

**North West Leicestershire District Council**

# **Infrastructure Funding Statement**

**Reporting year**

**2022-23**



## 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 1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2023 (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](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 2017

The table below summarises the contributions received for the last six financial years to the end of 2022/23. 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
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
2022/23	£790,659.39	£616,106.90	£7,409,979.31

## 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 (25 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](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
16/00542/OUTM	Land at Worthington Lane, Newbold	4 Affordable Rent
18/00827/REMM	Former Arla Dairy Smisby Road, Ashby de la Zouch	2 Affordable Rent 10 Shared Ownership
18/00375/REMM	Land North of Grange Road Hugglescote (David Wilson Homes)	3 Affordable Rent 4 Shared Ownership
17/01326/REMM	Land South of Greenhill Road, Coalville	15 Affordable Rent 3 Shared Ownership
19/01581/REMM	Beesleys Garden Centre, Heather Lane, Ravenstone	9 Affordable Rent
15/00641/FULM	Land North of Wainwright Road Hugglescote (Davidsons Homes)	4 Affordable Rent 5 Shared Ownership
18/02198/FULM	Priory Nursery Garden Centre, Ashby Road, Breedon On The Hill	4 Affordable Rent 1 Shared Ownership
19/00076/REMM	Land to the South of Park Lane, Castle Donington (Miller Homes)	15 Affordable Rent 4 Shared Ownership
16/01104/REMM	Land Adjoining Clare Farm, Station Road, Ibstock	3 Affordable Rent 8 Shared Ownership
18/01006/REMM	Land on the North Side Butt Lane, Blackfordby	6 Affordable Rent 4 Shared Ownership
15/00465/VCUM	Land adjoining Holywell Spring Farm, Burton Road, Ashby De La Zouch	11 Affordable Rent 6 Shared Ownership
17/00320/REMM	Land at Grange Road Hugglescote (Davidsons Homes)	4 Shared Ownership
20/00807/FULM	Former Site of Arla Dairies, Smisby Road, Ashby De La Zouch	5 First Homes
	<b>Totals</b>	<b>76 Affordable Rent 49 Shared Ownership 5 First Homes</b>

### Leisure and Recreation and Land and Open Space

Table 3 lists the projects the District Council are responsible for and have drawn monies for in the reporting year.

Table 3 summary of projects by NWLDC in the reporting year

Maintenance of POS Contribution		
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£8,606.00	96/0808	Bardon Close
Maintenance of Wooded Area Contribution		
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£1,660.00	96/0808	Bardon Close
One off works - Headingley Jetty Area		
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£2,880.00	96/0808	Bardon Close

### Police

There was no expenditure of S106 monies by the police in 2022/23.

### National Forest Company

There was no expenditure of S106 monies by the National Forest Company in 2022/23.

### Parish / Town Councils

Table 4 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 4 summary of projects by Parish / Town Council in the reporting year

Measham		Bosworth Road Recreation Ground
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£14,368.01	14/00445/FULM	Land adj Greenacres / Bosworth Road, Measham

Table 5 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 5 summary of contributions transferred directly to the Parish / Town Council in the reporting year

Castle Donington		First Tranche Youth & Adult Facilities
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£78,984.16	09/01226/OUTM	Land North & South, off Park Lane, Castle Donington (Clowes Developments)
£144,297.37	09/01226/OUTM	Land North & South, off Park Lane, Castle Donington (Miller 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.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 6 summary of the spending on the River Mease projects in the reporting year

<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£17,638.08	Various sites	South Derbyshire District Council
£2,152.39	18/00892/FUL	Pickering Plant Hire, Ashby Road, Measham
£424.64	15/00810/FUL	Land adjoining 215 Ashby Road, Moira
£3,1726.98	13/00857/OUTM	Land at Leicester Road, Ashby de la Zouch
£2,199.32	18/00228/FUL	15 Canal Street, Oakthorpe
£458.42	19/00046/FUL	Topsy Turvey Stables, 121 Bosworth Rd, Measham
£916.41	19/00182/FUL	15 Spring Lane, Packington
£3,634.97	16/01324/OUT	Land at Rawdon Road, Moira
£1,072.90	16/01319/OUT	Land adj Newfields, Moira (DCS1)
£2,828.49	16/01190/FUL	Ashby Ford, Smisby Road, Ashby de la Zouch
£1,916.77	16/01319/OUT	Land adj Newfields, Moira (DCS2)
£1,285.11	18/02070/FUL & 19/01171/VCU	Land adj 27 Botts Lane, Appleby Magna
£662.06	17/01069/FUL	Land at 11 Grange Close, Ashby de la Zouch
£4,194.08	15/01130/FUL	Land at Hall Farm, Hall Lane, Packington
£279.16	17/00325/FUL	Land at 107 Bosworth Road, Measham
£6,804.24	18/00464/FULM	Ashby Gateway Plot 2 B&M, Ashby de la Zouch
£60.80	17/00430/FUL & 18/01361/VCU	Land adj 1 Kilwardby Street Ashby de la Zouch
£317.20	15/00199/FUL	Oakfield Barn, Burton Road, Oakthorpe
£40,656.38	Various	South Derbyshire District Council

## Healthcare

The NHS Leicester, Leicestershire and Rutland Integrated Care Board liaise with individual Practices to spend funds that have been secured for the respective Practices.

Table 7 summary of spending on healthcare projects in the reporting year

Orchard Surgery Kegworth		
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£110,551.74	09/00296/OUTM	Haywood Gardens, Kegworth
Hugglescote Surgery		
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£12,198.52	13/00626/OUTM	Land at Ibstock Road, Ravenstone
£5,012.13	14/00051/FULM	Land off Church Lane, Ravenstone
£10,136.55	12/00325/OUTM	Land off Coalville Lane & Ravenstone Road, Coalville
Whitwick Road Surgery		
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£28,535.73	16/01103/FULM	Land off Frearson Road, Donington Le Heath
£16,661.68	13/00991/OUTM	Land west of 164-222 Bardon Road, Coalville
£28,297.02	13/00818/OUTM	Land rear of 138 Bardon Road, Coalville
Measham Medical Centre		
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£13,880.95	13/00697/OUTM	Land off Top Street, Appleby Magna
£2,218.64	13/00516/FULM	Land at New Street, Measham, Phase 1
£18,590.00	13/00797/FULM	Land at Measham Road, Appleby Magna

## 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 8 summary of the monitoring costs collected in the reporting year

Monitoring Staff costs		
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£330.07	15/000256/OUTM	Redholme Farm 104 Ashby Road, Donisthorpe
£250.00	NW2186/785	Miscellaneous - Jacob Browne
£9,750.00	12/00007/OUTM	Land North of Standard Hill, Coalville
£1,245.19	14/00244/OUTM	Home Farm 25 Main Street, Oakthorpe



## Appendix 1

### IFS summaries for new legal agreements in the reporting year of 2022-23

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 2022/23 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](https://www.nwleics.gov.uk/pages/view_planning_applications)

Parent Application					
Application reference	19/00225/FUL				
Site Address	15 Bridge Street, Packington				
Application Description	Demolition of triple garage and part of existing dwelling, felling of trees, erection of two dwellings with associated garaging, access drive, parking space and courtyard areas and alterations to existing access				
Legal Agreement Type	UU	Strongroom Reference	6388	Dated	06/04/2022
Notes					

#### Summary of Contributions

Contribution Details	Triggers
<b>River Mease</b> £1,266.00 based on DCS2	Prior to commencement

Parent Application					
Application reference	21/01074/FUL				
Site Address	Oakleigh Home For The Elderly 50 Ashby Road Moira				
Application Description	Erection of single storey side and rear extension to care home				
Legal Agreement Type	UU	Strongroom Reference	6390	Dated	13-4-2022
Notes					

#### Summary of Contributions

Contribution Details	Triggers
River Mease £335 based on submitted water bill for 6 additional bedrooms	Prior to commencement

Parent Application					
Application reference	19/01961/FULM				
Site Address	Land At Spring Lane Swannington				
Application Description	Hybrid planning application for development of the site comprising: full application for the change of use of land for use as a caravan site as defined by S336 of the Town and Country Planning Act, together with associated works. Outline application for the erection of associated restaurant/bar/shop and office (access only)				
Legal Agreement Type	S106	Strongroom Reference	6397	Dated	31-05-2022
Notes					

Summary of Contributions

Contribution Details	Triggers
<b>Off Site Replacement Tree Planting</b> £52,000.00 for replacement planting anywhere in the District	Prior to commencement

Additional Agreement 3					
Application reference	21/02227/REMM				
Site Address	Land Off Grange Road Hugglescote				
Application Description	Erection of 116 dwellings and associated works (reserved matters to outline planning permission ref. 13/00956/OUTM)				
Legal Agreement Type	UU	Strongroom Reference	6400 + a	Dated	16/05/2022
Notes					
Householder clause for roads at 2.4 Relates to access for refuse vehicles on private lanes. <b>(Phase A3 ONLY)</b>					

Parent Application					
Application reference	21/00775/FULM				
Site Address	Measham Show Ground Measham Lodge Farm Gallows Lane Measham				
Application Description	Continued use of land for the holding of car boot sales				
Legal Agreement Type	UU	Strongroom Reference	6408	Dated	29-6-2022
Notes					

Summary of Contributions

Contribution Details	Triggers

<b>The Ashby Canal Reinstatement</b> Site is within the Ashby Canal Protection Area (Policy IF6)	On receipt of notice that land required for the Ashby Canal realignment to cease the use of the existing access
<b>Vehicular Access</b> Replacement access off Bosworth Road	Submit a planning application for the replacement access as soon as reasonably practicable after the notice

Additional Agreement 4					
Application reference	21/01395/FUL				
Site Address	Land To The North Wainwright Road Hugglescote				
Application Description	Erection of 7 additional dwellings				
Legal Agreement Type	S106	Strongroom Reference	6409	Dated	1/7/2022
Notes					
Householder clause for roads at 4.2 <b>(Phase G ONLY) (plots 53, 56, 60, 69, 70, 91, 116)</b>					

Parent Application					
Application reference	22/00054/FULM				
Site Address	Plot 4 East Midlands Distribution Centre Trent Lane Castle Donington				
Application Description	Construction of a storage and distribution facility to be used for B8 use class, with ancillary office accommodation and associated service yard and infrastructure				
Legal Agreement Type	S106	Strongroom Reference	6411, 6411a	Dated	13/07/2022
Notes					

Leicestershire County Council contributions only

Parent Application					
Application reference	21/01710/FUL				
Site Address	Land At KFC Restaurant Thornborough Road Coalville				
Application Description	Erection of single storey drive-thru hot food takeaway (sui generis use) with associated car and cycle parking				
Legal Agreement Type	UU	Strongroom Reference	6412	Dated	19/07/2022
Notes					

Summary of Contributions

Contribution Details	Triggers
<b>Coalville Transport Strategy</b> £17,517.30 towards the cost of mitigating potential transport impacts of the	Pay contribution on or before commencement

development of the surrounding highway network	
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Parent Application					
Application reference	21/00596/FULM				
Site Address	Wolsey Road Coalville				
Application Description	Erection of 77 dwellings with associated works				
Legal Agreement Type	S106	Strongroom Reference	6414	Dated	26/07/2022
Notes					
Householder clause at 5.4.1					

#### Summary of Contributions

Contribution Details	Triggers
<p><b>Affordable Housing</b> 100% affordable 77 dwellings to be constructed according to the following tenure mix:</p> <p>57 Affordable rent 4 x 1 bed bungalow 3 x 2 bed bungalow 18 x 2 bed house 28 x 3 bed house 4 x 4 bed house</p> <p>20 Shared Ownership 6 x 2 bed house 14 x 3 bed house</p>	<p>Registered Provider to give 10 days' written notice of the date the dwellings will be available for first occupation</p>
<p><b>Open Space, Sports &amp; Recreation Facilities Contribution</b> Total of £168,986 (Index Linked) (including management fees) payable by owner to Council in for the following:</p> <p><b>£25,488</b> – Pavillion/Changing Room improvements at Scotlands Playing Fields, Forest Road <b>£12,284</b> for natural turf pitch improvements at Scotlands Playing Fields <b>£4,394</b> for improvements to ancillary facilities Scotland Park Lawn Bowling Site at Scotlands Playing Fields <b>£5,737</b> for provision of allotments at Scotlands Playing Fields, Forest Road <b>£77,954</b> for equipped children's play improvements at Coalville Park, London Road</p>	<p>50% to be paid prior to occupation of 38 dwellings Last 50% to be paid prior to the occupation of the final dwelling</p>

£43,129 for green space and garden improvements at Coalville Park, London Road	
<b>National Forest</b> £11,760 towards off site woodland planting in vicinity of site	Prior to commencement of development
<b>Waste Vehicles</b> Owner covenants not to make any claim against the Council for damage caused to roads servicing the dwellings for operation of waste collection.	Ongoing covenant

Amending Agreement					
Application reference	22/00465/FULM				
Site Address	Former Site Of Snibston Discovery Park Ashby Road Coalville				
Application description	Enabling works including remediation and reprofiling of land, diversion of existing high voltage line, removal of existing substation and installation of a new substation, site access, highway, and drainage infrastructure (including pumping station)				
Legal Agreement Type	SUP	Strongroom Reference	6419	Dated	26-8-2022
Notes					
Additional <b>Construction Traffic Routeing Scheme</b>					

Amending Agreement 9					
Application reference	22/00313/REMM & 22/00855/REMM				
Site Address	Land Off Grange Road Hugglescote Parcels A1.1 And A1.2 At Hugglescote Grange Grange Road				
Application description	Erection of 35 dwellings (amended house types to Plot nos. 100, 109 to 113, 117 to 124, 129 to 133, 138, 144 to 147, 158, 160 to 164 and 192 to 196) (reserved matters to outline planning permission ref. 13/00956/OUTM) Erection of 19 dwellings (amended house types to Plot nos. 75 to 79, 81 to 84, 101 to 104 and 182 to 187) (reserved matters to outline planning permission ref. 13/00956/OUTM)				
Legal Agreement Type	Deed of Variation	Strongroom Reference	6422	Dated	30/09/2022
Notes					
Continuation Deed – Amending house types <b>(Phase A1.1 &amp; A1.2 ONLY)</b>					

Amending Agreement 4	
Application reference	21/00681/FULM
Site Address	Holywell Spring Farm Burton Road Ashby De La Zouch

Application description	As stated above				
Legal Agreement Type	DoV	Strongroom Reference	6424	Dated	03/10/2022
Notes					
Continuation deed and amends name of Owner and definition of High School & Primary School					

Amending Agreement 3					
Application reference	20/00807/FULM				
Site Address	Former Site Of Arla Dairies Smisby Road Ashby De La Zouch				
Application description	As above				
Legal Agreement Type	Supplemental Deed	Strongroom Reference	6431	Dated	26/10/2022
Notes					
Continuation Deed and adds First Homes 5.1 - deleted 5.2 - Adds a payment of £150.00 per First Home First Home plots identified / criteria					

Summary of Contributions

Contribution Details	Triggers
<p><b>First Homes Contribution</b> £150.00 to be paid per First Home First Homes to be discounted by 30% After discount, Price Cap of £250,000.00 for first disposal of First Home Eligibility Criteria to be met, see Clause 3.1.1 and 3.1.2</p>	<p>To be paid on or before the date of the deed  To remain as First Homes in perpetuity</p>

Amending Agreement (Hinckley Bosworth Borough Council)					
Application reference	22/00232/CONDIT (HBBC application)				
Site Address	Nailstone Colliery Wood Road Ellistown Coalville				
Application description	ALDI				
Legal Agreement Type	Deed of Variation	Strongroom Reference	N/A	Dated	03/11/2022
Notes					
Hinckley Bosworth Borough Council have provided a copy of the legal agreement, North West Leicestershire District Council are not a signatory					

Parent Application	
Application reference	22-00049-FUL

Site Address	15 Silver Street Oakthorpe				
Application Description	Erection of a dwelling and garage				
Legal Agreement Type	UU	Strongroom Reference	6434	Dated	11/11/2022
Notes					

Summary of Contributions

Contribution Details	Triggers
<b>River Mease</b> £633.00 in accordance with DCS2 for a 4-bed dwelling	No trigger

<b>Parent Application</b>					
Application reference	21/02338/FULM				
Site Address	34A Ashby Road Coalville				
Application Description	Erection of a block of 15 no. 1 bedroom apartments for Supported Living (Use Class C3b) together with staff facilities, communal open space, site access, car parking and associated external works				
Legal Agreement Type	S106	Strongroom Reference	6438	Dated	30/11/2022
Notes					
No Householder clause Leicestershire County Council contributions only					

<b>Parent Application</b>					
Application reference	19/01496/OUTM (Refused)				
Site Address	Land South Of Junction 1 Of The A50 Castle Donington				
Application Description	Development of up to 92,500 sq m GIA of storage and distribution units (B8), industrial units (B2) and light industrial units (B1c); service yards and parking areas; new vehicular accesses off Trent Lane / Station Road and Ryecroft Road with associated earthworks, drainage and attenuation features and other associated works (outline, all matters reserved except for the principal means of vehicular access to the site)				
Legal Agreement Type	S106	Strongroom Reference	6439	Dated	29/11/2022
Notes					
Application has gone to appeal – Appeal refused Leicestershire County Council contributions only					

<b>Parent Application</b>					
Application reference	20/01118/OUT				
Site Address	Land Adjacent To 37A Church Street Appleby Magna				
Application Description	Erection of one detached dwelling and associated garage (outline - details of access included)				

Legal Agreement Type	S106	Strongroom Reference	6447	Dated	10-01-2023
Notes					

Summary of Contributions

Contribution Details	Triggers
<b>Previous Planning Application</b> Not to continue or commence development under previous planning application 19/00406/FUL	On granting of permission
<b>River Mease</b> Based on following formula for DCS2: £228.00 1 bed dwelling £335.00 2 bed dwelling £453.00 3 bed dwelling £633.00 4 bed dwelling	Prior to commencement

Amending Agreement 3					
Application reference	22/01140/VCIM				
Site Address	Land North Of Standard Hill And West Of Highfield Street Coalville				
Application description	Erection of up to 400 dwellings with associated roads and service infrastructure, drainage ponds, landscaping and open spaces (outline-all matters other than part access reserved) approved under planning permission 16/01200/VCUM without complying with Condition numbers 4, 7, 9, 10, 15, 17, 27 and 28, so as to allow for a maximum of 150 dwellings to be accessed via Highfield Street, an amended access design to Highfield Street, amendments to proposed culverts, non-compliance with the Code for Sustainable Homes, and removal of the requirement to submit a Design Code				
Legal Agreement Type	Deed of Variation	Strongroom Reference	6449	Dated	26/01/2023
Notes					
Varies conditions 4,7,9,10,15,17,27 & 28 to allow a maximum of 150 dwellings to be accessed Via Highfield Street					

Parent Application					
Application reference	22/00546/OUT				
Site Address	Land West Of Ashby Road Packington				
Application Description	Erection of up to seven dwellings (outline- access and layout only)				
Legal Agreement Type	S106	Strongroom Reference	6457	Dated	15/02/2023
Notes					
No householder clause					

Summary of Contributions

Contribution Details	Triggers
<b>River Mease</b>	Prior to commencement



In accordance with DSC2 based on following formula: £228.00 1 bed dwelling £335.00 2 bed dwelling £453.00 3 bed dwelling £633.00 4 bed dwelling	
<b>National Forest</b> £5,950.00 towards off site planting in accordance with the National Forest Strategy and Local Plan Policy	Prior to commencement
<b>Biodiversity Net Gain Land</b> Land edged blue and purple on Plan 2 to be managed and maintained by owner in accordance with BNG Scheme	Maintain BNG land in perpetuity
<b>Biodiversity Net Gain Scheme</b> Scheme to be submitted detailing how the BNG land will be maintained	Prior to commencement submit scheme for approval
<b>DC Monitoring Costs</b> £250 (no % fee)	

Amending Agreement					
Application reference	22/00594/VCU				
Site Address	115 Station Road Hugglescote				
Application description	Variation of conditions 5, 9, 11-14, 16, 18, 21 and 22 of planning permission 18/01599/OUTM to allow for the demolition of existing frontage wall to No.115 and 117 and erection of new wall so as to not trigger pre-commencement conditions, along with the submission of details required by condition 20 (details of new wall to No.117)				
Legal Agreement Type	DoV	Strongroom Reference	6459	Dated	23/02/2023
Notes					
Continuation Deed only					

Parent Application					
Application reference	21/01062/FULM (Appeal Granted)				
Site Address	Whitegate Stables Coleorton Lane Packington				
Application Description	Change of use of land to residential caravan site for gypsies including the stationing of 12 mobile homes, provision of access drive, parking spaces including for 12 touring caravans and bin stores, and retention/installation of hardsurfacing and fencing				
Legal Agreement Type	S106	Strongroom Reference	6460	Dated	23/02/2023
Notes					
Application has gone to appeal - <b>Appeal granted on 7/07/23 (APP/G2435/C/22/3292588)</b> Householder clause at 6.2 a					

Leicestershire County Council contributions only
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Amending Agreement 4					
Application reference	20/00807/FULM				
Site Address	Former Site Of Arla Dairies Smisby Road Ashby De La Zouch				
Application description	As above				
Legal Agreement Type	Supplemental Deed	Strongroom Reference	6464	Dated	15/03/2023
Notes					
<p>Continuation deed and adds four additional First Homes and amends the following:</p> <p>3.2.1 Recital B deleted and replaced with new wording to insert correct Land Registry number</p> <p>3.2.2 Para A (c) of the Schedule amended to replace reference to Para 6 with Para 5</p> <p>3.2.3 Para 1.2 of the Schedule amended to replace reference to Para 1 to 6 with Para 1 to 5</p> <p>3.2.4 Para 3.12 of the Schedule deleted and replaced with new wording to delete reference to the Fifth Schedule adding no liability clause to purchaser to pay First Homes Contribution</p> <p>6.1- Adds a payment to owner to pay £150.00 per First Home</p> <p>The First Homes Schedule identifies additional plots / criteria</p>					

Amending Agreement 10					
Application reference	13/00956/OUTM				
Site Address	Land at South East Coalville (Southern Quadrant)				
Application description	As Parent Agreement				
Legal Agreement Type	Deed of Variation	Strongroom Reference	6465	Dated	21/03/2023
Notes					
<p>Leicestershire County Council contributions only</p> <p>Continuation Deed AND amends definition of <b>Primary School Cost</b> detailed in Schedule 1.</p> <p>Schedule 5 para 2.6 deleted and replaced as follows: <b>If the Primary School Cost is a sum of £9,000,000 or less the Southern Quadrant will build the Two Form Primary School</b></p> <p>Schedule 5 para 2.7 deleted and replaced as follows: If the Primary School Cost Notification confirms that the <b>Primary School Cost exceeds the sum of 9,000,000</b> the Southern Quadrant will</p> <p>1) pay the Primary School Contribution to LCC in lieu of building the Two Form Primary School and</p> <p>2) execute and deliver to LCC a transfer of the Two Form Primary School site on the terms set out in Schedule 9</p> <p>2.9.2 to provide and make available for occupation Two Form Primary School by <b>a) Occupation of 1235 Dwellings within Sothern Quadrant, or b) 1 August 2024 (Southern Quadrant Only)</b></p>					

Parent Application	
Application reference	20/02040/FULM
Site Address	Land Rear Of 80 Forest Road Coalville

Application Description	Proposed residential development of single storey dwellings with associated off-street parking and infrastructure				
Legal Agreement Type	S106	Strongroom Reference	6467	Dated	30/03/2023
Notes					
Householder clause 5.4.1					

Summary of Contributions

Contribution Details	On/Off Site	Triggers	Contribution Notes
<b>Affordable Housing</b> To provide two affordable rent, 2 bed, 3-person bungalows for over 55's Plot 5 & 6 (unless otherwise agreed)	On	Prior to occupation of 30% of Market Dwellings notify Council of RP. Not to occupy more than 60% of Market Dwellings until AH is offered to RP.	
<b>National Forest Contribution</b> £7,560.00 towards off-site planting	Off	Prior to first occupation of first dwelling	
<b>Health Contribution</b> £12,151.50 to be passed on to NHS Leicester, Leicestershire, and Rutland integrated care board	Off	Prior to first occupation of first dwelling	
<b>Waste Vehicle Access and Egress</b> To permit access to waste collection vehicles to all bin points on Site The owner has agreed to indemnify the Council against all cost's claims incurred in respect of damage caused to waste vehicles and/or damage caused by such vehicles accessing the Site. See Schedule 6	On	At all times	