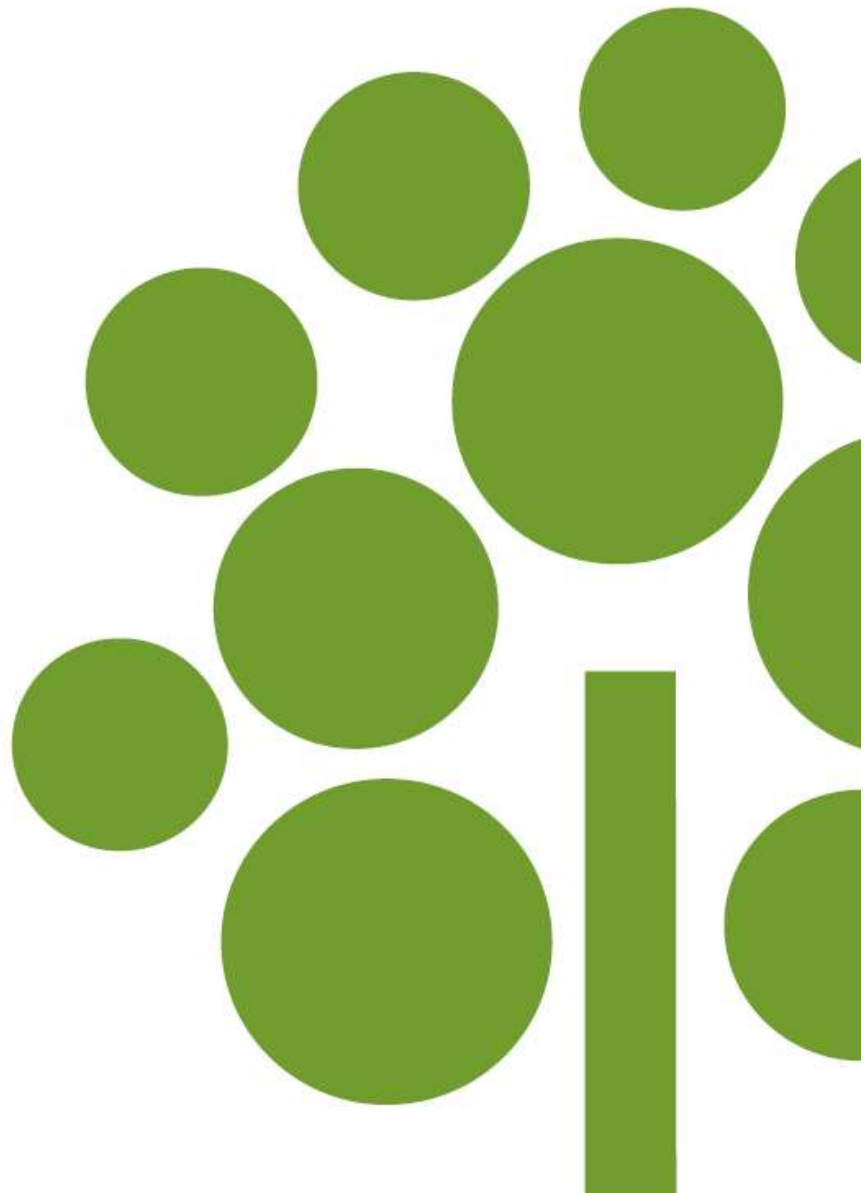


North West Leicestershire District Council

Infrastructure Funding Statement

Reporting year

2019-20



Introduction

This report is a summary of developer obligations the District Council has secured through section 106 (s106) agreements from new developments and has been prepared in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) for the financial year of 1st April 2019 to 31st March 2020 (the reporting year)

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

This is the first Infrastructure Funding Statement (IFS) prepared by the Council. 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.

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 West Leicestershire Clinical Commissioning Group, 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 2014

The table below summarises the contributions received for the last six financial years to the end of 2019/20. Each row relates to the contributions received in that year and shows the closing balance of that year's contributions. For example, the figure of £1,226,859.22 is only the balance for contributions received in 2019/20 and not the total amount of funds held from all S106 Agreements. Please note contributions are put in to interest bearing accounts and the interest accrued is added at the end of each financial year. Therefore, the addition of interest means the expenditure and balance will not equal the contribution column.

Year	Received	Expenditure	Balance at 31/03/20
2014/15	£1,889,543.98	£1,266,164.72	£662,985.90
2015/16	£592,634.37	£227,796.66	£377,443.69
2016/17	£2,426,233.39	£2,351,816.06	£76,927.96
2017/18	£3,963,328.32	£3,285,395.36	£698,602.98
2018/19	£4,155,208.38	£406,496.02	£3,792,930.07
2019/20	£2,545,604.57	£464,474.12	£1,226,859.22

The table below identifies the overall amount of contributions received in 2019/20 along with the amount of money spent by the Council or paid out to the body whose responsibility it is to implement improvements in infrastructure (e.g. the West Leicestershire Clinical Commissioning Group) for the reporting year 2019/20. The table also shows the amounts held in the form of Commuted Sums (for long term Maintenance) undertaken by the Council.

	Balance as at 31/3/2019	Total Received 2019/20	Total Expenditure 2019/20	Balance as at 31/3/2020
Contributions	£7,613,851.65	£2,542,296.16	£2,270,684.61	£7,942,820.98
Commuted Sums	£38,134.70			£38,447.41

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 (53 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

The table below sets out for the reporting year those affordable houses which have been built as part of a larger development (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.

Application number	Application site address	Units provided in reporting year
09/01226/OUTM	Park Lane, Castle Donington (Millers)	8 Affordable Rent 7 Shared Ownership
09/01226/OUTM	Park Lane, Castle Donington (Redrow)	2 Affordable Rent 2 Shared Ownership
13/00648/FULM	Land at Spring Cottage Road, Overseal	3 Discount Open Market Units
13/00780/OUTM	Land off Heather Lane, Ravenstone	11 Affordable Rent 4 Shared Ownership
13/00908/OUTM	Land adjoining Clare Farm, Ibstock	11 Affordable Rent
14/00354/OUTM	Land off Grange Road, Hugglescote	3 Affordable Rent 2 Shared Ownership
14/00578/OUTM	Land Between Burton Road and Moira Road, Ashby de la Zouch	2 Affordable Rent
16/00275/OUTM	Former Arla Dairies, Ashby de la Zouch	4 Affordable Rent
16/00832/OUTM	Land north of Swepstone Road, Heather	8 Affordable Rent 2 Shared Ownership
16/01361/FULM	Westgate, Station Road, Ibstock	13 Affordable Rent
16/01408/FUL	Land at North Close, Blackfordby	9 Affordable Rent
	Totals	71 Affordable Rent 17 Shared Ownership 3 Discount Open Market

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.

North West Leicestershire District Council Infrastructure Funding Statement
Reporting Year 2019/20

Affordable Housing Development	Units provided	Commuted Sum expenditure	Application number	Application site address
Former Police Station Coalville	24 affordable rent	£109,934.38	14/00050/FUL	N of Greenhill / E of Agar Nook, Coalville
		£104,810.78	13/00991/OUTM	Land W of 164-222 Bardon Road, Coalville
Land at Scotlands Road, Coalville	14 affordable rent	£144,632.26	14/00251/OUTM	Top Street, Appleby Magna
		£65,367.74	14/00405/FUL	Land at Chapel Street, Oakthorpe
Extra Care Facility, Ashby de la Zouch	<i>Units under construction</i>	£236,267.25	14/00578/OUTM	Burton Road/ Moira Road, Ashby de la Zouch
		£34,379.06	14/00405/FUL	Land at Chapel Street, Oakthorpe
		£16,068.42	12/00229/FULM	RO 27 The Crescent, Breedon on the Hill
		£10,065.61	16/00798/FUL	Land off Forest Road, Coalville Phase 2
		£54,512.34	14/00578/OUTM	Land off Dawsons Road, Osgathorpe
		£53,916.93	15/01130/FUL	Land at Hall Farm, Hall Lane, Packington
		£219,790.39	13/00355/FULM	Treetops, Woodville, Former Mt Pleasant Works
Queensway Measham	<i>Demolition phase of project</i>	£3,403.79	13/00355/FULM	Treetops, Woodville, Former Mt Pleasant Works
Smedley Close and Staley Avenue, Ashby de la Zouch	<i>Units provided in previous year</i>	£16,554.79	13/00355/FULM	Treetops, Woodville, Former Mt Pleasant Works
		£234.00	14/00578/OUTM	Burton Road/ Moira Road, Ashby de la Zouch
Totals	38 Affordable Rent	£1,069,937.74		

Leisure and Recreation

These are projects the District Council are responsible for and have drawn monies for in the reporting year.

Hood Park Leisure Centre alterations and improvements		
<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£30,137.55	09/00485/FULM	Land at Smisby Road, Ashby de la Zouch
£360,482.37	09/00300/OUTM	Land at Leicester Road, Ashby de la Zouch
£78,662.57	09/0620/FUL	Land South West of Moira Road, Ashby de la Zouch
£95,898.99	14/00769/OUTM	Land adjacent Woodcock Way, Ashby de la Zouch

New Coalville Leisure Centre		
<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£205,784.04	16/01103/FULM	Land off Frearson Road, Donington le Heath

Parish / Town Councils

These are the projects that Parish and Town Councils have drawn monies for in the reporting year.

Appleby Magna		Bowleys Lane Recreation Ground
<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£12,078.00	13/00697/OUTM	Land at Top Street, Appleby Magna

Ashby de la Zouch		Hood Park Play Area
<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£4,000.00	13/00517/FULM	The Old Soap Factory, The Callis, Ashby de la Zouch

Ashby de la Zouch		Town Centre Enhancements
<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£2,793.39	09/00430/FULM	Land at Dents Road, Ashby de la Zouch

Castle Donington		New Community Hub
<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£56,875.24	TR050002	Roxhill / SEGRO, East Midlands Gateway

Kegworth		Whatton Road Play Park
<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£29,254.65	06/01849/OUT	58 Station Road, Kegworth

Whitwick		Parsonwood Hill Recreation Ground
<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£15,227.56	11/00034/OUTM	Grace Dieu Road, Whitwick

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.

Whole Project costs, including regular sampling of water quality across the whole catchment area.		
<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£13,905.58	12/00646/FULM	Pickering Nursery Site
£7,120.96	09/00620/FUL	Land South West of Moira Rd, Ashby
£2,005.82	13/00716/FUL	Land at Ashby Rd, Measham
£932.94	14/00080/FULM	Burton Rd, Ashby
£3,645.95	15/00068/FUL	Ashby Hill Top Primary School
£361.67	14/01005/FUL	Land adj 56 Moira Rd, Donistorpe
£289.61	15/00679/FUL	McDonalds, Appleby Magna
£10,679.04	14/00923/FULM	Plot A1 Ivanhoe Business Park
£417.22	15/00189/FUL	St Helens Church, Lower Church St, Ashby
£1,108.47	15/00174/COM	Willesley County Primary School, Packington Nook Lane, Ashby
£167.98	15/00300/FULM	Plot E, Tom Bill Way, Ashby, LE65 2UY
£366.14	10/00618/FUL	Methodist Chapel
£117.81	13/00493/FUL	60 Market Street, Ashby
£643.07	15/01109/OUT	28/28 Snarestone Rd, Appleby Magna
£643.05	14/01111/FUL	Land adj Rec Ground, Measham Road, Moira
£3,318.95	14/00775/FULM	Kilwardby Street, Ashby de la Zouch

Creation of a sediment trap/wetland on a 1.7ha area of scrubland at the confluence of the Gilwiskaw Brook and Upper Mease		
<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£9,075.31	09/00620/FUL	Land South West of Moira Rd, Ashby

Creation of wetland sediment traps at Mill Farm south of Ashby at the confluence of the Gilwiskaw brook and the coleorton brook.		
<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£2,375.00	09/00620/FUL	Land South West of Moira Rd, Ashby

Creation of wetland sediment traps preventing run off entering a tributary of the Gilwiskaw brook at QE2 Woodland Trust site.

<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£1,800.00	09/00620/FUL	Land South West of Moira Rd, Ashby

Replacement bridge crossing the Mease to reduce risk of sedimentation from livestock poaching at Mill House Harlaston.

<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£2,504.18	15/00174/COM	Willesley County Primary School, Packington Nook Lane, Ashby
£1,191.59	13/00829/OUT	Land at Measham Rd, Appleby Magna, Swad
£499.23	15/00300/FULM	Plot E, Tom Bill Way, Ashby, LE65 2UY

Replacement bridge crossing the Mease to reduce risk of sedimentation from livestock poaching at Money Hill Farm

<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£2,504.18	15/00174/COM	Willesley County Primary School, Packington Nook Lane, Ashby
£1,191.60	13/00829/OUT	Land at Measham Rd, Appleby Magna, Swad
£499.22	15/00300/FULM	Plot E, Tom Bill Way, Ashby, LE65 2UY

Healthcare

The West Leicestershire Clinical Commissioning Groups liaise with individual Practices to spend funds that have been secured for the respective Practices.

Ibstock House Surgery		
<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£119,386.15	09/01016/FUL	Ashby Road, Ibstock
£8,993.31	11/00139/FUL	Land at 117 Chapel Street, Ibstock
£52,364.89	12/00453/FULM	Land to South of Ashby Road, Ibstock
£29,190.17	13/00908/OUTM	Land adjacent Clare Farm, Ibstock
£1,839.43	17/00304/FULM	Rear of Jennys Lane & Ibstock Road, Ravenstone

Measham Surgery		
<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£7,964.28	05/01794/OUT	Land at Rosebank View, Measham
£8,061.72	13/00516/FULM	Land at New Street (Phase 1), Measham

Whitwick Health Centre		
<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£765.60	14/00328/OUTM	Loughborough Road, Thringstone

Whitwick Road Surgery		
<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£7,926.50	16/01103/FULM	Land off Frearson road, Donington le Heath

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.

Monitoring Staff costs		
<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£1,495.45	14/01132/FULM	Slack and Parr, Kegworth
£1,397.49	13/00355/FULM	Treetops Woodville, Former Mount Pleasant Works
£311.34	15/00199/FUL	Oakfield Barn, Burton Road, Oakthorpe
£727.13	08/01324/FULM	2 Derby Road, Ashby de la Zouch
£110.17	12/00453/FULM	Land South of Ashby Road, Ibstock
£1,653.77	14/00273/FULM	Land North East Atherstone Road, Measham

Appendix 1

IFS summaries for new legal agreements in the reporting year of 2019-20

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 2019/20 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

Original Agreement			
Application reference	18/00286/FULM		
Site Address	Fallen Knight Hotel 14-18 Kilwardby Street Ashby De La Zouch	Dated	1-4-2019
Application Description	Conversion of hotel and restaurant to three townhouses and eight apartments, formation of roof terraces and bin stores, external alterations and landscaping		
Notes:			
Contribution Details		Triggers	
Planning permission 16/00012/FULM will not be implemented		Upon grant of planning permission	

Original Agreement			
Application reference	19/00046/FUL		
Site Address	Topsy Turvey Stables 121 Bosworth Road Measham	Dated	5-4-2019
Application Description	Erection of one new dwelling with access and hardsurfacing		
Notes:			
Contribution Details		Triggers	
River Mease £453.00 Based on the DCS2 formula		Prior to commencement	

Amending Agreement 1			
Application reference	18/02262/VCU	Original Application	18/00095/OUT
Site Address	Land Opposite Lower Farm House Netherseal Road Chilcote	Dated	11-4-2019
Application Description	Variation of condition 3 of planning permission 18/00095/OUT to alter finished floor levels		
Notes: Continuation deed only, so there are no changes to the obligations within the original document which can be viewed on web link above, under application reference 18/00095/OUT			

Amending Agreement 3			
Application reference	18/00169/FULM	Original Application	14/00578/OUTM
Site Address	Land At Moira Road Shellbrook And Burton Road Ashby De La Zouch	Dated	11-4-2019
Application Description	Erection of 21 dwellings (re-plan of approved development 15/01191/REMM)		
Notes: Continuation deed relating to 21 plots only, secures additional river Mease contribution for the additional plots, and alters affordable housing definitions for the whole site while securing 2 additional units.			

Amending Agreement 4			
Application reference	18/01667/FULM	Original Application	14/00578/OUTM
Site Address	Land At Moira Road Shellbrook And Burton Road Ashby De La Zouch	Dated	11-7-2019
Application Description	Substitution of housetypes on 10 no. plots in relation to reserved matters approval 15/01191/REMM		
Notes: Continuation deed only, relates to 10 plots			

Amending Agreement 5			
Application reference	19/00853/FUL	Original Application	14/00578/OUTM
Site Address	Land At Moira Road Shellbrook And Burton Road Ashby De La Zouch	Dated	9/12/2019
Application Description	Erection of two dwellings (amended house types to plots 151 and 171)		
Notes: Continuation deed only, relates to 2 plots			

Contribution Details		Triggers
Affordable Housing 2x 3bed houses	Plots 319 & 320 to be transferred to DC prior to 50% occupation of phase	
Additional River Mease Contribution £3,798.00 for the additional plots	prior to commencement	

Original Agreement			
Application reference	18/01577/FUL		
Site Address	17 Moira Road Donisthorpe	Dated	12-4-2019
Application Description	Erection of three detached dwellings and detached building containing containing ancillary office/storage area for Plot 1 and ancillary parking/storage areas for Plots 2 and 3		
Notes: The discontinuance of the previous planning permission created a new chain of agreements			
Contribution Details		Triggers	
River Mease £1,601.00 Based on DCS 2 formula		Prior to commencement	
Discontinuance of previous planning permission 16/00090/OUT		On granting of planning permission (18/01577/FUL)	

Original Agreement			
Application reference	16/01191/OUTM		
Site Address	Land Off Hepworth Road Woodville	Dated	24-4-2019
Application Description	Self and custom build residential development consisting of 30 plots with a new access and supporting infrastructure (outline - access and layout included)		
Notes:			
Amending Agreement 1			
Application reference	16/01191/OUTM	Original Application	16/01191/OUTM
Site Address	Land Off Hepworth Road Woodville	Dated	7-6-2019
Application Description	Self and custom build residential development consisting of 30 plots with a new access and supporting infrastructure (outline - access and layout included)		
Notes: Alterations to County Council contributions only			
Contribution Details		Triggers	
Historic s106 application release the site from the historic s106 dated 3-6-2004 to maintain the site as woodland in perpetuity		Hereby release the application site from the historic S106	
National Forest £38,000.00 For tree planting and development works at the National Forest site at Norris Hill		Prior to 50% occupation	
Self build and custom housebuilding 30 plots which are designed by the occupier		Plots to be constructed according to the block plan	

Original Agreement			
Application reference	18/00959/FULM		
Site Address	The Plough Leicester Road Ravenstone	Dated	24-4-2019
Application Description	Demolition of existing public house and outbuildings and erection of 14 dwellings with alterations to existing access and provision of off-street parking and landscaping		
Notes: 100% affordable scheme			
Contribution Details		Triggers	
Affordable Housing 14 Rented units	Transferred to Registered Provider prior to occupation		

Original Agreement			
Application reference	19/00182/FUL		
Site Address	15 Spring Lane Packington	Dated	26-4-19
Application Description	Erection of two dwellings with detached garages (Access from Normanton Road)		
Notes:			
Contribution Details		Triggers	
River Mease £906.00 based on the DCS2 formula	Prior to commencement		
National Forest £700.00 for off site forest planting, location edged red on the NFC plan	Prior to commencement		

Original Agreement			
Application reference	19/00265/FUL		
Site Address	56 Top Street Appleby Magna	Dated	2-5-2019
Application Description	Erection of one new dwelling and associated parking and access		
Notes:			
Contribution Details		Triggers	
River Mease £633.00 based on DCS2	Prior to commencement		

Original Agreement			
Application reference	18/01534/OUT		
Site Address	Crusher Yard Site Pipeyard Lane Works Pipeyard Lane Newbold	Dated	7-5-2019
Application Description	Mixed use development comprising B1 (Office) premises and residential development of 6 no. dwellings, garaging and associated infrastructure (outline - access only)		
Notes:			
Amending Agreement 1			
Application reference	19/01609/FULM	Original Application	18/01534/OUT
Site Address	Pipeyard Lane Works Pipeyard Lane Newbold Coleorton	Dated	30/01/2020
Application Description	Erection of twelve single storey dwellings, garaging and associated infrastructure		
Notes: Additional County Council provision only			
Contribution Details		Triggers	
Access Road Shown edged green on the plan To be used as an access road only and not to be obstructed		Prior to the first sale to erect road signs indicating that the road is un-adopted and maintain them for as long as the road remains so Provide any purchaser with clear information on the status of the access Following completion of the development title to be transferred to the management company	
Internal Roadway Constructed on the blue land		Prior to first occupation Base Course level to be completed Prior to last occupation the roadway to be Substantially Completed To construct the roadway in accordance with the permission and agreement. To maintain it to the satisfaction of the council as long as it is un-adopted. Following completion of the development title to be transferred to the management company	
Management Company Limited to the occupiers of the blue land to ensure the upkeep of the access road and the internal roadway		Not to occupy any dwelling until the management company has been formed Ensure any buyer becomes a member of the management company Whilst road is un-adopted to maintain the management company.	
Waste disposal service Collection and disposal of general household waste by the Council		Access to be provided in perpetuity	

Original Agreement			
Application reference	18/01764/FULM		
Site Address	Land At Bardon Road Coalville	Dated	17-5-2019
Application Description	Employment development including the erection of four buildings for Use Class B1c/B2/B8 purposes		
Notes: All County Council contributions			
Amending Agreement 1			
Application reference	19/01719/VCUM	Original Application	18/01764/FULM
Site Address	Land Adjoining Service Station Bardon Road Coalville	Dated	28/11/2019
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		
Notes: Continuation deed only			

Amending Agreement 2			
Application reference	19/00601/VCUM	Original Application	14/01132/FULM
Site Address	Slack And Parr Ltd Long Lane Kegworth	Dated	30-5-2019
Application Description	Variation of conditions 20 and 31 of planning permission 18/02239/VCUM to vary the timescales for implementation		
Notes: Continuation deed only			

Original Agreement			
Application reference	19/00276/FUL		
Site Address	Land Adj To Newfields Newfields Moira	Dated	10-6-2019
Application Description	Erection of six detached dwellings with associated garages and access road		
Notes:			
Contribution Details		Triggers	
River Mease In respect of plots 1 -3 £1,062.00 under DCS1		Prior to commencement of plots 1-3	
River Mease In respect of plots 4-6 £1,899.00 under DCS2		Prior to commencement of plots 4-6	
Previous planning permission 16/01319/OUT		Discontinuation of the previous planning permission on issue of this planning permission	

Original Agreement			
Application reference	19/00283/FUL		
Site Address	Land At Aqueduct Road Coleorton	Dated	11-6-2019
Application Description	Erection of two storey dwelling, double garage and associated external works		
Notes: the two obligations are interconnected as only one permission is implementable and therefore have been logged as one contribution on the accompanying spreadsheets.			
Contribution Details		Triggers	
Planning Permission 19/00283/FUL	The Planning Permission will be discontinued on the implementation of the Previous Planning Permission		
Previous Planning Permission 16/00200/FUL	The Previous Planning Permission will be discontinued on the implementation of the Planning Permission		

Original Agreement			
Application reference	17/01424/FULM		
Site Address	Snibston Discovery Park Ashby Road Coalville	Dated	12/06/2019
Application Description	Residential development of up to 144 dwellings (Outline - all matters reserved) 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 (full)		
Notes:			
Contribution Details		Triggers	
Affordable Housing 5% of development (rounded up) across site 71% Rented at no more than 80% market rents. 21% Intermediate (shared ownership)	Provided prior to 60% market occupation.		
Childrens Play Area: Play scheme to be fully accessible to disabled, and 'full public access'.	Play scheme to be agreed with DC prior to commencement. To be completed prior to 1st occupation.		
Heritage Enhancement and Public Access Scheme For the future management of the Snibston Colliery Scheduled Monument Area	Submitted for approval prior to commencement.		
Health £78,971.04 for the provision of additional consulting / treatment rooms at Whitwick Surgery.	Prior to commencement		

Original Agreement			
Application reference	18/01973/FULM		
Site Address	Land At Butt Lane Blackfordby	Dated	14/06/2019
Application Description	Erection of 25 no. dwellings and associated infrastructure		
Notes:			
Contribution Details		Triggers	
Affordable Housing 4 Units	Not to occupy more than 50% of the market housing until affordable units constructed/ready for occupation / transferred.		
Off Site Affordable Housing Contribution Equivalent to 15% provision, calculated in accordance with SPD.	50% prior to first occupation of first market unit; and remaining 50% prior to first occupation of 50% of market housing units.		
River Mease According to formula; capped at £11,933.00	Prior to commencement of development/Or: first occupation.		
Health £18,259.20	Prior to occupation		

Original Agreement			
Application reference	13/00802/FULM & 15/00641/FULM		
Site Address	Land To The North Wainwright Road Hugglescote	Dated	17/06/2019
Application Description	Residential development of 79 dwellings with associated road and service infrastructure, drainage ponds and features, landscaping and open space Residential development of 196 dwellings with associated road and service infrastructure, drainage ponds and features, landscaping and open space, together with demolition of 104 Forest Road		
Notes: Applications are combined because they share a legal agreement			
Contribution Details		Triggers	
Affordable Housing 21 Units Or a Commuted Sum if some or all of the units are not taken by a Registered provider.	To be constructed prior to 60% occupation of Market Dwellings.		
Open Space Area To be provided, including one NEAP	Designed and laid out: prior to 75% occupation/phase by phase		
Health £28,206.75 for primary care, over two phases. (£8,103.03 Phase 1 and £20,103.72 Phase 2)	On both phases: 50% prior to commencement 50% prior to 50% occupation		

Original Agreement			
Application reference	18/01847/FULM		
Site Address	Land Rear Of 118 Burton Road Ashby De La Zouch	Dated	21-06-2019
Application Description	Erection of 65 apartment extra care facility and associated infrastructure		
Notes:			
Amending Agreement 1			
Application reference	19/01298/VCUM	Original Application	18/01847/FULM
Site Address	Land Rear Of 118 Burton Road Ashby De La Zouch	Dated	19-11-2019
Application Description	Variation of conditions 2, 3, 4 and 5 of planning permission 18/01847/FULM to amend design details and landscaping and increase the third-floor area		
Notes: Continuation Deed only			
Contribution Details		Triggers	
Affordable Housing All units (65) to be AH Mix of rent and shared ownership		Prior to commencement nomination agreement to be entered into.	

Amending Agreement 1			
Application reference	18/00766/VCI	Original Application	15/01130/FUL
Site Address	Land At Hall Farm Hall Lane Packington Ashby	Dated	25-6-2019
Application Description	Retention and conversion of existing farmhouse and frontage barn to form four new dwellings and demolition of remaining agricultural buildings and erection of five single storey and two storey dwellings and felling of trees without complying with conditions 2, 7, 10, 12, 13, 14, 17, 21, 24, 26, 30 and 34 of planning permission 15/01130/FUL to amend the position, size and design of doors/windows/rooflights to all new dwellings, install rooflights to Plots 1, 7, 8 and 9, a first floor rear window to Plot 5 and two first floor side windows to Plot 6, install casement windows to the rear of Plot 5, change the position of the bin collection area, amend Plot 2 to include a single storey rear extension, amend the design of the carport to Plots 1 and 2, retain Plots 8 and 9 at an increased height, allow commencement of development in respect of Plots 1, 2 and 5 and submit details of external materials, landscaping and boundary treatments, external lighting, surface water drainage, site access, bat and bird mitigation and contaminated land.		
Notes: Continuation Deed only			

Amending Agreement 1			
Application reference	18/02046/VCIM	Original Application	17/01381/FULM
Site Address	Land At Scotlands Road Coalville	Dated	26-06-2019
Application Description	Removal of condition 20 of 17/01381/FULM so as to not provide bin storage points to the frontage of plots 5 and 6		
Notes: Continuation Deed only			

Original Agreement			
Application reference	19/00449/FUL		
Site Address	Land Adjacent To 30 Willowbrook Close Ashby De La Zouch	Dated	11-07-2019
Application Description	Erection of two storey detached dwelling and single detached garage		
Notes:			
Contribution Details		Triggers	
River Mease £453.00	Prior to commencement of development		

Amending Agreement 4			
Application reference	19/00336/VCIM	Original Application	13/00797/FULM
Site Address	Steeple View Lane Appleby Magna	Dated	07/11/2019
Application Description	Variation of conditions 19 and 30 of planning permission 15/00778/VCIM to retain the speed tables in amended locations with tarmac ramps and block paved tops		
Notes: Continuation Deed only			

Original Agreement			
Application reference	19/00382/FUL		
Site Address	Lyndhurst Lodge 87 Burton Road Ashby De La Zouch	Dated	11/07/2019
Application Description	Erection of two storey and single storey extensions to existing C2 care home		
Notes:			
Contribution Details		Triggers	
River Mease £2,850.00	Prior to commencement		

Amending Agreement 4			
Application reference	09/00620/FUL (No3)	Original Application	09/00620/FUL
Site Address	Land To The East Of 57 Moira Road Ashby De La Zouch	Dated	28/06/2019
Application Description	Erection of 69 No. dwellings with associated garaging, parking, open space, landscaping and infrastructure		
Notes: Continuation Deed and Charge provisions changed			

Amending Agreement 1			
Application reference	17/01740/VCIM	Original Application	13/00648/FULM
Site Address	Swainspark Site Spring Cottage Road Overseal	Dated	18/07/2019
Application Description	Variation of conditions 2, 3, 5, 6, 8, 9, 10, 12, 13, 14, 15, 16 and 20 of planning permission 13/00648/FULM to vary the approved layout, make variations to plots 1-7, 8, 11, 12 and 13 and demolish and re-build the ticket office		
Notes: Continuation Deed only			

Original Agreement			
Application reference	17/01081/OUTM		
Site Address	Land North Of Lountside Flagstaff Island Ashby De La Zouch	Dated	30/07/2019
Application Description	Erection of a road related storage, maintenance and management facility (use classes B1 and B8) and associated site works (outline - all matters reserved)		
Notes:			
Contribution Details		Triggers	
River Mease £13,875.00		Prior to commencement	
National Forest <i>Option 1</i> On site provision of 0.48Ha; <i>Option 2</i> Off site contribution based on £20,000.00/Ha; OR <i>Option 3</i> Combination of the above to provide equivalent of 0.48Ha of provision. Sum to be rounded up to nearest 0.1Ha		Prior to commencement owner to elect choice of provision <i>Option 1</i> Prior to commencement planting scheme to be submitted, to include delivery timetable <i>Option 2</i> Prior to first occupation <i>Option 3</i> Owner to comply with the terms for option 1 and pay the part contribution prior to commencement.	

Original Agreement			
Application reference	19/00393/FUL		
Site Address	11 - 13 Bath Street Ashby De La Zouch	Dated	06/08/2019
Application Description	Change of use from retail (A1) to restaurant (A3) as well as other associated works and installation of a flue		
Notes:			
Contribution Details		Triggers	
River Mease £2,500.00		Prior to commencement	

Original Agreement			
Application reference	18/01599/OUTM		
Site Address	115 Station Road Hugglescote	Dated	21/08/2019
Application Description	Erection of 9 dwellings including associated access and parking arrangements (Outline - means of access and layout for approval)		
Notes:			
Contribution Details		Triggers	
Access for Waste Collection Maintain to a reasonable standard the Access Road at no cost to the Council. Unrestricted access over and across the Access Road at all times.		In perpetuity	

Original Agreement			
Application reference	18/01947/FUL		
Site Address	The Old Rectory 55 Rectory Lane Appleby Magna	Dated	29/08/2019
Application Description	Change of use of C3 (dwellinghouse) to holiday let for up to 28 people together with change of use of Grooms Cottage to managers accommodation		
Notes:			
Contribution Details		Triggers	
River Mease £633.00 DCS2		Upon completion	

Original Agreement			
Application reference	18/01928/OUT and 18/01927/FULM		
Site Address	Elms Farm Stordon Lane Osgathorpe	Dated	23/09/2019
Application Description	Demolition of existing farm buildings and erection of 5 no. dwellings (outline - access and layout only) Demolition of existing barn and erection of a grain store, general purpose building and two cattle sheds and formation of access track		
Notes: Legal Agreement ties two applications together			
Contribution Details		Triggers	
Existing Agricultural Buildings: To be replaced by the replacement agricultural buildings in the required materials		Not to demolish until the replacement buildings are substantially complete (excluding building 18). Use to demolish and cease use of all buildings within 3 months of the new buildings being substantially complete	
Occupation of new Dwellings		Occupation not to occur until Existing Agricultural Buildings have been demolished and the replacement buildings are in operational use	
S73 Application To submit an application to change the existing Agricultural Tie (89/1254) from the Elms Farmhouse to Plot 5		Application to be submitted on Plot 5 being substantially complete.	

Original Agreement			
Application reference	19/00603/OUT		
Site Address	Land To The Rear Of 6 Rawdon Road And 11,15 And 17 Ashby Road Moira	Dated	30/09/2019
Application Description	Erection of three detached dwellings with associated access, parking and garages (outline-access and layout included)		
Notes:			
Contribution Details		Triggers	
River Mease £1,539.00	Prior to commencement		

Original Agreement			
Application reference	18/01443/FULM		
Site Address	Land At M42, Junction 11 Stretton-en-le-Field	Dated	09/10/2019
Application Description	Part full / part outline planning application for the development of land, including the demolition of all existing on-site buildings and structures, levelling, and re-grading of the site. Full consent sought for the construction of a Distribution Campus (Use Class B8), with ancillary offices (Use Class B1a), associated gatehouse and other ancillary uses, new electricity sub-station and new pumping station, creation of new accesses from the B5493, internal roadways, cycleways and footpaths, yard space, car parking and circulation, associated lighting and security measures, surface water attenuation and landscaping. Outline consent (with all matters reserved except vehicular access from the B5493 and re-grading of site) sought for additional Use Class B1c, B2 and B8 employment, with ancillary offices (Use Class B1a) and associated commercial and amenity uses		
Notes:			
Amending Agreement 1			
Application reference	18/01443/FULM	Original Application	18/01443/FULM
Site Address	Land At M42, Junction 11 Stretton-en-le-Field	Dated	10/03/2020
Application Description	Same as above		
Notes: Changes in wording on employment definition and trigger.			
Contribution Details		Triggers	
Open Space Scheme Open Space Scheme to be submitted to NWLDC detailing specification, provision and maintenance of the open space.	Scheme submitted within 6 months of commencement of development.		
Open Space Land Open Space land indicatively shaded green on attached plan 17-35-35 rev B To allow recreational access at all times, to public on foot, or with a bicycle.	To be provided in accordance with scheme and maintained at the developers cost until such time as the development has ceased permanently and the site has been cleared.		

<p>Complimentary Uses Scheme: Undertake an Occupier Demands Assessment and then submit needs-based scheme for provision of complimentary uses.</p>	<p>Within 6 months of commencement the Occupier Demand Assessment to be completed Within 9 months of commencement the Scheme to be submitted to the DC for approval</p>
<p>Complimentary Uses Unit: Provide a unit within development for complimentary uses. Potential uses include: Creche / Management Suite / Office / Gym / Café / multi-use games area, as approved by DC in writing.</p>	<p>Dependant on Scheme proving need</p>
<p>Employment Scheme (Construction Phase) Scheme for provision of education, employment, or training for the construction of the site.</p>	<p>Prior to commencement scheme to be approved Scheme to be observed at all times during construction of development</p>
<p>Employment Scheme (Occupation Phase) Scheme for provision of education, employment, or training for the occupation of the site</p>	<p>At least 6 months prior to occupation of any building scheme to be submitted Scheme to be approved prior to any occupation</p>

Amending Agreement 1			
Application reference	19/00890/VCUM	Original Application	14/00104/FUL
Site Address	The Royal Hotel Station Road Ashby De La Zouch	Dated	22/10/2019
Application Description	Variation of conditions 2, 4, 6, 7, 8, 11, 13, 14, 15, 16, 17, 18, 27, 28, 30 and 31 of 14/00104/FULM so as to enable the site to be developed in areas		
Notes: Continuation Deed only			

Amending Agreement 3			
Application reference	09/00296/OUTM (No3)	Original Application	09/00296/OUTM
Site Address	Land To The Rear Of Former RBS Computer Centre Packington Hill Kegworth	Dated	29/10/2019
Application Description	Development of land at rear of former data centre for the erection of up to 104 dwellings, alteration to existing car parking arrangements and access and creation of attenuation pond (Outline - All matters reserved)		
Notes: Continuation Deed only			

Amending Agreement 3			
Application reference	13/00956/OUTM)	Original Application	13/00956/OUTM
Site Address	Land at South East Coalville	Dated	7/11/19
Application Description	Development of up to 2,700 dwellings, up to 2 Ha for a new local centre including up to 2,000 sqm for A1, A2, A3, and A5 uses, up to 499 sqm for public house restaurant, up to 400 sqm for children's day nursery and up to 500 sqm for new medical centre; new primary school, on-site National Forest planting and areas of public open spaces, new bus routes and bus infrastructure and associated highways and drainage infrastructure. (Outline - all matters reserved)		
Side Letter relating to the management of the Public Open Space in Phase A1, A2 and A3 of the Southern Quadrant			

Original Agreement			
Application reference	19/00955/FUL		
Site Address	New Chilcote Hall Church Lane Chilcote	Dated	14/11/2019
Application Description	Conversion and extension of building to form one dwelling		
Notes:			
Contribution Details		Triggers	
River Mease £453.00		Prior to commencement	

Amending Agreement 1			
Application reference	19/00533/VCUM	Original Application	13/00141/OUTM
Site Address	Land At Measham Waterside Burton Road Measham	Dated	05/12/2019
Application Description	Variation of conditions 2, 6, 7, 8, 9, 10, 12, 13, 14, 15, 19, 20, 33, 34, 35 and 36 of 13/00141/OUTM so as to allow a phased approach to development and removal of conditions 4, 5, 18, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32		
Notes: Continuation Deed only			

Original Agreement			
Application reference	18/02198/FULM		
Site Address	Priory Nursery Garden Centre Ashby Road Breedon On The Hill	Dated	16/12/2019
Application Description	Demolition of existing buildings and redevelopment for 43 dwellings, a new village hall, formation of vehicular and pedestrian access points and associated infrastructure		
Notes:			
Contribution Details		Triggers	
Affordable Housing 5 units 4x 2bed affordable rent, 1x 3bed shared ownership		Prior to 5 th Market occupation Registered Provider to have been contracted Prior to 10 th Market occupation AH units to have been constructed and transferred to Registered Provider	
Health £21,549.66 for improvements for Castle Donington Surgery		Prior to 11 th occupation	

Amending Agreement 1			
Application reference	17/00366/VCIM	Original Application	15/00015/FULM
Site Address	Land At Sawley Crossroads Sawley	Dated	7/01/2020
Application Description	Construction of regional distribution centre and associated development approved under planning permission ref. 15/00015/FULM without complying with Condition 5 so as to allow for an amended building design and siting, amended external storage areas, amended car park and amended drainage		
Notes: Phase 1 Travel Pack terms replaced			

Amending Agreement 1			
Application reference	19/01245/VCU	Original Application	16/00948/FUL
Site Address	Breedon Priory Golf Centre Green Lane Wilson	Dated	21/01/2020
Application Description	Variation of conditions 2, 3, 9, 14, 15, 16, 17 and 19 of planning permission 16/00948/FUL to allow for alterations to proposed levels and submission of information required by condition and amendments to the design of the dwelling on plot 2		
Notes: Continuation Deed only			

Amending Agreement 1			
Application reference	14/00444/FUL; 14/00445/FULM & 17/00130/FUL	Original Application	14/00444/FUL & 14/00445/FULM
Site Address	Land Off New Street Measham Land Adjoining Greenacres Bosworth Road Measham Peveril Homes Site Measham Road Moira	Dated	10/02/2020
Application Description	Erection of 9 dwellings, access and associated infrastructure Demolition of existing building and erection of 27 no. dwellings and associated infrastructure Erection of 4 dwellings and associated garages		
Notes: Cross references three sites Applications are combined because they share a legal agreement to relocate the affordable housing provision to the New Street Site and amend / insert new obligations to all three original agreements. <i>Only new obligations are listed</i>			
Contribution Details		Triggers	
Affordable Housing (14/00444/FUL) 9 units 7 affordable rent 2 intermediate dwellings		Prior to commencement either offer to RP or transfer to DC Prior to 12 occupations on Bosworth Road site draft transfer to be submitted Prior to 26 occupations on the Bosworth Road site all units to have been Provided	
DC Monitoring (14/00444/FUL) £250.00 or 0.5% (whichever is the greater) of any contribution due under first schedule for monitoring AH obligation		No trigger identified	
Landscape Management Plan (14/00445/FULM) A plan relating to the maintenance and management of the Managed Areas (POS and SUDs)		Submit prior to first occupation	
Public Open Space and SUDs (14/00445/FULM) The public open space, and the SUDs located within it, to be provided on site in accordance with the conditions annexed to the planning permission		Following construction the Open Space and SUDs are to be offered to the District and Parish Councils, if not taken to be transferred to Management Company	

Original Agreement			
Application reference	19/01343/FULM		
Site Address	Land Adjacent To A511 Stephenson Way Coalville	Dated	03/03/2020
Application Description	Erection of a detached building for use as a leisure centre (Use Class D2) together with external landscaping, pedestrian accesses and parkland (including external trim trails and activity stations) associated parking and servicing areas alongside provision of a new vehicular and pedestrian site ingress/egress from A511 (Stephenson Way)		
Notes: County Council provision only			

Original Agreement			
Application reference	18/01127/FUL		
Site Address	Whitney Park Shortheath Road Moira	Dated	13/03/2020
Application Description	Change of use of land to residential caravan site for gypsies and travellers, including the stationing of 12 caravans/mobile homes, laying of hardstanding, construction of timber decking and erection of fencing.		
Notes:			
Contribution Details		Triggers	
River Mease £3,015.00		Due upon execution of agreement	

Original Agreement			
Application reference	18/01890/OUTM		
Site Address	Land East Of Regs Way Coalville	Dated	11/03/2020
Application Description	Employment development for uses B1 (c), B2 and B8 (outline with details of part access included)		
Notes: County Council provision only			

Original Agreement			
Application reference	19/00675/FULM		
Site Address	Land To The Rear Of Jackson Street And Wentworth Road Coalville	Dated	19/03/2020
Application Description	Erection of 130 affordable dwellings with associated infrastructure, public open space and landscaping and demolition of existing dwelling		
Notes:			
Contribution Details		Triggers	
Affordable Housing Not less than 20% of total for Affordable provision Tenure scheme to be agreed by District Council.		Prior to commencement Tenure Scheme to be submitted including location of AH units. RP identified prior to first occupation. AH to be transferred prior to 30% occupation if 20% provision is constructed.	
Open Space To include: <ul style="list-style-type: none"> • Children's Play Equipment. • National Forest Planting • Details of the pedestrian routes In position shown on Plan 2		Prior to commencement Management Plan to be submitted. Prior to each phase commencing submit Open Space Phasing Plan including occupation triggers	
Sports Pitches Provision £60,770.00 for additional sports pitches and changing rooms at Scotlands playing field.		On or before commencement.	

Original Agreement			
Application reference	19/01721/OUTM		
Site Address	Heather Brickworks Newton Road Heather	Dated	13/03/2020
Application Description	Employment development of approximately 6800 square metres of floorspace for uses B1, B2 and B8 (outline with details of part access included)		
Notes: County Council provision only			