
**IMPLEMENTATION OF PLANNING AGREEMENTS SECURED THROUGH
SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990**

Purpose of the Report

Following an Audit inspection of the development control service in 2007 / 08 it was agreed that further resources would be put into monitoring the implementation of section 106 planning agreements with developers. Accordingly, a formal system was introduced with an officer keeping track of progress.

It was also agreed that a report would be provided to Members indicating improvements to infrastructure, services and amenities that have been achieved using S106 developer contributions, together with details of current agreements at various stages of progress.

The purpose of this report is therefore to identify planning agreements that have been implemented in full and which remain outstanding and at various stages of implementation.

The current position is detailed within the appendix accompanying this report. A brief overview of the position is given below.

Planning agreements where financial obligations have been fully or partly implemented

Since 1997 obligations have been implemented either in full or part in relation to the development of seventeen sites (see section 1 of appendix). This has allowed for investment in services including the provision of equipped play areas, traffic management and public transport initiatives.

These various works have involved a combined spend of around £972,000

Notably some £477,000 was used to provide a new pavilion at South Park and £102,000 for the provision of bus services in connection with the West Park, Faverdale development.

Planning agreements where financial obligations are outstanding in full

There are several sites in relation to which financial contributions have been made by developers in accordance with planning agreements but where those monies remain to be spent by the Council. The sites in question and the relevant expenditure area are detailed in section 2 of the appendix.

The Council currently holds some £970,000 of unspent money raised through planning agreements. Amongst the larger scale projects earmarked are the enhancement of the equipped play area at Green Park and / or Stanhope Road. (£104,800) and the provision of an equipped play area in relation to land at Merrybent Drive (£89,800).

Planning agreements involving non-financial obligations

The sites in question are detailed in section 3 of the appendix. They include improvement works undertaken by the developer to public open space and CCTV provision.

Planning agreements awaiting payment triggers

These sites are listed in section 4. In these cases the development has yet to reach a specific stage which would trigger the requirement to make payments to the Council.

Recommendation

That Members note the report

Richard Alty
Assistant Chief Executive: Regeneration

Background Papers

Relevant planning agreement documents

Roy Merrett: Ext. 2307

Appendix

1. Agreements – obligations fully or partly implemented
2. Agreements – obligations not implemented
3. Agreements - non-financial obligations
4. Agreements - awaiting payment triggers
5. Agreements being drafted following approval by Planning Applications Committee

1. Agreements - obligations implemented

Site	Developer Contribution	Received	Unpaid	Spent	Unspent
Beech Rise Children's Centre Date of Agreement 29/7/2002	16,800	16,800	0	16,800	0
Implemented	Equipped Play Area - contribution to the enhancement of the equipped play area at Fryer Crescent.				
Development	Demolition of existing buildings and erection of twenty, two storey and two and a half storey dwellings plus associated garages, roads and external works				
Bowes Court Residential Development, Allan Street Date of Agreement 26/4/2002	5,000	5,000	0	5,000	0
Implemented	Public Transport - contribution towards the improvements of public transport provision in the locality of the development, to be in the form of bus stop facilities on Allan Street and Barton Street				
Development	Development of site to provide 41 dwellings, associated access and works				

Brookside Works, Yarm Road, Middleton St George Date of Agreement 20/7/2001	5,000	5,000	0	5,000	0
Implemented	Education - <i>expanding the facilities of the primary school</i>				
	7,500	7,500	0	7,500	0
Implemented	Traffic Management - <i>provision of traffic calming measures in Station Road in the form of a gateway feature.</i>				
	1,000	1,000	0	1,000	0
Implemented	Open Space / Countryside – <i>contribution towards the maintenance of public open space including footpath and cycleway links to Stockton Darlington greenway</i>				
	15,000	15,000	0	15,000	0
Implemented	Open Space / Countryside - <i>toward the maintenance of public open space including footpath and cycleway links to the Stockton and Darlington greenway adjacent to the site. £1,000 due on transfer of land.</i>				
	1,000	1,000	0	1,000	0
Implemented	Countryside - <i>towards the Council's costs of improving the Stockton and Darlington Greenway.</i>				
Development	For residential development (80 dwellings).				
C N Hadleys, Dinsdale Works, Middleton St George Date of Agreement 14/6/2004	86,200	86,200	0	80,276	5,924
Part Implemented	Recreation / Youth Club Facilities - <i>contribution to the enhancement of recreational play area within the Station Road playing field and variation agreed with developer in April 2008 to use balance of funds on refurbishing basement of community centre for a youth club facility. Completed October 2008</i>				
	25,000	25,000	0	25,000	0
Implemented	Public Transport - <i>payment of a bus subsidy to procure early morning bus services serving the development</i>				

	5,000	5,000	0	5,000	0
Implemented	Countryside - for planting by the Council of trees on the sports field adjacent to the land. Completed September 2006				
	5,208	5,208	0	5,208	0
Implemented	Education - contribution to the improvement of pupil facilities at MSG primary school. Completed within new school building.				
	15,000	15,000	0	15,000	0
Implemented	Traffic Management - provision of traffic calming measures and highway safety improvements in the vicinity of the land and at the junction of roads C38 and C52				
Development	Residential development comprising 102 dwellings				
D W Needham, Darlington Road, Middleton St George Date of Agreement 14/4/2004	1,500	1,500	0	1,500	0
Implemented	Traffic Management - the provision by the Council of traffic calming measures in the 30mph zone in Darlington Road, MSG				
Development	Development of existing site to provide 30 apartments in three 2 storey blocks; 1 semi-detached dwelling house; and 1 No detached dwelling house.				
Darlington (New) Football Stadium, Neasham Road	10,000				
Implemented	Public Rights of Way and Nature Reserve - for use by the Council in connection with the retention and improvement of public rights of way in the vicinity of the Site and the maintenance and improvement of the Brankin Moor local nature reserve				
Ernest Bennett & Co Ltd, Middleton St George Date of Agreement 3/2/2006	3,150	3,150	0	3,150	0

Implemented	Traffic Management & Public Transport - provision of off-site highway works and traffic calming, together with improvements in public transport facilities adjacent to the land				
Development	Development of site to provide 28 apartments in two, two storey blocks				
Ex Cleveland Bridge Sports Ground, Land At Geneva Lane Date of Agreement 30/6/2006	695,111	695,111	0	477,012	218,099
Part implemented	Recreation / Sports / Equipped Play Area - the Council shall apply the sum as to £670,111 in the provision of a new pavilion at South Park and sports facilities in other open locations within the Borough and as to £25,000 in the provision of enhanced equipped play areas in the vicinity of the site or South Park.				
Development	Development of site to provide 65 dwellings and 60 apartments				
Faverdale Hall Date of Agreement 11/12/2002	6,000	6,000	0	6,000	0
Implemented	Public Transport - provision by the Council of raised kerbs at the bus stops on Westgate Crescent. Completed December 2007				
Development	Residential Development for 17 new dwellings & 6 No.residential conversions				
Faverdale East Business Park (Argos Distribution Centre) Date of Agreement 16/9/2004	23,000	23,000	0	23,000	0
Implemented	Highways / Public Transport / Countryside - A contribution to the following works in the locations as shown for the purposes of identification only on the plan: (a) provision of a pedestrian island; (b) construction of two bus-stops, flagging, bus shelters, raised kerbs and timetable cases; (c) provision of a cycleway / footpath / linking the site to the nearby cross town route.				
Development	Erection of new Argos distribution centre associated offices & maintenance facilities				

Geneva Lane (Former Bakery) Date of Agreement 10/6/2005	16,060	16,060	0	11,700	4,360
Part Implemented	Equipped Play Area - provision of works of maintenance and works of repair to children's play equipment in the vicinity of the development				
Development	Redevelopment of site to provide 15 dwellings (12 semi detached, 2 bungalows and 1 detached)				
Hinds House, Nunnery Lane Date of Agreement 19/1/2005	2,250	2,250	0	2,250	0
Implemented	Countryside - Improve the bridleway at Nunnery Lane between Wilton Drive and Hill Close farmhouse, to a reasonable standard. Completed (date unknown)				
Development	Erection of a residential dwelling.				
Killinghall, Middleton St George Date of Agreement 19/9/2003	16,000	16,000	0	16,000	0
Implemented	Traffic Management - for the improvement of public transport and road traffic safety in relation to the development.				
Development	Erection of 21 dwellings and provision of roads and sewers				
Land At Harrogate Hill Reservoir Date of Agreement 16/12/1997	20,000	20,000	0	20,000	0
Implemented	Play Equipment - the company agrees to pay the sum of £20,000 on the signing hereof to the Council for the provision of additional play equipment on nearby open land. Completed (date unknown)				
Development	Residential development comprising erection of 50 detached dwellings (now known as Elmcroft)				
Land off Neasham Road	29,920	29,920	0	29,920	0

Date of Agreement 13/5/2005					
Implemented	Equipped Play Area <i>The owner covenants with the Council to pay upon occupation of the first dwelling (being either house or flat) the sum of £29,920 in lieu of on-site play provision. Completed 200708</i>				
Development	Residential development comprising 31 houses and 58 apartments with associated roads, paths, parking and landscaping (now known as Appleby Close)				
Land North Of Yarm Road, Middleton St George Date of Agreement 18/6/2002	20,000	20,000	0	20,000	0
Implemented	Education - <i>a contribution to the information technology suite to be installed at MSG Primary School. Completed 2006/07.</i>				
	6,600	6,600	0	6,600	0
Implemented	Public Open Space - <i>maintenance of open space within the locality of the development</i>				
Development	Erection of 28 two storey detached dwellings and associated highways, drainage and external works				
West Park, Faverdale Date of Agreement 2/3/2004	270,000	270,000	0	60,772	209,228
Part implemented	Open Space – <i>contribution towards maintenance of the open space</i>				
	170,000	170,000	0	102,000	68,000
Part implemented	Public Transport – <i>contribution towards the provision of bus services for a period of not less than five years</i>				

2. Agreements – obligations not implemented

Site	Developer Contribution	Received	Unpaid	Spent	Unspent
Beech Rise Children's Centre	1,860	0	1,860	0	0
Outstanding	Countryside - contribution in relation to the planting of 100 transplant trees, fixing of protective post and rail fencing to protect those trees, and the planting of 30 evergreen trees or shrubs all of which shall be carried out or procured by the Council on the western edge of the land in the first planting season following the receipt of the sum and at locations previously approved by the owner in writing.				
Bowes Court Residential Development, Allan Street	12,300	12,300	0	0	12,300
Outstanding	Public Open Space - contribution to the maintenance of public open space at Dodsworth and Eastmount Road				
Brookside Works, Yarm Road, Middleton St George	To be costed on completion				
Outstanding	Traffic Management - for the cost of obtaining a Traffic Regulation Order to extend the 30mph speed limit applicable to Station Road to a point level with Palm Bridge				
	7,500	7,500	0	0	7,500
Outstanding	Public Transport - the improvement of bus facilities in the public highway adjacent to the site known as Station Road including the provision of shelters, raised kerbs and road markings.				
Church House, Barton Street	19,200	19,200	0	0	19,200
Outstanding	Equipped Play Area - provision of works of maintenance and works of repair at Nestfield Street being the nearest existing children's play area to the development which is open to the public.				

Darlington (New) Football Stadium , Neasham Road	25,000	0	25,000	0	0
Outstanding	Public Art - towards the cost of provision of a public art feature on the Site				
D W Needham, Darlington Road, Middleton St George	19,600	19,600	0	0	19,600
Outstanding	Equipped Play Area - a contribution to the enhancement of equipped play areas				
	5,984	5,984	0	0	5,984
Outstanding	Countryside / Right of Way - for the improvement of the surface of the footpath and/or cycleway lying to the east of the development.				
	1,500	1,500	0	0	1,500
Outstanding	Public Transport – the provision by the Council of bus shelters, raised kerbs and road markings at bus stops (or the developer could undertake instead)				
Darlington College Of Technology, Cleveland Avenue	104,800	104,800	0	0	104,800
Outstanding	Equipped Play Area - enhancement of the equipped play area at Green Park and/or Stanhope Road				
	16,000	16,000	0	0	16,000
Outstanding	Public Transport - contribution to the provision of raised kerbs and bus shelters in relation to the upgrading of existing bus stops on Abbey Road (adjacent to Cleveland Avenue)				
Faverdale Hall	20,000	20,000	0	0	20,000
Outstanding	Equipped Play Area - contribution to enhancement of the equipped play area at Auckland Oval (and/or at the discretion of the Council, West Park) in accordance with adopted SPG.				
	6,000	6,000	0	0	6,000
Outstanding – part completed	Countryside / Right of Way - for the improvement of the surface of the bridleway to the west of the development (between the point of vehicular access to the development and the junction of the bridleway with Clowbeck Court).				
	4,000	4,000	0	0	4,000

Outstanding	Public Art - the owner shall procure the construction and permanent retention on the land of a sculpture or piece of art or craftwork at an approximate cost of £4,000 in accordance with condition 14 of the planning permission such sculpture to be of a design and appearance reasonably acceptable to the Council.				
Killinghall, Middleton St George	20,000	20,000	0	0	20,000
Outstanding	Equipped Play Area - a contribution to the enhancement of the equipped play area at Middleton St George				
Land Adjacent To Sixth Form College, Trinity Road	16,800	16,800	0	0	16,800
Outstanding	Equipped Play Area - contribution to the enhancement of equipped play areas at Green Park and Stanhope Park in accordance with adopted supplementary planning guidance				
	16,000	16,000	0	0	16,000
Outstanding	Public Transport - contribution to the improvement of existing bus stop facilities (incorporating raised kerbs and shelters) at Abbey Road in the area adjacent to Stanhope Park				
Land North Of Parkside	11,800	11,800	0	0	11,800
Outstanding	Equipped Play Area - provision of children's play area				
	2,000	2,000	0	0	2,000
Outstanding	Public Transport - improvement of the bus stop on Parkside immediately east of the proposed new roundabout				
Land North Of Yarm Road, Middleton St George	17,000	17,000	0	0	17,000
Outstanding	Public Transport - contribution towards the construction of bus shelters and associated highway works				
	4,000	4,000	0	0	4,000
Outstanding	Traffic Management - contribution in connection with the Highway Restriction (relocation of the 30mph speed restriction)				

Land At Merrybent Drive	89,800	89,800	0	0	89,800
Outstanding	Equipped Play Area - provision of equipped play area				
	7,500	7,500	0	0	7,500
Outstanding	Traffic Management - provision of pedestrian crossing				
	22,075	22,075	0	0	22,075
Outstanding	Public Transport - provision of bus shelters				
	15,000	15,000	0	0	15,000
Outstanding	Public Transport - bus services contribution towards subsidy				
Land At Snipe House Farm, Snipe Lane	100,000	25,000	75,000	0	25,000
Outstanding – await remaining contribution triggers	Community Facilities Fund - The Council shall use the Communities Facilities Fund as a contribution towards improvements in community facilities within the Skerne Park Estate				

3. Non-Financial Obligations

Site	Developer Contribution	Received	Unpaid	Spent	Unspent
Brookside Works, Yarm Road, Middleton St George	In kind	N/A	N/A	N/A	N/A
Outstanding	Countryside - the improvement to base course of the footway and removal of redundant vehicular crossings on Station Road adjacent to site frontage				
Outstanding	Highway Safety - provision of improved street lighting on Station Road adjacent to the site frontage				

Central Park Development Land East Of Railway, Haughton Road	In kind	N/A	N/A	N/A	N/A
Development not yet commenced	<p>Equipped Play Areas - the owner shall construct one Neighbourhood Play Area and two Locally Equipped Play Areas on or before the dates or times specified in the Indicative Phasing for the development.</p> <p>Public Transport - the Owner shall ensure that with the exception the Darlington College Campus each building forming part of the Development shall remain unoccupied until that building satisfies the Accessibility Criteria and the Service Criteria; the Owner agrees that the number and location of bus-stops necessary to meet the Accessibility Criteria shall be agreed with the Council; the Owner agrees that all services necessary to meet the Service Criteria shall be subsidised by the Owner; the Owner shall ensure that buses providing the service shall be low-floor accessible buses and equipped with closed circuit television.</p> <p>Employment Scheme - the Owner shall ensure that it and all of its contractors sub-contractors agents suppliers and other owners of the Application Site make available to the residents of the Borough of Darlington recruitment and training opportunities during the construction of the Development; a Recruitment and Training Charter shall be agreed by the Owner and the Council before the Planning Permission is Implemented.;</p> <p>Design Code - prior to the submission of any application for approval of reserved matters the Owner shall deliver to and have approved by the Council a Design Code for the Development.</p>				
C N Hadleys, Dinsdale Works, Middleton St George	In kind	N/A	N/A	N/A	N/A
Implemented	<p>Public Open Space - the Owner shall demolish the front boundary wall to the playing field fronting Station Road and replace with a fence of design and specification as indicated.</p>				
Darlington Football Stadium, Neasham Road Deed of Variation (2008)	In-kind	N/A	N/A	N/A	N/A

Implemented	<p>Subsidised Bus Services - the Owner and Club shall by arrangements made with reputable bus operators procure bus services to transport spectators to the stadium Car Park Management Plan - the Owner and Club shall implement and ensure compliance with the provisions of the Car Park Management Plan.</p> <p>Offsite Parking Orders and Controls - the Owner and Club will pay to the Council all and any costs incurred in the making and bringing into operation of orders.</p> <p>Signing Strategy - the Owner and Club shall implement and ensure compliance with the provisions of the Signing Strategy.</p> <p>Travel Plan - the Owner and Club shall implement and ensure compliance with the provisions of the Travel Plan.</p> <p>Study Support Centre - the Owner shall contribute towards the running costs of the Study Support Centre and in particular shall pay any rent for use of the premises at the Stadium, any rates, costs of lighting, heating and telephones and any other reasonable running costs but excluding staffing costs.</p> <p>Community use of the Stadium – the Council may from time to time (but not more than 20 times in any year) require the Owner and/or the Club to make the playing pitch within the Stadium available for use for such matches as the Council shall specify including (but not limited to) local cup finals; women's football matches; and school matches.</p> <p>Exceptional events management plan - arrangements that the football club are obliged to implement in order to hold exceptional events.</p>				
Land At Durham Tees Valley Airport, Middleton St George	In-kind	N/A	N/A	N/A	N/A

<p>Development not yet commenced</p>	<p>Annual Report - the Owner shall present an Annual Report to include the following matters: the effectiveness of the implementation of the ASAS and associated Travel Plan; details of local employment initiatives and the effectiveness of the local employment policy; effectiveness of the Quiet Operations Policy and performance of noise monitoring procedures; a summary of any noise complaints received from the public; any review of the Sound Insulation Grants Scheme carried out in consultation with the Noise Monitoring Sub-Committee; usage of the Quota; an update on implementation of the approved Landscape and Conservation Management Plan; summary of any air quality complaints received from the public; a summary of the air quality monitoring results; performance of the preferred runway procedures.</p> <p>Construction Management Plan – the Owner shall submit the Construction Management Plan for approval by the Councils.</p> <p>Routes for Construction Traffic – the Owner shall submit prescribed routes for construction traffic engaged in the Development for approval by the Councils.</p> <p>Bus, Coach and Taxi Facilities - the Owner shall provide dedicated facilities for taxis, buses and coaches which shall be located as close to the entrances and exits of the Terminal and the Terminal Extension;</p> <p>Car Parking Facilities - the Owner shall submit a scheme for a phased expansion of staff and passenger car parking facilities at the Airport for approval by the Councils.</p> <p>Cycle Facilities - the Owner shall provide safe cycle routes which shall link to the existing cycle path on the west side of the Airport access road and public routes within the vicinity of the Airport; the Owner shall provide secure cycle storage and cycle parking areas for use by passengers and staff.</p> <p>Airport Surface Access Strategy (ASAS) - the Owner shall not operate the Development otherwise than in accordance with the strategy and associated Travel Plan.</p> <p>Signage - the Owner shall not Commence the Development until the Signage Strategy has been submitted to and approved by the Councils.</p> <p>Economic Impact – the Owner shall liaise with local employment agencies to ensure that employment opportunities arising out of the Development are publicised and made known to the local workforce.</p> <p>Noise - the Owner shall not operate the Development or the Airport otherwise than in accordance with the Quiet Operations Policy.</p> <p>Ecology And Landscape – the Owner shall not Commence the Development until the Landscape and Conservation Management Plan has been submitted to and approved by the Councils.</p>
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Air Quality - the Owner shall not Commence the Development until the Air Quality Monitoring Programme has been submitted to and approved by the Councils.

Hurworth Moor Farm, Hurworth Moor	In-kind	N/A	N/A	N/A	N/A
Planning permission not implemented	Occupancy Restriction – use of holiday cottages; maintain register of persons permitted to use the holiday cottages for Council inspection.				
Land Adjacent To Sixth Form College, Trinity Road	In-kind	N/A	N/A	N/A	N/A
Implemented	Recreational Land - developer to manage the recreation land in accordance with Community Access Agreement and provide improvements to perimeter fencing, installation of CCTV system, drainage of pitches, replacement pavilion and ongoing maintenance of recreation land in accordance with 02/00805/OUT.				
Land At Merrybent Drive	In-kind	N/A	N/A	N/A	N/A
Outstanding - NECF went into administration	Countryside - transfer of the Community Forest land to North East Community Forest (now Groundwork Trust)				
Mowden Shopping Parade, Fulthorpe Avenue	In-kind	N/A	N/A	N/A	N/A
Implemented Implemented	CCTV – installation of CCTV system Monitoring – payment of £1,000 annual monitoring fee continues to be charged by CCTV Manager.				
Land At Snipe House Farm, Snipe Lane	In-kind	N/A	N/A	N/A	N/A
Developer on-site	Affordable Housing - provide 20 affordable housing units (10 rental & 10 shared ownership). Open Space & Football Pitch - The owner / developer shall lay out the Open Space and Football Pitch and shall maintain for a period of two years				
Rockliffe Park, Hurworth Place (Golf)	In-kind	N/A	N/A	N/A	N/A
Monitoring progress	Footpath - the owner to dedicate to public use the footpath as a pedestrian only right of way and to plant a hedge along the landward side of the footpath				
Rockliffe Park, Hurworth Place (Enabling)	In-kind	N/A	N/A	N/A	N/A

Developer on site Building work in progress	Listed Building – the Developer shall complete the works to the Listed Building and to the Parkland to the reasonable satisfaction of the Council. Housing Development – the parties shall agree that no more than twelve of the dwellinghouses on the Club’s land shall be brought into use or occupation before the completion of the (Listed Building) works.				
West Park, Faverdale	In-kind	N/A	N/A	N/A	N/A
Community village to count towards social housing target	Affordable Housing – amounting to 10% of the total number of housing; deed of variation March 2004 the Council acknowledged that in meeting the obligation the Community Village development may contribute to the satisfaction of the obligation.				

4. Agreements - awaiting payment triggers

Site	Developer Contribution	Received	Unpaid	Spent	Unspent
Central Park Development Land East Of Railway, Haughton Road	69,000	0	69,000	0	0
Obligation Payment trigger	Equipped Play Areas - a contribution towards the maintenance of play facilities. Following adoption by the Council, on or before the dates or times specified in the Indicative Phasing for the development				
Croft House, 2 Tees View, Hurworth Place	By formula				
Obligation Payment trigger	Children’s Play Equipment - contribution towards works of maintenance and of repair to children’s play equipment in the vicinity of the development. Prior to the first occupation of the penultimate unit of occupation				
Faverdale West (Argon)	82,500	0	82,500	0	0

Obligations	Highway Improvements - towards the provision of off street highway works in the form of dropped kerbs and tactile paving to form a crossing point for wheelchair users at the entrance to the site Countryside - towards off street habitat creation to mitigate for the loss of habitat at the Application Site Highway Safety - towards the making of TRO at the junction of Faverdale West and Faverdale North to remove uncontrolled parking on the approach to the access to the Development				
Payment trigger	On or before the Development is commenced				
Land At Durham Tees Valley Airport, Middleton St George	20,000	0	20,000	0	0
Obligation	Highways – contribution towards the maintenance of that part of the A67 (to the east of the access roundabout to the Airport) which falls between the administrative boundary of Darlington and the said roundabout				
Payment trigger	Commencement of the development				
Land At Snipe House Farm, Snipe Lane	38,630	0	38,630	0	0
Obligation	Open Space & Football Pitch - contribution to commit towards ongoing maintenance.				
Payment trigger	Upon expiry of two year maintenance period				
	89,200	0	89,200	0	0
Obligation	Play & Recreational Equipment - contribution towards the provision, management and maintenance of play equipment & ancillary facilities on the land.				
Payment trigger	Within 45 working days of occupation of 50th residential unit				
	40,000	0	40,000	0	0
Obligation	Bus Subsidy - towards the provision of improvements to existing bus services connecting Skerne Park to Darlington Town Centre.				
Payment trigger	Within 45 working days of occupation of 50th residential unit				
	100,000	25,000	75,000	0	25,000

Obligation	Community Facilities Fund - contribution towards improvements in community facilities within the Skerne Park Estate.				
Payment triggers	£25,000 within 45 working days of first occupation of the 25th residential unit £50,000 within 45 working days of first occupation of 50th residential unit				
Mowden Park RUFC, Yiewsley Drive	200,800	0	200,800	0	0
Obligations	Recreation Land Maintenance - for enhancement and maintenance of the recreational land (land running between Staindrop Road and Nunnery Lane known as Baydale Beck open space corridor). Equipped Play Area - contribution to the enhancement of equipped play areas at Bushel Hill Park and at land north of Ettersgill Drive Bus Services - towards the provision of bus services, for not less than 3 years				
Payment trigger	When club relocates to West Park				
Rockliffe Park, Hurworth Place (Golf)	17,500	0	17,500	0	0
Obligations	Public Transport - contribution to the relocation of westbound bus stops and improvements to Eastbound bus-stops in the vicinity of the Development				
Payment trigger	On or before work is commenced on the construction of the clubhouse				

5. Agreements being drafted following approval by Planning Applications Committee

Site	Heads of Terms
Dean & Chapter Land, Morton Park 07/00041/OUT	Improvements to existing carriageway Travel plan initiatives
3 The Green, Piercebridge 07/00908/CU	Restrictions on the use of the building to holiday accommodation and limit the period of let

Hopetown House, Brinkburn Road 08/00279/FUL	Affordable Housing Equipped Play Area Replacement tree planting Highway & pedestrian access improvements