

North West Leicestershire District Council

Infrastructure Funding Statement

Reporting year

2021-22



Introduction

This report is a summary of developer obligations the District Council has secured through section 106 (s106) agreements from new developments for the financial year of 1st April 2021 to 31st March 2022 (the reporting year) and has been prepared in accordance with the Community Infrastructure Levy Regulations 2010 (as amended).

In summary, the report provides:

- An overview of the new S106 agreements signed in the reporting year (see appendix 1)
- An overview of the financial position at the end of the reporting year
- The delivery and provision of infrastructure during the reporting year

The information included in the report will be updated annually and published on the Council's website. This will ensure the most up to date information on the amount of developer contributions received from new developments, in addition to information on where these monies have been spent, is readily available to members of the public and other interested parties.

The report does not include information on the open space infrastructure delivered on site as part of new developments in the district. This is due to the fact that on site provision normally includes a settling in maintenance period prior to being transferred to long term maintenance and this process can take several years and currently has too many variables for satisfactory reporting. We will endeavour to add this topic to future reports.

Please note that data on developer contributions represents estimates at a given point in time and can be subject to change. It should be noted that Leicestershire County Council is responsible for expenditure in relation to a number of key infrastructures, such as schools, civic amenity sites, libraries, public transport and highways. This report does not set out any information in respect of expenditure for these items. Further information regarding these can be obtained from Leicestershire County Council at the following link:

<https://www.leicestershire.gov.uk/environment-and-planning/planning/developer-contributions>

Section 106 Obligations

When development takes place, it adds additional demands on the local infrastructure, such as schools and health facilities, therefore it is important to ensure that appropriate levels of infrastructure are provided as part of the new development to support the growth required by the Local Plan. This is done through a S106 Legal Agreement which secures their provision. A Local Planning Authority can seek obligations under s106 of the Town and Country Planning Act 1990, when it is considered that a development will place additional pressure on the local infrastructure that cannot be dealt with through conditions in the planning permission.

Obligations may be

- 'in kind' where a developer provides the required infrastructure themselves, for example, on site open space or highways works.
- 'financial contributions' which will meet the cost of the requirement at an off-site location, for example additional school places or additional capacity at the local GP Surgery
- In some case there may be a combination of the two to ensure that the correct mitigation of a development is secured.

There are also times when obligations are used to secure something that cannot be secured via a condition for example access for Council Waste collection vehicles over non adopted roads.

Regulations state that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:

- **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.

The Local Plan sets out our general approach to securing the provision of infrastructure and more specific requirements for different types of infrastructure, via the policies contained in the Infrastructure and Facilities chapter, particularly under Policy IF1. The Local Plan can be inspected at the following web page:

https://www.nwleics.gov.uk/pages/local_plan

Once the S106 has been signed the obligations within it will only be realised if the planning permission is implemented and reaches the trigger point for the obligation to be paid or executed, such as the commencement of a development or prior to the occupation of a dwelling or a non-residential building. When the planning permission is granted, the S106 obligation is registered as a land charge which stays with the land, obligating any future owners until the terms are met.

Most of the types of infrastructure that the District Council collects Contributions for will be the responsibility of a third party such as the NHS Leicester, Leicestershire and Rutland Integrated Care Board, National Forest or a Parish/Town Council, rather than the District Council. The District Council is responsible for receiving the appropriate funds and then holding on to them until they are required.

Summary of contributions and expenditure since 2016

The table below summarises the contributions received for the last six financial years to the end of 2021/22. The expenditure column relates to all monies spent in that particular year, irrespective of which year the money was received. The balance figure is, therefore, the total amount being held at the end of each financial year.

Table 1 summary of contributions by year

Year	Received	Expenditure	Balance at end of financial year
2016/17	£2,431,712.43	£2,419,094.01	£3,691,129.63
2017/18	£3,999,835.54	£2,115,772.77	£5,586,896.96
2018/19	£4,174,022.36	£2,099,185.70	£7,670,800.33
2019/20	£2,542,296.16	£2,264,989.26	£7,986,963.74
2020/21	£1,600,561.68	£129,940.75	£8,304,965.73
2021/22	£974,459.57	£2,208,232.91	£7,103,538.04

New Legal Agreements for the Reporting Year

Appendix 1 to this report summarises the section 106 agreements that have been signed during the reporting year. These range from new agreements (for example a new site which has obtained planning permission) to deeds of variation which ensure that obligations that are already secured are retained as a development is varied, although at times some obligations are amended through this process as well.

As the new legal agreements from the reporting year (41 in total) have been summarised, copies of the agreements together with other documentation from each planning application can be viewed online on our planning portal at:

https://www.nwleics.gov.uk/pages/view_planning_applications

where, once the Terms and conditions have been accepted the documents can be searched for using the relevant application number as identified in Appendix 1.

Summary of Infrastructure Provision by Subject

The following sections are used to breakdown the infrastructure provided within the reporting year into different topics. There is some explanation under each heading as to the specific topic and the expenditure is shown against an application site so that it is clear where the funding for that project has come from.

Affordable Housing

Table 2 below sets out for the reporting year those affordable houses which have been built as part of a larger development under a legal agreement (referred to as on-site affordable housing provision) and then transferred to a Registered Provider (such as a housing association) or (in the case of discounted open market) offered on the open market at a discounted price. Most of the units have been provided by developers as a percentage of the overall development they have / are building as part of their obligations. Please note that, some major sites will take more than one year to build out and may provide their affordable housing over several years.

Additional affordable housing has also been provided by Registered Providers using other funding streams, details can be found in the Council's Delivery Plan.

Details of the affordable housing provision secured by the legal agreements signed in the reporting year can be found in Appendix A under the relevant site information.

Table 2 summary of affordable units provided in the reporting year

Application number	Application site address (developer, if more than one on site)	Units provided in reporting year
14/00444/FUL	Land off New Street, Measham	7 Affordable Rent 2 Shared Ownership
13/00486/OUTM & 15/00465/VCUM	Holywell Spring Farm, Burton Road, Ashby de la Zouch	6 Affordable Rent
18/00341/REMM	Land off Grange Road, Hugglescote (Phase D1)	3 Affordable Rent 1 Shared Ownership
17/01326/REMM & 20/02474/FULM	Land South of Greenhill Road, Coalville	6 Affordable Rent
18/01973/FULM	Land East Side of Butt Lane, Blackfordby	8 Affordable Rent 2 Shared Ownership
18/01893/REMM	Land North & South of Park Lane, Castle Donington	12 Affordable Rent 5 Shared Ownership
19/01600/REMM	Land South of The Green, Donington le Heath	5 Affordable Rent 2 Shared Ownership
15/00641/FULM	Land off Grange Road, Hugglescote (Phase G1)	12 Affordable Rent
	Totals	Affordable Rent 59 Shared Ownership 12

On occasion rather than making on-site provision, affordable housing is provided by a developer via an off-site commuted sum. These sums are then used to help finance affordable housing provision elsewhere in the district, normally as part of the overall package for scheme financing. The table below sets out the expenditure of the s106 funds held by the Council in the reporting year.

Table 3 summary of capital expenditure on affordable housing scheme within the District in the reporting year

Affordable Housing Development	Units provided	Capital Sum expenditure	Application number	Application site address from which commuted sums provided
Former Police Station Coalville	<i>Units provided in previous year</i>	£3,112.84	13/00991/OUTM	Land W of 164-222 Bardon Road, Coalville
Extra Care Facility Ashby de la Zouch	<i>Units provided in previous year</i>	£625,000.00	13/00355/FULM	Treetops, Woodville, Former Mont Pleasant Works
Station Road Kegworth	<i>13 units delivered in June 2023</i>	149,500.00	13/00355/FULM	Treetops, Woodville, Former Mont Pleasant Works
Queens Street Measham	<i>Remedial Works</i>	£970.20	13/00648/FULM	Swainspark Site, Spring Cottage, Overseal
Station Rd Kegworth	<i>Units provided in previous year</i>	£36,034.15	13/00648/FULM	Swainspark Site, Spring Cottage, Overseal
Former Police Station Coalville	<i>Units provided in previous year</i>	£5,549.46	12/00229/FULM	Land rear of The Crescent, Breedon on The Hill
Former Police Station Coalville	<i>Units provided in previous year</i>	£30,883.03	15/0083/OUTM 18/01973/FULM	Land on East Side of Butt Lane, Blackfordby
Totals		£851,049.68		

Leisure and Recreation and Land and Open Space

Table 4 lists the projects the District Council are responsible for and have drawn monies for in the reporting year.

Table 4 summary of projects by NWLDC in the reporting year

Leisure and Recreation		
Scotlands Road Playing Field - provision of a path to establish additional sports pitches		
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£10,614.00	19/00675/FULM	Land RO Jackson Street & Wentworth Road, Coalville
Land and Open Space		
Lillehammer Close, Coalville - provision of informal open space and future maintenance		
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£4,824.39	14/00681/FUL	Lillehammer Close, Coalville
£2,539.15	14/00681/FUL	Lillehammer Close, Coalville
Coalville Park - maintenance improvements when required as part of the Green Flag initiative		
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£12,820.45	14/00681/FUL	Lillehammer Close, Coalville

Police

Table 5 lists the projects the Police are responsible for and have drawn monies for in the reporting year.

Table 5 summary of projects by the Police in the reporting year

CCTV in Kegworth, One 4x4 Vehicle, Telematics Equipment & Electric Lockers		
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£66,984.78	09/00296/OUTM	Haywood Gardens, Kegworth
DMI Vehicle & Command Management Department		
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£26,681.86	09/00620/FUL	Land South West of Moira Road, Ashby de la Zouch
Drone Equipment & Vehicle, Command Management Department, Forensics CSI Hub, Digital Hub & Telematics Lab, SARC Extension, Dog Section & Force Targeting Team Camera		
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£13,035.37	14/00578/OUTM	Land between Burton Road & Moira Road Ashby de la Zouch

National Forest Company

Table 6 lists the projects the National Forest Company are responsible for and have drawn monies for in the reporting year.

Table 6 summary of projects by the National Forest Company in the reporting year

Off-site woodland planting at Norris Hill, Moira		
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£6,367.35	18/01889/FUL	R/O 12-68 Leicester Road, Pickering's Plant, Measham
Off-site woodland planting at Norris Hill, Moira		
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£707.48	19/00182/FUL	15 Spring Lane, Packington

Parish / Town Councils

Table 7 lists the projects that Parish and Town Councils have drawn monies for in the reporting year, which require authorisation from the District Council as the Parish / Town Councils are not signatories.

Table 7 summary of projects by Parish / Town Council in the reporting year

Ashby de la Zouch		Hood Park Play Area
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£335.33	13/00517/FULM	The Old Soap Factory, The Callis, Ashby de la Zouch
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£92,628.09	16/00275/OUTM	Former Arla Dairies, Smisby Road, Ashby de la Zouch
Kegworth		Kegworth Church Wall
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£57,502.45	TRO50002	Roxhill, East Midlands Gateway
Lockington cum Hemington		Hemington Community & Sports Pavilion (Community Fund)
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£57,502.46	TRO50002	Roxhill, East Midlands Gateway

Table 8 lists contributions due directly to the Parish / Town Council, which have been collected on their behalf. However, as they are a signatory of the legal agreement, the spending of the contributions is the responsibility of the Parish / Town Council.

Table 8 summary of contributions transferred directly to the Parish / Town Council in the reporting year

Castle Donington		1st Tranche Youth & Adult Facilities Contribution
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£96,881.26	09/01226/OUTM	Land North & South, off Park Lane, Castle Donington (Redrow Homes)

River Mease

The River Mease is an important lowland clay river flowing through the counties of Leicestershire, Derbyshire and Staffordshire before it reaches the Trent between Lichfield and Burton upon Trent and has been designated as a Special Area of Conservation (SAC) for nature conservation.

The species and habitats are under threat from pollution and poor water quality mainly due to high phosphorus levels. Further information on the river Mease SAC can be found at the following links:
https://www.nwleics.gov.uk/pages/developments_within_the_catchment_area_of_the_river_mease_special_area_of_conservation

<https://www.rivermease.co.uk/>

Please note that the River Mease SAC covers three local planning authorities, North West Leicestershire is the authority with responsibility for holding and spending the funds on behalf of Lichfield and South Derbyshire District Councils as well as North West Leicestershire.

Table 9 summary of the spending on the River Mease projects in the reporting year

<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£29,041.38	14/00578/OUTM	Land between Burton rd & Moira Rd, Ashby de la Zouch
£941.06	14/00066/FUL	Old Globe Yard, Main Street, Snarestone
£7,536.66	15/00526/FULM	Land off New Street, Measham Phase 2
£10,028.66	16/00602/FULM	Land at Coalfield Way, Ashby de la Zouch
£21,020.20	14/00769/OUTM	Land adj Woodcock Way, Ashby de la Zouch
£648.70	16/00835/FUL	Land adj 16 Measham Road, Ashby de la Zouch
£14,345.39	14/00445/FULM	Land adj Greenacres / Bosworth Road, Measham
£7,625.69	16/00499/FULM	Ashby Gateway, Nottingham Road, Ashby de la Zouch
£7,809.07	17/000538/FUL	Woodcote Primary School, Ashby de la Zouch
£4,593.40	17/000773/FUL	Land at Burton Road, Ashby (Holywell Spring Farm)
30,585.40	16/00216/FULM	Flagstaff Island, Ashby de la Zouch
£8,830.70	13/00697/OUTM	Land Off Top Street, Appleby Magna
£13,295.10	13/01002/OUTM	Land South of Normanton Road, Packington
£3,527.27	14/00405/FUL	Land at Chapel Street, Oakthorpe
£5621.09	13/00516/FULM	Land at New Street, Measham, Phase 1
£897.30	14/00633/FULM	Swan Inn, Measham
£303.46	14/00879/OUT	Land At Station House, Station Drive, Moira
£515.11	17/00183/FUL	95 Burton Road, Ashby de la Zouch

<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£644.21	18/00168/FUL	6, 10 & 26 Top St, Appleby Magna
£644.18	17/01764/FUL	15 Kilwardby St, Ashby de la Zouch
£1,561.13	16/01408/FUL	Land at North Close Blackfordby
£340.68	16/01229/FUL	Land r/o 66 Leic Rd, New Packington
£228.81	18/00336/FUL	Lower Rectory Farm, Snarestone Road, Appleby Magna
£44,099.81	15/00083/OUTM	Land on East Side of Butt Lane, Blackfordby
£1,905.39	18/00628/FUL	Gillivers, 1-3 Ashby Rd, Moira
£642.95	17/01058/FUL	16 Measham Road, Ashby de la Zouch
£5,443.84	Various sites	Lichfield District Council
£642.70	17/01837/OUT	48 New Street, Donisthorpe
£121,984.44	13/00486/OUTM	Holywell Spring Farm, Burton Road, Ashby de la Zouch
£642.35	16/01245/FUL	Land adj to 26 Blackhorse Hill, Appleby Magna
£4,580.92	16/01180/FUL	Holywell Spring Farm, Burton Road, Ashby (retail)
£962.57	18/01333/FUL	The Grange 69 Church Street, Donisthorpe
£839.52	15/00364/FUL	33 Ashby Road, Moira
£2,738.88	16/00810/OUT	Land adj 870 School Street, Oakthorpe
£1,286.38	17/01410/FUL	Donisthorpe Church Hall, Church Street, Donisthorpe
£640.83	18/01811/FUL	7 Lower Packington Road, Ashby de la Zouch
£7,673.61	Various sites	South Derbyshire District Council

Healthcare

The NHS Leicester, Leicestershire and Rutland Integrated Care Board (ICB) liaise with individual Practices to spend funds that have been secured for the respective Practices. There was no expenditure of S106 monies by the ICB in 2021/22

Monitoring Costs

These contributions are towards offsetting the District Council's costs of monitoring the legal agreements and the obligations within them, where monitoring costs are included.

Table 10 summary of the monitoring costs collected in the reporting year

Monitoring Staff costs		
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£655.17	14/00578/OUTM	Land between Burton Rd & Moira Rd, Ashby de la Zouch
£75.00	14/00769/OUTM	Land adj Woodcock Way, Ashby de la Zouch
£1,502.76	14/00069/FULM	Land South of Beveridge Lane, Coalville
£315.79	14/00595/OUT	Land at Measham Rd, Appleby Magna

Appendix 1

IFS summaries for new legal agreements in the reporting year of 2021-22

As required by the CIL Regulations 2010 (as amended) Section 121A paragraph 5 this report does not include obligations That are the responsibility of other authorities, such as the County Council. For information on obligations due to the County Council (LCC) please refer to their IFS report.

The legal agreements entered into for the reporting year 2021/22 have been summarised below in table format to enable legal agreements that refer to the same site to be reported together.

- A blue banner means that the agreement is the first (original) agreement for a development.
- A yellow banner means that the agreement is amending obligations already secured in an original agreement and reference to the earlier application may be required. The original application reference is included in the table to allow for this cross referencing.
- A green banner denotes the obligations secured in this reporting year and is followed by a summary of the details. If no obligations are secured in the reporting year for the Council then the Notes section will explain what the agreement covers.

Please note that any financial obligation secured will be subject to the application of indexation / interest, as relevant, which is why there are differences between secured and received obligations.

If there is a need to refer to a legal agreement for either the reporting year or earlier agreements in a chain please use the following link and the application numbers referenced in the relevant table.
https://www.nwleics.gov.uk/pages/view_planning_applications

Amending Agreement					
Application reference	21/00169/VCU				
Site Address	Land To The East Of Top Road Griffydam				
Application description	Variation of conditions 2 and 3 attached to planning permission ref: 17/01860/FUL to amend the design of Plot 2				
Legal Agreement Type	DoV	Strongroom Reference	6279	Dated	20/04/2021
Notes					
Continuation Deed only, amending design of Plot 2 – Local Needs Dwelling					

Parent Application					
Application reference	19/00226/FUL				
Site Address	Hollycroft Main Street Oakthorpe				
Application Description	Demolition of existing dwelling and erection of four detached dwellings				
Legal Agreement Type	UU	Strongroom Reference	6285	Dated	06/05/2021
Notes					

Summary of Contributions

Contribution Details	Triggers
River Mease £2532.00 based on: 3 x 4 bed unit 1 x 5 bed unit £633 per 4+ bed dwelling	Prior to commencement

Parent Application					
Application reference	19/00652/FULM				
Site Address	Former Lounge Disposal Point Ashby Road Coleorton				
Application Description	Hybrid planning application for redevelopment of the site comprising: Outline application (all matters reserved) for the erection of Class B8 distribution unit(s) and ancillary offices (B1a), service yards and HGV parking, fuel and wash facilities, vehicular and cycle parking, gatehouse(s) and security facilities, plant, hard and soft landscaping including boundary treatments and retaining walls, pedestrian and cycling infrastructure, internal roads, and foul and surface water drainage infrastructure. Full application for site clearance works (including removal of railway, existing trees/hedgerows and existing hardstanding), access from (and alterations to) Corkscrew Lane, brook diversion and crossings, earthworks and structural landscaping (including boundary treatments), associated utilities infrastructure, surface water drainage outfall, and construction access and compounds				
Legal Agreement Type	S106	Strongroom Reference	6287	Dated	11/05/2021
Notes					

Summary of Contributions

Contribution Details	Triggers
Mitigation Planting Contribution £50,000.00 to provide planting of trees, plants, hedgerows, and vegetation	Prior to Occupation developer to have paid Contribution OR to have implemented Planting Scheme
Mitigation Planting Scheme Scheme to deliver Net Gain at Magna Park Lutterworth to be agreed in writing with LCC. To be provided in 5 years of occupation of Site.	Prior to Occupation developer to have paid Contribution OR to have implemented Planting Scheme
Non-Mains Management Plan Plan for managing the operation and maintenance of the Non-Mains System, including frequency of emptying	<i>(No trigger for submission)</i> To maintain and monitor System in accordance with Plan. Para 8 refers to record of emptying of tank. Para 9 refers to requests by DC for records on request.
Non-Mains System To be the only system of drainage until the STW treatment works has been pumped out	Not to install until the Plan has been approved Not to occupy until installed and operational

Parent Application					
Application reference	20/01344/OUT				
Site Address	Land Off School Street Oakthorpe				
Application Description	Demolition of existing cottages and erection of up to three dwellings and one bungalow with associated garaging (outline - means of part access for approval)				
Legal Agreement Type	UU	Strongroom Reference	6290	Dated	24/05/2021
Notes					

Summary of Contributions

Contribution Details	Triggers
River Mease £1694.00 In accordance with DCS2 Based on formula £228.00 1 bed unit £335.00 2 bed unit £453.00 3 bed unit £633.00 4 bed unit	Prior to commencement

Amending Agreement					
Application reference	14/00444/FUL				
Site Address	Land Off New Street Measham				
Application description	Erection of 9 dwellings, access and associated infrastructure				
Legal Agreement Type	DoV	Strongroom Reference	6291	Dated	26/05/2021
Notes					
Continuation Deed AND amendments to transfer of AH					

Amending Agreement					
Application reference	19/01932/FUL				
Site Address	Home Farm 25 Main Street Oakthorpe				
Application description	Plot substitution and revised access to dwelling plots 25, 26, 27 and 28(amended scheme of 18/01383/REMM)				
Legal Agreement Type	SUP	Strongroom Reference	6292	Dated	26/05/2021
Notes					
Continuation AND amendment to plots/access					

Amending Agreement					
Application reference	19/02352/OUT				
Site Address	51 The Callis Ashby De La Zouch				

Application description	Erection of one dwelling (outline-means of access and layout for approval)				
Legal Agreement Type	UU	Strongroom Reference	6294	Dated	18/05/2021
Notes					
Active agreement – replaces original agreement under same Application reference					

Summary of Contributions

Contribution Details	Triggers
Non-Mains Management Plan Plan for managing the operation and maintenance of the Non-Mains System, including frequency of emptying	(No trigger for submission) To maintain and monitor System in accordance with Plan. Para 8 refers to record of emptying of tank. Para 9 refers to requests by DC for records on request.
Non-Mains System To be the only system of drainage until the STW treatment works has been pumped out	Not to install until the Plan has been approved Not to occupy until installed and operational
River Mease In accordance with DCS2 Based on formula: 1 bed dwelling £228.00 2 bed dwelling £335.00 3 bed dwelling £453.00 4 bed dwelling £633.00	Prior to commencement

Parent Application					
Application reference	20/01896/FULM				
Site Address	St Christophers Park St Christophers Road Ellistown				
Application Description	Extension to existing caravan park to include the siting of 13 park homes, off-street parking and associated works				
Legal Agreement Type	S106	Strongroom Reference	6300	Dated	28/06/2021
Notes					

Summary of Contributions

Contribution Details	Triggers
Off-Site National Forest Contribution £3,920.00 towards national forest planning and associated development works at another national forest site within the district.	Prior to commencement

Parent Application	
Application reference	20/00941/FUL
Site Address	New Chilcote Hall Church Lane Chilcote

Application Description	Demolition of existing dwelling and stables and erection of two detached dwellings				
Legal Agreement Type	UU	Strongroom Reference	6306	Dated	27/07/2021
Notes					

Summary of Contributions

Contribution Details	Triggers
River Mease £633.00 based on the formula for DCS2	Prior to commencement
Previous Planning Permission 19/00955/FUL	Upon commencement of development previous Planning Permission will be discontinued

Parent Application					
Application reference	20/01392/FUL				
Site Address	Land To The Rear Of Springfield Farm Oakthorpe				
Application Description	Demolition of ancillary buildings and erection of 4No. dwellings with associated infrastructure and parking				
Legal Agreement Type	UU	Strongroom Reference	6308	Dated	03/08/2021
Notes					

Summary of Contributions

Contribution Details	Triggers
River Mease £1608.00 Plot 1 - £187.00 for 2 bed unit Plot 2 - £335.00 for 2 bed unit Plot 3 - £453.00 for 3 bed unit Plot 4 - £633.00 for 4 bed unit	Prior to commencement
Owner Covenant Not to carry out any material operation as defined in section 56(4) on the Safeguarded Land.	Unless Council provides written confirmation that there is no proposal to deliver the Ashby Canal Route
Previous Planning Permission 19/01207/OUT	On completion of this Deed not to implement previous Planning Permission

Amending Agreement					
Application reference	18/01973/FULM				
Site Address	Land At Butt Lane Blackfordby				
Application description	Erection of 25 no. dwellings and associated infrastructure				
Legal Agreement Type	DoV	Strongroom Reference	6309	Dated	29/7/2021
Notes					
Changes to the AH Chargee terms of the Original Agreement					

Amending Agreement					
Application reference	15/00083/OUTM (APP/G2435/W15/3137258) allowed on appeal.				
Site Address	Land On The East Side Of Butt Lane Blackfordby				
Application description	Residential development (up to 81 dwellings), associated open space, community and drainage infrastructure (Outline - access only) Re-submission of 14/00460/OUTM				
Legal Agreement Type	DoV	Strongroom Reference	6310	Dated	29/7/2021
Notes					
Changes to the AH Chargee terms of the Original Undertaking					

Amending Agreement 5					
Application reference	13/00956/OUTM				
Site Address	Land at South East Coalville				
Application Description	As Parent Agreement				
Legal Agreement Type	Deed of Variation	Strongroom Reference	6311	Dated	30/7/2021
Notes					
Changes the Affordable Housing chargee terms in relation to the BDW land (Phase F ONLY)					

Amending Agreement 1					
Application reference	21/00099/VCIM				
Site Address	Land Adjacent A511, Stephenson Way Coalville				
Application description	Erection of leisure centre and associated development approved under planning permission ref. 19/01343/FULM without complying with Conditions nos. 2, 3, 5, 6, 8, 10, 12, 14, 18, 19, 21, 22, 25, 27 and 28 so as to allow for an amended site access, amended elevations, amended site layout, removal of additional woodland and amended opening hours				
Legal Agreement Type	DoV	Strongroom Reference	6321	Dated	31/08/2021
Notes					
Continuation Deed AND changes to the definition of Application, Planning Permission and Development, to be deleted and replaced with new wording					

Amending Agreement 2					
Application reference	21/00248/VCIM				
Site Address	Pipeyard Lane Works Pipeyard Lane Newbold Coleorton				
Application description	Variation of condition 2 of planning permission 19/01609/FULM to allow for amended layout, amended design for plots 4-11 and a reduced number of dwellings				
Legal Agreement Type	DoV	Strongroom Reference	6322	Dated	07/09/2021
Notes					
Continuation Deed AND amends education contribution					

Amending Agreement 6					
Application reference	13/00956/OUTM				
Site Address	Land at South East Coalville				
Application Description	As Parent Agreement				
Legal Agreement Type	Deed of Variation	Strongroom Reference	6325	Dated	15/9/2021
Notes					
Southern Quadrant Owners have elected to build the Primary School in the Southern Quadrant. (Southern Quadrant Only)					

Additional Agreement 2					
Application reference	20/02030/REMM				
Site Address	Grange Road Hugglescote				
Application Description	Erection of 164 dwellings with associated car parking, secondary roads and incidental landscape planting (reserved matters to outline planning permission ref. 13/00956/OUTM)				
Legal Agreement Type	UU	Strongroom Reference	6326	Dated	26/08/2021
Notes					
Householder clause for roads at 2.4 Relates to access for refuse vehicles on private lanes. (Phase A2 ONLY)					

Parent Application					
Application reference	19/00924/FULM				
Site Address	MTS Logistics Mill Lane Heather Coalville				
Application Description	Re-development of existing site (including demolition) to provide 14 residential dwellings with associated off-street parking and landscaping.				
Legal Agreement Type	S106	Strongroom Reference	6328	Dated	20/09/2021
Notes					

Summary of Contributions

Contribution Details	Triggers
Affordable Housing 4 dwellings to be provided: 2 x two bed - affordable rent 1 x one bed maisonette - affordable rent 1 x two bed house - intermediate	Prior to commencement agree in writing with DC positions of AH units. Prior to completion of any market dwellings owner to notify DC details of RP. Prior to occupation of 3 rd market dwelling owner to have agreed contract with RP to transfer AH units. Prior to occupation of 8 th market dwelling all AH units to be constructed and ready for occupation.
National Forest Planting Contribution £9,800.00 towards the cost of off site tree planting.	Prior to commencement

<p>Access Road The owner shall maintain the Access Road and verges at no cost to the Council. The Owner is subject always to the provisions of Para 4 Part 3 of Third Schedule to this Deed.</p>	<p>Owner to bind the Access Road into whoever's hands it may come into. Always allow both vehicular and pedestrian access to perform waste disposal services for the Council. If owner disposes Access Road with a Management Maintenance Company, the Owner shall enter a deed of covenant with the Council.</p>
<p>Access Road Restriction Owner to insert the entry of the restriction against the access road with HM Land Registry and provide Council with documentation.</p>	<p>The Council consents to the Owner removing the restriction against the Access Road if the Council no longer provides Waste Disposal Services.</p>

Parent Application					
Application reference	20/00316/OUTM				
Site Address	Land At Netherfields Lane Sawley				
Application Description	Demolition of existing structures and the erection of new building to accommodate up to 78,967sqm of storage and distribution (Use Class B8) and ancillary office (Use Class B1) floorspace, with associated infrastructure including access, parking, servicing and landscaping (outline - all matters other than part access reserved)				
Legal Agreement Type	S106	Strongroom Reference	6329	Dated	30/09/2021
Notes					

Summary of Contributions

Contribution Details	Triggers
<p>Employment Scheme</p> <p>Scheme for provision of education, employment, or training</p> <ul style="list-style-type: none"> • Scheme to include details of how employment opportunities will be advertised, and how liaison with DC inc. LLEP& LCC etc to maximise access for the workforce within LIA, particularly unemployed and students. • Measures taken to offer opportunities as per point 1. • During construction measures to be taken to maximise local construction workers in the LIA. • Provide details of training and placement opportunities in LIA • Preference to procurement of products and services within LIA. <p>The owner covenants to observe and comply with the scheme</p>	<p>Prior to commencement scheme to be approved by DC</p> <p>Scheme to be observed at all times during construction, occupation and operation of unit. Scheme not to be amended without written confirmation</p>

Amending Agreement 2					
Application reference	21/01111/VCIM				
Site Address	Tungsten Park Bardon Road Coalville				
Application description	Variation of conditions 2, 9, 11, 15, and 22 of planning permission 18/01764/FULM to allow for alterations to units 1, 2 and 3				
Legal Agreement Type	DoV	Strongroom Reference	6330	Dated	30/09/2021
Notes					
Continuation Deed AND varying of provision to omit landscape bund and replace with open watercourse, also amend alignment of public footpath including provision of steps on footpath. Replaces the definition of Planning Permission and Development					

Amending Agreement 2					
Application reference	20/00807/FULM				
Site Address	Former Site Of Arla Dairies Smisby Road Ashby De La Zouch				
Application description	Erection of 61 dwellings (amended scheme to Plots 72-78, 93-128 and 134-146)				
Legal Agreement Type	Supplemental Deed	Strongroom Reference	6335	Dated	30/09/2021
Notes					
Continuation Deed and Additional contributions required 61 dwellings agreed in lieu of original 56 (extra 5 dwellings) total amount of dwellings 158					
River Mease £1,770.00 in accordance with DCS1	Off	Prior to commencement			

Parent Application					
Application reference	20/00966/OUTM				
Site Address	Stephenson House Ashby Road Coalville				
Application Description	Demolition of existing structures and the change of use of the land to residential with the erection of up to 8 dwellings and 6 flats (Outline - All Matters reserved)				
Legal Agreement Type	S106	Strongroom Reference	6337	Dated	14/10/2021
Notes					
Householder clause at 2.8.1					

Summary of Contributions

Contribution Details	Triggers
Affordable Housing 2 x 2 bedroom Discounted Open Market dwellings to be sold at a price no more than 70% of Market Value to an eligible person with a district connection.	Not to dispose until Availability Notice has been served and the Market Value has been agreed.

Off-site National Forest Planting Contribution £28,000.00 to secure off-site planting.	Prior to commencement of development
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Parent Application					
Application reference	21/01089/OUT				
Site Address	Land To The Rear 33 Nottingham Road Ashby De La Zouch				
Application Description	Erection of one dwelling with garage and a detached annex / storage building (Outline - details of access and layout for approval)				
Legal Agreement Type	UU	Strongroom Reference	6338	Dated	29/10/2021
Notes					

Summary of Contributions

Contribution Details	Triggers
River Mease £354.00 in accordance with DCS1	Prior to commencement

Amending Agreement 2					
Application reference	09/01226/OUTM				
Site Address	Land North And South Of Park Lane Castle Donington				
Application description	As Parent table				
Legal Agreement Type	Deed of Variation	Strongroom Reference	6348	Dated	11/11/2021
Notes					
<p>Continuation deed AND varying of Definitions of Principal Agreement AND amendments to Primary School specification/provision Definition of Owner (replaced) Excluded Land, Fifth Owner & Second DoV (incorporated in Definitions) Clause 2.10 of Principal Agreement (replaced) First, Second, Third and Fourth Owner jointly liable for obligations in Agreement SAVE THAT of the obligations in Second Schedule these obligations shall apply to bind each Phase individually. Fifth Owner not liable for any of the obligations in the Agreement Clause 2.11 of Principal Agreement (replaced) The obligations in this Deed shall not be enforceable against (list provided from 2.11.1 – 2.11.7) AH Chargee (replaced) AH Phasing Plan (replaced) AH Scheme (replaced) Scheme may be varied in respect of a Phase where reserved matters are approved Phase (replaced) Detailed Primary School Specification (amended) Primary School Premises (amended) Outline Primary School Premises Specification and eighth Schedule (deleted) Paragraph 1-3 of Third Schedule (replaced)</p>					

Parent Application					
Application reference	21/00869/FULM				
Site Address	Plot 3 East Midlands Distribution Centre Trent Lane Castle Donington				
Application Description	Construction of 2 no. units to be used for storage or distribution (Use Class B8), with ancillary office accommodation and associated service yards & infrastructure				
Legal Agreement Type	S106	Strongroom Reference	6350	Dated	26/11/2021
Notes					
Leicestershire County Council contributions only					

Amending Agreement 2					
Application reference	21/00844/VCU				
Site Address	Saltersford Farm Measham Road Acresford				
Application description	Conversion of barns to two dwellings, erection of three detached dwellings, demolition of existing buildings and associated works without complying with conditions 2, 6, 8, 13, 14, 15, 17 and 20 of planning permission 17/01805/FUL to amend the site layout, the position and design of all five dwellings, erect two detached garages to serve Plots 1 and 2 and amend the barn owl mitigation measures, the foul and surface water drainage details and external materials				
Legal Agreement Type	DoV UU	Strongroom Reference	6351	Dated	30/11/2021
Notes					
Continuation Deed that repeats the obligations to previous use being ceased before residential development being started.					

Parent Application					
Application reference	21/01410/FUL				
Site Address	Land Off Talbot Lane Whitwick				
Application Description	Erection of a day centre with associated works				
Legal Agreement Type	UU	Strongroom Reference	6357	Dated	21/12/2021
Notes					
Leicestershire County Council contributions only					

Parent Application					
Application reference	20/01920/FUL				
Site Address	Land At Former Priory Nursery Garden Centre Ashby Road				
Application Description	Erection of nine dwellings, with associated works, on vacant area of hardstanding				
Legal Agreement Type	S106	Strongroom Reference	6358	Dated	23/12/2021

Notes	
Summary of Contributions	
Contribution Details	Triggers
Recreation Contribution £10,000.00 towards repair, improvement & maintenance of play equipment at rear of St Hardulph's CofE Primary School	Prior to first occupation
Waste Collection <u>Property rights over the Access Road and the Internal Roadway</u> Blue Land to be used only as highway and not to be obstructed at any time. Deed of Covenant to be entered into to ensure a right of safe access for waste disposal vehicles and Deed to be registered on title. Not hold the Council responsible for any damage caused to Access Road or the Internal Road caused through performance of the waste disposal.	To always allow the Council access to perform waste disposal services

Parent Application					
Application reference	21/00850/FULM				
Site Address	Land Rear Of Unit Off Tara Street Franks Road Bardon				
Application Description	Erection of an industrial unit (B2/B8 use) with associated access, off-street parking and scheme of landscaping				
Legal Agreement Type	S106	Strongroom Reference	6360	Dated	14/01/2022
Notes					
Leicestershire County Council contributions only					

Amending Agreement 1					
Application reference	18/02198/FULM				
Site Address	Priory Nursery Garden Centre Ashby Road Breedon On The Hill				
Application description	As above				
Legal Agreement Type	DoV	Strongroom Reference	6364	Dated	21/01/2022
Notes					
Continuation Deed AND deletion/varying of definitions Cameron Land added to definitions The definition Chargee to be deleted Amendment to definition of Affordable Dwellings and Market Dwellings Clause 2.9 of Principal Agreement deleted and replaced with (New Householder Clause) <u>Third Schedule:</u>					

Paragraph 9 to be deleted and replaced with (Affordable Dwelling to remain as Affordable Housing)
Paragraph 10 deleted and replaced with (not used)
Paragraph 18 deleted and replaced with (not used)

Amending Agreement 7					
Application reference	21/00614/REMM				
Site Address	Land at South East Coalville				
Application Description	As Parent Agreement				
Legal Agreement Type	Deed of Variation	Strongroom Reference	6365	Dated	21/01/2022
Notes					
If the Variation Reserved Matters Planning Permission is implemented (21/00844/VCU) there is to be a varying of the definitions to the additional agreement 2 Planning Application, Reserved Matters Permission and Development (Phase A1)					

Parent Application					
Application reference	21/00493/FULM				
Site Address	Quarry Manufacturing And Supplies Ltd Grange Road Bardon				
Application Description	Employment development including the erection of one building for Use Class B2/B8 purposes and associated works				
Legal Agreement Type	UU	Strongroom Reference	6367	Dated	22/12/2021
Notes					
Leicestershire County Council contributions only					

Amending Agreement					
Application reference	19/01580/FUL				
Site Address	Former Beesleys Garden Centre, Heather Lane, Ravenstone				
Application description	As above				
Legal Agreement Type	DoV	Strongroom Reference	6369	Dated	08/02/2022
Notes					
Continuation Deed AND varying the definitions of Application & Planning Permission AND Amends the rear garden of Plot 35, reference 21/02077/VCU					

Amending Agreement					
Application reference	21/02192/VCUM				
Site Address	Snibston Discovery Park Ashby Road Coalville				
Application description	Residential development of up to 144 dwellings and erection of an extension to existing theatre to provide a cafe/visitor centre/rangers'				

	office, installation of a play area, public realm works, landscaping and car parks approved under planning permission ref. 17/01424/FULM without complying with Condition nos. 5, 10 and 15 so as to allow for provision of a bin store, additional and amended car parking, installation of automatic car park barriers, construction of a car port for charging of electric vehicles and amended landscaping				
Legal Agreement Type	DoV	Strongroom Reference	6373	Dated	24-2-2022
Notes					
Health, Education, Library and Civic Amenity contributions changed to per dwelling or formula from set sum. Clauses 4.2, 4.3, 9.1 Paras 15, 25 – 31, 35 – 39 of 3 rd schedule The plan at annex is added as new schedule					

Summary of Contributions

Contribution Details	Triggers
Health £78,971.04 £548.41 per dwelling for the provision of additional consulting / treatment rooms at Whitwick Road Surgery.	Prior to commencement

Amending Agreement 3					
Application reference	21/00681/FULM				
Site Address	Holywell Spring Farm Burton Road Ashby De La Zouch				
Application description	Erection of 1 dwelling (plot 405) and substitution of 69 house types to plots 51 to 94, 154 to 157, 184 to 185, 323 to 340 and 404 associated with reserved matters application references 15/00738/REMM, 16/01069/REMM and 17/00511/REMM				
Legal Agreement Type	S106	Strongroom Reference	6376	Dated	24-2-22
Notes					
Continuation and amends Affordable Housing definition in the second legal agreement from a commuted sum to an additional affordable rented dwelling (plot 85)					

Parent Application					
Application reference	20/00330/FULM				
Site Address	Land At Stephenson Way Coalville				
Application Description	Hybrid planning application seeking outline permission (access) for up to 3000m2 of B1, B2 or B8 floorspace. Full planning consent for 3 employment units (B1, B2) with associated access, structural landscaping engineering and drainage works				
Legal Agreement Type	S106	Strongroom Reference	6374	Dated	24-2-2022
Notes					
Leicestershire County Council contributions only					

Amending Agreement					
Application reference	21/01148/FUL				
Site Address	The Crew Yard Langley Priory Isley Cum Langley				
Application description	Change of use of premises from day spa (Class E - Formerly D2) to offices (Class E - Formerly B1)				
Legal Agreement Type	Dov	Strongroom Reference	6377	Dated	24-02-2002
Notes					
Continuation of Management Plan					

Amending Agreement 8					
Application reference	13/00802/FULM & 15/00641/FULM				
Site Address	Land To The North Wainwright Road Hugglescote				
Application description	As Parent Agreement				
Legal Agreement Type	Deed of Variation	Strongroom Reference	6378	Dated	24/02/2022
Notes					
Replacing Affordable Housing Chargee terms (Phase G ONLY)					

Amending Agreement 2					
Application reference	21/02065/VCI				
Site Address	Lady Gate Farm Lady Gate Diseworth				
Application description	Variation of condition 1 of 21/00078/VCI to retain increased eaves and ridge height to barn B as a result of the provision of four additional brick courses				
Legal Agreement Type	DoV	Strongroom Reference	6375	Dated	24/02/2022
Notes					
Continuation Deed only					

Amending Agreement 2					
Application reference	12/00007/OUTM				
Site Address	Land North Of Standard Hill And West Of Highfield Street Coalville				
Application description	Erection of up to 400 dwellings with associated road and service infrastructure, drainage ponds, landscaping and open spaces (outline - all matters other than part access reserved)				
Legal Agreement Type	Deed of Variation	Strongroom Reference	6379	Dated	1/3/2022
Notes					
Amends contributions based on number of dwellings to a per dwelling rate, some triggers amended to % occupation from fixed number, charge terms amended.					

Summary of Contributions

Contribution Details	Triggers
<p>Affordable Housing 11% provision (up to 70% affordable rented, 10% intermediate and 20% intermediate or Discounted Open Market) Affordable rented to be: 12 x 1 bed 2 person property 10 x 2 bed 4 person houses 4 x 2 bed 3 person bungalows 5 x 3 bed 5 person houses 27% - 1 bed homes 36% - 2 bed houses 10% - 2 bed bungalows 27% - 3 bed houses</p> <p>See 16/00409/REMM, 16/01198/REMM for approved provision.</p>	<p>Approval of AH Phasing Plan prior to commencement of development Phase 2 Approval of Affordable Housing Scheme for each phase prior to commencement of that phase. Not more than 75% occupation of market housing in any phase until AH for that phase has been provided and transferred to an AHP. First Economic Viability Review carried out 4 years from commencement and every subsequent 3 years into scheme is complete.</p>
<p>Healthcare Contribution £15,451.2 £38.63 per dwelling towards improvements at existing Hugglescote GP Practice</p>	<p>Not to occupy more than 50 dwellings unless healthcare contribution has been paid (each phase)</p>

Parent Application					
Application reference	21/00793/FULM				
Site Address	Sherwood Self Store Station Road Castle Donington				
Application Description	Demolition of existing buildings and construction of a food store (use class E), together with car parking, landscaping and associated works				
Legal Agreement Type	S106	Strongroom Reference	6383	Dated	16-03-2002
Notes					
Leicestershire County Council contributions only					