Works Undertaken 15/16	Spent 15/16	Balance Outstanding	Expiry date	Parish/ Ward	Finance Ref
Todhills, Blackford	Provision of 3 Owl Boxes	£ 300	None	Nil	£ 300	Feb 2020	Rockcliffe	11050
<b>12/0610</b> Hadrians Camp, Houghton	Mitigation of on-site habitats	£70,189	Awaiting information regards mitigation & potential sites from Cumbria Wildlife Trust	Nil	£70,189	Apr 2025	Stanwix Rural	11051
		<b>£70,419</b>			<b>£70,419</b>			

### Parish Councils - Financial

#### Open Space/Play Areas

Application/ Location	Commitment	Original Sum	Summary of Works Undertaken 15/16	Spent 15/16	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
The Shieling, Cumwhinton	Provision of children's playing facilities within the village of Cumwhinton	£ 3,000	Installation of Play equipment at Cumwhinton Play Area Invoice dated 18/12/15	£3,000	Nil	Aug 2017	Wetheral
		<b>£7,230</b>		<b>£3,000</b>	<b>£1,983.73</b>		

# Outstanding Obligations to Carlisle City Council as at 31 March 2015 (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	Suttle House, Wigton Road, Carlisle. Now known as The Beeches. <b>Ward – Yewdale</b>	Housing Development	Drainage & Sport Pitch Contribution payable following the grant of permission of the adjoining development land (formula based)	<b>Being reviewed in light of the adjacent development (10/1026 – now known at Brackenleigh)</b>
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 <b>Ward – Harraby</b>	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. <b>(Under Construction)</b>
08/1059 12/0383	28/09/09 11/12/12	Citadel Estates Ltd	The George, Warwick Bridge <b>Parish - Wetheral</b>	Mixed Development Comprising Retail Development With 24 Apartments	£5,000 provision & maintenance of play area at Downagate,	Prior to 1 <sup>st</sup> occupation of 10 <sup>th</sup> unit <b>(Complete with 2 units occupied)</b>
09/1059 11/0369	04/10/10 08/12/11	Briery Homes Ltd	Former Sawmill, Netherby Road,	Housing Development	£26,000 for the maintenance of the on-	Upon completion of the on-site play area.

PP No	Date Signed	Parties	Site	Development Proposal	S106 Obligation Outstanding	When Due/Comment
11/0495 12/0103	20/02/13 16/09/13	Now Oakmere Homes	Longtown <b>Parish - Arthuret</b>		site play area	<b>(Under Construction)</b>
09/0245 12/0025	08/07/10 13/12/12	Lancaster Roman Catholic Diocesan Trustees and McCarthy & Stone Retirement Lifestyles Ltd	Land at St Augustines Church, Waverley Gardens Carlisle <b>Ward – Stanwix Urban</b>	Housing for the elderly comprising of 42 apartments	<b>Affordable Housing:</b> £223,373 Index Linked payable in 3 equal tranches	3 <sup>rd</sup> tranche payable upon occupation of 24 <sup>th</sup> dwelling  <b>(Under Construction)</b>
10/0346	01/10/10	Story Homes	Former Depot Station Road, Dandycroft, Station Rd, Brampton <b>Parish - Brampton</b>	Residential Development	<b>On site Open Space:</b> 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.)	At appropriate stage of development <b>(Site complete awaiting confirmation from developer regarding laying out of on-site Open Space)</b>
09/0413 13/0207	15/11/10 23/07/13	Church Commissioners for England	Morton Development, Carlisle <b>Parish – Cummersdale Ward - Various</b>	Development for Residential (Maximum 825 Dwellings), Employment (40,000m2 Floorspace), And Public Open Space	<b>See Appendix 1</b> Affordable Housing Open Space	Throughout Development <b>(Await RM)</b>
10/0642 13/0798	16/12/10 10/04/14	Wellburn Care Homes and Cumbria Cerebral Palsy and	Scalesceugh Hall, Carleton, Carlisle <b>Parish – St Cuthbert’s Without</b>	Proposed 47 Bed Residential Care Home With associated 6 Close Care Cottages to be constructed	<b>Occupancy Restriction:</b> Closed Care Housing (aged 55 or over falling between traditional	In perpetuity  <b>Revised application 16/0260 rec’d March</b>

PP No	Date Signed	Parties	Site	Development Proposal	S106 Obligation Outstanding	When Due/Comment
		Impact Housing Association		within the grounds.	sheltered housing and full residential care)	<b>16 - undetermined</b>
09/1082	25/08/11	Tesco Stores Ltd and Cumbria County Council	Bowling Green Adj to Horse and Farrier Public House, Wigton Road, Carlisle  <b>Ward - Yewdale</b>	Erection Of A Convenience Foodstore	<b>Horse and Farrier Public House:</b> Undertake works as specified in agreement before occupation of the store and procure marketing of the public house during the Marketing Period (6 months of occupation of the store)	<b>(Technical start, but announced that will not proceed with the development)</b>
11/0181	05/10/11	Greensyke Property Ltd	Kingswood Educational Centre, Cumdivock  <b>Parish - Dalston</b>	COU of existing educational buildings to 7 dwellings and erection of 1 dwelling	<b>Affordable Housing Financial Contribution:</b> Formula: (Market Value x 0.1) x 0.25	Payable 1 <sup>st</sup> occupation of relevant dwelling <b>(Under Construction)</b>
09/0617	05/04/12	Story Homes Limited and 2 other 'Covenanting Parties' (conditionally indemnified)	Crindledyke, Carlisle  <b>Ward – Stanwix Rural</b>	Residential Development	<b>Affordable Housing:</b> 81 – Social Rented 82 – Discounted (70% OMV)  <b>Open Space</b>  <b>Transport Improvements Contribution:</b> First contribution - £250,000 <b>Travel Plan:</b> Implement and comply with the Travel Plan for that Phase.	Throughout Development  management scheme each phase  Instalments  Throughout development

PP No	Date Signed	Parties	Site	Development Proposal	S106 Obligation Outstanding	When Due/Comment
					<p><b>New School</b> 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.</p> <p><b>Local Centre</b> To be constructed</p>	<p>Construction to be undertaken by developer</p> <p>Prior to occupation of the 199<sup>th</sup> dwelling</p> <p>Prior to the occupation of more than 649 dwellings. <b>(Phase 1 Under Construction)</b></p>
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 <b>Parish - Cummersdale</b>	Residential Development Comprising The Erection Of 253No. Dwellings	<b>Affordable Housing:</b> 2 – Social Rented 58 – Discounted (70% OMV)	Throughout Development  <b>(Under Construction)</b>
10/1066	24/05/12	Citadel Estates Limited	Skelton House, Wetheral  <b>Parish - Wetheral</b>	Demolition of exiting house, adjoining barn & outbuildings; erection of 15 x 2 bed apartments	<b>Property Management Policy</b> <b>Public Open space &amp; Relevant Works Contribution</b> [£3,000]	To be in place prior to 1 <sup>st</sup> occupation Payable within 28 days of 1 <sup>st</sup> occupation <b>(Complete – await occupation)</b>
00/0439	09/10/12	Persimmon Homes Limited and Cumbria County Council	Land at Peter Lane, Morton, Carlisle  <b>Ward – Dalston</b>	Residential Development	<b>Open Space Management Scheme: Public Open Space Contribution:</b> Sum to be agreed subject to terms within agreement on adjacent	To be approved prior to commencement of development. Payable within 28 days of agreement. <b>(Under construction)</b>



PP No	Date Signed	Parties	Site	Development Proposal	S106 Obligation Outstanding	When Due/Comment
					site (09/0413).	
12/0847 13/0326	27/02/13 24/06/13	Personal Covenant	Rear 1 & 2 Whitehouse, Walton, Brampton <b>Parish - Walton</b>	Residential Development	<b>Affordable Housing Financial Contribution:</b> Formula: (Market Value x 0.1) x 0.3	Contribution payable upon first occupation of relevant unit. <b>(Permission unimplemented)</b>
11/0279	11/04/13	Diocesan Trustees	former Catholic Church of Our Lady of Good Council, Burn Street, Longtown <b>Parish - Arthuret</b>	Residential Development (9 Dwellings)	<b>Affordable Housing Financial Contribution:</b> Formula: (Market Value x 0.1) x 0.3	Contribution payable upon first occupation of relevant unit. <b>(Permission unimplemented)</b>
12/0678	16/04/13	Personal Covenant	Land between Lomond & Gladsmuir, Broomfallen Road, Scotby <b>Parish- Wetheral</b>	Erection of 3 dwellings	<b>Affordable Housing Financial Contribution:</b> Formula: (Market Value x 0.1) x 0.3	Contribution payable upon first occupation of relevant unit. <b>(Under Construction)</b>
12/0811	26/04/13	Personal Covenant	Land adj Garth House, Greenfield Lane, Brampton <b>Parish - Brampton</b>	Erection of 5 dwellings	<b>Affordable Housing Financial Contribution:</b> Formula: (Market Value x 0.1) x0.30	Payable upon practical completion of the 3rd relevant unit (for 3 units) and upon the 5th relevant unit (last 2 relevant units). <b>(Under Construction)</b>
12/0854	06/06/13	Personal Covenant	Adj Scaurbank, Netherby Rd, Longtown <b>Parish - Brampton</b>	Erection Of 14no. Dwellings (Including 3no. Affordable Dwellings)	<b>Affordable Housing:</b> Plots 1,2,10 @ 70% OMV. <b>Open Space:</b> £23,954	Throughout Development  completion of the 8th Unit <b>(Permission unimplemented)</b>
10/0760	25/06/13	Personal	Helme Farm,	Conversion Of Barns	<b>Affordable Housing</b>	Pay £6,800 within 4

PP No	Date Signed	Parties	Site	Development Proposal	S106 Obligation Outstanding	When Due/Comment
		Covenant	Cumrew, Brampton, CA8 9DD <b>Parish - Cumrew</b>	To Form 5no. Dwellings	<b>Financial Contribution:</b> £34,000	months of completion of each dwelling (£34,000 in total) <b>(Permission unimplemented)</b>
13/0562	04/11/13	Magnus Homes Limited & Cumberland Building Society	Rear of Lime House, Wetheral <b>Parish – Wetheral</b>	Erection Of 6no. Dwellings	<b>Affordable Housing Financial Contribution:</b> Formula: (Market Value x 0.1) x0.30	Payable upon practical completion of the 4th relevant unit for all 6 units Prior to 1 <sup>st</sup> occupation <b>(Under Construction)</b>
13/0450	28/11/13	Personal Covenant	West of Quarry House, Wetheral Pastures, Carlisle, CA4 8LE <b>Parish – Wetheral</b>	Erection of 3 dwellings	<b>Affordable Housing Financial Contribution:</b> Formula: (Market Value x 0.1) x0.30	Payable within 10 days of the 1st occupation of the 1 <sup>st</sup> relevant unit <b>(Under Construction)</b>
13/0047	15/01/14	Story Homes Ltd	Buck Bottom Farm Burgh by Sands <b>Parish – Burgh by Sands</b>	Erection Of 3No. Dwellings, Conversion Of Barn To 1No. Dwelling	<b>Affordable Housing Financial Contribution:</b> Formula: (Market Value x 0.1) x0.30	Pay Contribution for the 4 relevant units upon 1st occupation of the 3rd relevant unit <b>(Permission unimplemented)</b>
12/0878	31/01/14	Story Homes Ltd and Personal Covenants and County Council	Land between Townhead Road and Station Road, Dalston <b>Parish – Dalston</b>	Erection Of 121no. Dwellings, Associated Open Space And Infrastructure	<b>Affordable Housing:</b> 8 Low cost 12 Rented	Throughout Development <b>(Under Construction)</b>
12/0793	12/03/14	Cumbria County Council and Personal	Hammonds Pond, Oaklands Drive, Durdar Road, Carlisle	Erection Of 318no. Dwellings	<b>Affordable Housing:</b> 31 Low cost 31 Rented	Throughout Development 4 @ 70% OMV

PP No	Date Signed	Parties	Site	Development Proposal	S106 Obligation Outstanding	When Due/Comment
		Covenants and Story Homes	<b>Parish – St Cuthberts Without</b>			delivered <b>(Under Construction)</b>
13/0496	06/03/14	Personal Covenant  Advised of change of ownership	Land to the east of Village Green Brunstock <b>Parish – Stanwix Rural</b>	Erection Of 3no. Dwellings	<b>Affordable Housing Financial Contribution:</b> Formula: (Market Value x 0.1) x0.30	Pay on all 3 units upon 1st occupation of the 2nd relevant unit <b>(Under Construction)</b>
13/0787	24/03/14	Personal Covenant	Land at Orchard Gardens, Houghton, CA3 0LH <b>Parish – Stanwix Rural</b>	Development of approx 6 bungalows OUT	<b>Affordable Housing Financial Contribution:</b> Formula: (Market Value x 0.1) x0.30	Pay Contribution upon 1st occupation of the relevant unit <b>(Await RM)</b>
13/0655	24/03/14	Top Notch Contactors Ltd and Svenska Handlebanken AB (Publ)	Former Dairy Site, Holywell Crescent, Botcherby, Carlisle, CA1 2TD <b>Ward – Botcherby</b>	Residential Development (Outline Application)	<b>Wheeled Refuse Bins:</b> secured the purchase and delivery of wheeled refuse bin for each unit <b>Sports &amp; Play Provision Contribution Capital Element:</b> £71,892 (index linked) <b>Sports &amp; Play Provision Contribution Maintenance Element:</b> £35,946 (index linked)	Prior to 1st occupation of any unit  Prior to 1st occupation of any unit  Pay 50% prior to 1st occupation of any unit Pay 50% prior to 1st occupation of 30th unit <b>(Await RM)</b>
13/0762	27/03/14 Planning Permission 02/04/14	Personal Covenant	land to the east of Croftlands, Allenwood, Heads Nook <b>Parish – Hayton</b>	OUT – indicative 3 dwellings	<b>Affordable Housing:</b> 1 Low Cost @ 70% OMV	During development <b>(Await RM)</b>

PP No	Date Signed	Parties	Site	Development Proposal	S106 Obligation Outstanding	When Due/Comment
13/0728	24/04/14	Personal Covenant	Land rear of Hallcroft, Monkhill <b>Parish - Beaumont</b>	Erection of 7 no Dwellings	<b>Affordable Housing:</b> 2 @ 70% OMV	Throughout Development <b>(Permission unimplemented)</b>
12/0928	28/05/14	Personal Covenant	Land at How End Farm, Longtown <b>Parish - Arthuret</b>	Conversion of Agricultural Buildings to provide 3 no residential units	<b>Affordable Housing Financial Contribution:</b> Formula: (Market Value x 0.1) x 0.3	Payable upon first occupation of 3 <sup>rd</sup> relevant unit. <b>(Permission unimplemented)</b>
13/0534	06/06/14	Personal Covenant	Land adj The Oaks, Plains Road, Wetheral <b>Parish – Wetheral</b>	Erection Of 3no. Dwellings	<b>Affordable Housing Financial Contribution:</b> Formula: (Market Value x 0.1) x 0.3	Payable upon first occupation of any relevant unit <b>(Permission unimplemented)</b>
13/0546 14/0490	19/06/14 16/09/14	Esh Developments Ltd	Land adj to Fallowfield, Plains Road, Wetheral <b>Parish - Wetheral</b>	Erection Of 3no. Dwellings	<b>Affordable Housing Financial Contribution:</b> Formula: (Market Value x 0.1) x 0.3	Payable upon first occupation of second relevant unit <b>(Under Construction)</b>
13/0905	02/07/14	Personal Covenant	Rear 55-56 Scotby Road, Scotby <b>Parish– Wetheral</b>	Erection Of 45no. Dwellings, Associated Open Space And Infrastructure	<b>Affordable Housing Financial Contribution:</b> Formula: (Market Value x 0.1) x 0.3	Payable upon first occupation of 2 <sup>nd</sup> relevant unit. <b>(Permission unimplemented)</b>
13/0559	04/07/14	Personal Covenant	Field East of the strand, Aglionby <b>Parish– Wetheral</b>	Erection of Dwellings [outline]	<b>Affordable Housing:</b> 1 @ 70% OMV	Throughout Development <b>(Await RM)</b>
12/0832 14/0717	06/03/14 and DOV 25/07/14	Personal Covenant	Adj 445 Durdar Road, Carlisle <b>Parish– St Cuthberts Without</b>	Erection Of 5no. Dwellings	<b>Affordable Housing:</b> 1 @ 70% OMV <b>Maintenance Contribution:</b> £1,000 maintenance of green and swings at Blackwell Common.	Throughout Development  Payable prior to occupation of 3 <sup>rd</sup> unit <b>(Permission unimplemented)</b>

PP No	Date Signed	Parties	Site	Development Proposal	S106 Obligation Outstanding	When Due/Comment
10/1116	18/08/14	Stobart Air Limited and Cumbria County Council	Carlisle Lake District Airport <b>Parish– Irthington</b>	Erection of Distribution Centre and raised and re-profiled runway	<b>Habitats Contribution:</b> £100K	Payable upon occupation OR within 14 days or written request from /council <b>(Under Construction)</b>
13/0865	23/10/15	Personal Covenant and REG Windpower Ltd	Land at Hallburn Farm, Longtown <b>Parish – Arthuret</b>	Six Wind Turbines With A Tip Height Not Exceeding 126.5m,	<b>Habitat Outline Management Plan:</b> maintains the Habitat Site	Throughout 25 years of operation.
12/0856	12/11/14	AP & J Brown	L/A Beech Cottage, Cumwhinton <b>Parish – Wetheral</b>	Erection Of 15no. Dwellings Including 3no.Affordable Bungalows And 1no. Dwelling For The Elderly	<b>Affordable Housing:</b> 3 @ 70% OMV <b>Provision of Play Equipment Contribution</b> £5K	Throughout development Within 28 days of commencement <b>(Permission unimplemented)</b>
13/0950	12/11/14	North Homes and Personal Covenants	Rear 46 Broomfallen Road, Scotby <b>Parish – Wetheral</b>	Erection Of 3no. Dwellings (Outline)	<b>Affordable Housing Financial Contribution:</b> Formula: (Market Value x 0.1) x 0.3	Payable upon first occupation of 2 <sup>nd</sup> relevant unit. <b>(Await RM)</b>
14/0329	17/12/14	Impact Housing Association	Irthing Centre, Union Lane, Brampton <b>Parish – Brampton</b>	Demolition Of Former Business Centre & Single Storey Link Wing; Construction Of 38No. Extra Care Residential Units Including Communal And Support Facilities	<b>Extra Care Units:</b> for rent [age restriction 55 unless exceptional circumstance] Lettings and Disposal Policy	To be submitted prior to occupation <b>(Under construction)</b>
14/0816	17/03/15	Magnus Homes & Cumberland Building Society	Rear of Thornedge, Station Road, Cumwhinton <b>Parish – Wetheral</b>	Demolition Of Existing House And Stables; Erection Of 22no. Dwellings	<b>Affordable Housing</b> Plots 15,16,19. Low Cost Housing Scheme to be submitted prior to commencement	Throughout Development

PP No	Date Signed	Parties	Site	Development Proposal	S106 Obligation Outstanding	When Due/Comment
					<b>Provision of Play Equipment Contribution</b> £5k	Payable prior to the completion of 14 residential units <b>(Under construction)</b>
12/0768	16/04/15	TG & K Fisher Ltd	Knells Farm, Houghton <b>Parish – Stanwix Rural</b>	Conversion of 8 Agricultural Buildings to provide 8 dwellings	<b>Affordable Housing Financial Contribution:</b> Formula: (Market Value x 0.1) x 0.3	completion of 4 <sup>th</sup> relevant unit [Units 1- 4]and 8 <sup>th</sup> relevant Unit [units 5-8] <b>(Permission unimplemented)</b>
14/0689 14/0954	28/04/15	Maris Properties Ltd	Land at Hill Farm [The Lilacs] Thurstonfield <b>Parish – Burgh by Sands</b>	Housing Development	<b>Affordable Housing Financial Contribution:</b> Formula: (Market Value plots 7 & 8 x 0.1) x 0.3	first disposal of 5 <sup>th</sup> & 8 <sup>th</sup> relevant unit. <b>(Under construction)</b>
14/0725	05/06/15	Personal Covenant	Stonehouse Farm, Hayton <b>Parish – Hayton</b>	Conversion of Barns to create 3 Dwellings and erection of 4 Dwellings	<b>Affordable Housing Financial Contribution:</b> Formula: (Market Value x 0.1) x 0.3	first occupation of the relevant unit [either plot 6 or 7] <b>(Permission unimplemented)</b>
14/0761	16/09/15	Story Homes Personal Covenants Cumbria County Council	Land at Greymoorhill, Carlisle <b>Parish – Kingmoor</b>	Housing Development [OUTLINE indicative 190 dwellings]	<b>Affordable Housing:</b> 30% of total split 50:50 @ Social Rent and 70% OMV <b>Off-Site Recreation Contribution</b> £56K [indexed] <b>Public Open Space Scheme</b>	Throughout development  prior to occupation of 10 <sup>th</sup> dwelling  Submit prior to commencement <b>(Await RM)</b>
13/0983	28/09/15	Persimmon (SHL) Ltd Cumbria County	Land at Carleton Farm, Carlisle <b>Parish – St</b>	Housing Development [189 dwellings]	<b>Affordable Housing:</b> 22 Social Rent and 34 @ 70% OMV	Throughout development

PP No	Date Signed	Parties	Site	Development Proposal	S106 Obligation Outstanding	When Due/Comment
		Council	<b>Cuthberts Without</b>		<b>Off-Site Recreation Contribution</b> £53,071 <b>Public Open Space Scheme Management Company Policy</b> To be submitted and agreed	Prior to 1 <sup>st</sup> Occupation  Subject to PP 16/0212 Prior to 1 <sup>st</sup> Occupation <b>(Under construction)</b>
14/0875	01/10/15	Personal Covenant	Land to the North of Glebe House, Wreay <b>Parish – Dalston</b>	Erection of 7 Dwellings	<b>Affordable Housing Contribution:</b> Pay 3% of Market Value	practical completion of 6 <sup>th</sup> & 7 <sup>th</sup> relevant unit <b>(Permission unimplemented)</b>
14/0849	09/11/15	Daniel Johnston (1982) Limited and Cumbria County Council	Car Park Eastern Side of Lowther Street, Carlisle <b>Ward – Castle</b>	Erection Of A Retail Unit And Multi-Storey Car Park Together With The Formation Of A New Vehicular Access From Georgian Way	<b>Information Point Contribution:</b> £10,000 [indexed]	prior to occupation <b>(Permission unimplemented)</b>
14/0925	13/11/15	Personal Covenant	Briar Lea Court, Longtown <b>Parish– Arthuret</b>	Erection of 61 Dwellings [OUTLINE]	<b>Affordable Housing:</b> 6 @ 70% OMV 6@ Affordable Rent <b>Open Space Management Scheme:</b> Submitted and approved <b>Play Area Contribution:</b> £50,000	Throughout development  prior to 1 <sup>st</sup> occupation  prior to occupation of 50% of units <b>(Await RM)</b>
15/0378	15/02/16	Personal covenant	Land North of Moor Yeat, Plains Road, Wetheral <b>Parish – Wetheral</b>	Erection of 6 dwellings OUTLINE	<b>Affordable Housing Financial Contribution:</b> £81,604 [indexed]	payable in 6 tranches upon 1 <sup>st</sup> occupation of each unit <b>(Await RM)</b>

PP No	Date Signed	Parties	Site	Development Proposal	S106 Obligation Outstanding	When Due/Comment
12/0790	24/02/16	Simtor Ltd and Cumbria County council	Land at Broomfallen Road, Scotby <b>Parish – Wetheral</b>	Erection of 28 Dwellings	<b>AFFORDABLE HOUSING</b> 7 @ 70% OMV [3 Type D [2 bed flats]]; 2 type E [3 bed semi]; 2 Type F [2 bed semi] <b>OPEN SPACE MANAGEMENT SCHEME</b> submit & obtain approval <b>OPEN SPACE CONTRIBUTION</b> £66,457.97 [indexed]	Throughout Development  Prior to commencement  Prior to First Occupation <b>(Permission unimplemented)</b>
14/1091	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. <b>Parish – Wetheral</b>	Erection of 14 Dwellings and physical alterations to 61 Scotby Road OUTLINE	<b>Affordable Housing</b> 3 Dwellings – arrangements to be provided	<b>(Await RM)</b>



## APPENDIX 1

<b>TRIGGER</b>	<b>COVENANT</b>	<b>PARA</b>
<b>Pre- Commencement</b>		
4 Months prior commencement 1 <sup>st</sup> Phase (and subsequent phases)	Owner serve notice on the Council detailing its election under para 3.2 (affordable housing provider)	3.2
<b>Phases</b>		
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
<b>Housing Development/Occupation</b>		
Not to Occupy Any Dwelling	£5k <b>Newlathes Avenue Bus Stop Contribution</b> has been paid.	County 10.1
Occupation of 50 <sup>th</sup> Dwelling and every 50 <sup>th</sup> Dwelling thereafter	Owner notify the County Council	County 12.10
Occupation of 101 Dwellings	£120k <b>Bus Service Capital Contribution</b>	County 6.1
Occupation of 185 Dwellings	Bus Service Not to be operated prior to occupation of 185 dwellings	County 5.1
	£100k <b>Pedestrian Connectivity Contribution</b>	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  Upon receipt of the notice the owner shall pay £110k being the 1 <sup>st</sup> instalment of the <b>Bus Revenue Contribution</b>  £110K on 1 <sup>st</sup> anniversary of 1 <sup>st</sup> instalment  £110K on 2 <sup>nd</sup> anniversary of 1 <sup>st</sup> instalment	County 8.3  8.1  8.1  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 <sup>th</sup> Dwelling but prior to Occupation of the 400 <sup>th</sup> Dwelling or 10 yrs from	County can serve written notice that it requires the School Site. If served prior to 28 <sup>th</sup> 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 <sup>th</sup> 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 <b>Bridging Payment</b> if CNDR Roundabout is not in operation	County 4.2
	£50K 1 <sup>st</sup> Instalment of <b>Modal Shift Contribution</b> (reduce by Bridging Payment if paid)	County 10.2
	£20k <b>McVities Roundabout Contribution</b>	County 10.1
	£25k <b>Traffic Signals Contribution</b>	County 10.1
	£30k 1 <sup>st</sup> Instalment <b>Cross City Bus Route Improvement Contribution</b> £35k 2 <sup>nd</sup> instalment on 1 <sup>st</sup> Anniversary of occupation of 256 <sup>th</sup> dwelling  £35k 3 <sup>rd</sup> instalment on 2 <sup>nd</sup> Anniversary of occupation of 256 <sup>th</sup> dwelling	County 9.1
	Any Unexpended sum on 3 <sup>rd</sup> anniversary to be returned to the payer.	5 <sup>th</sup> Schedule 2.2
	If the Bus Service is NOT operational any unexpended sum of the <b>Bus Service Capital Contribution</b> (£120k paid on occupation of 101 <sup>st</sup> dwelling) shall be <b>returned</b> to the payer within 1 month of such occupation.	County 2.2
Occupation of 300 Dwellings	£50K 2 <sup>nd</sup> Instalment of <b>Modal Shift Contribution</b>	County 10.2
After the Occupation of the 360 <sup>th</sup> Dwelling and before Occupation of the 400 <sup>th</sup> Dwelling.	Owner pay the <b>Education Contribution</b> (Department for Children Schools and Families Cost Multiplier – [or equivalent]) by 159	County 12.7
Occupation 450 Dwellings	£62,813 3 <sup>rd</sup> Instalment of <b>Modal Shift Contribution</b>	County 10.2
Occupation 742 Dwellings	Not to occupy until owner has paid £4,928 per HA ( <b>Primary Leisure Area Maintenance Contribution</b> ). 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

<b>TRIGGER</b>	<b>COVENANT</b>	<b>PARA</b>
<b>Other</b>		
Employment Units	Not to be occupied until: £5k <b>Wigton Road Bus Stop Contribution</b> 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	