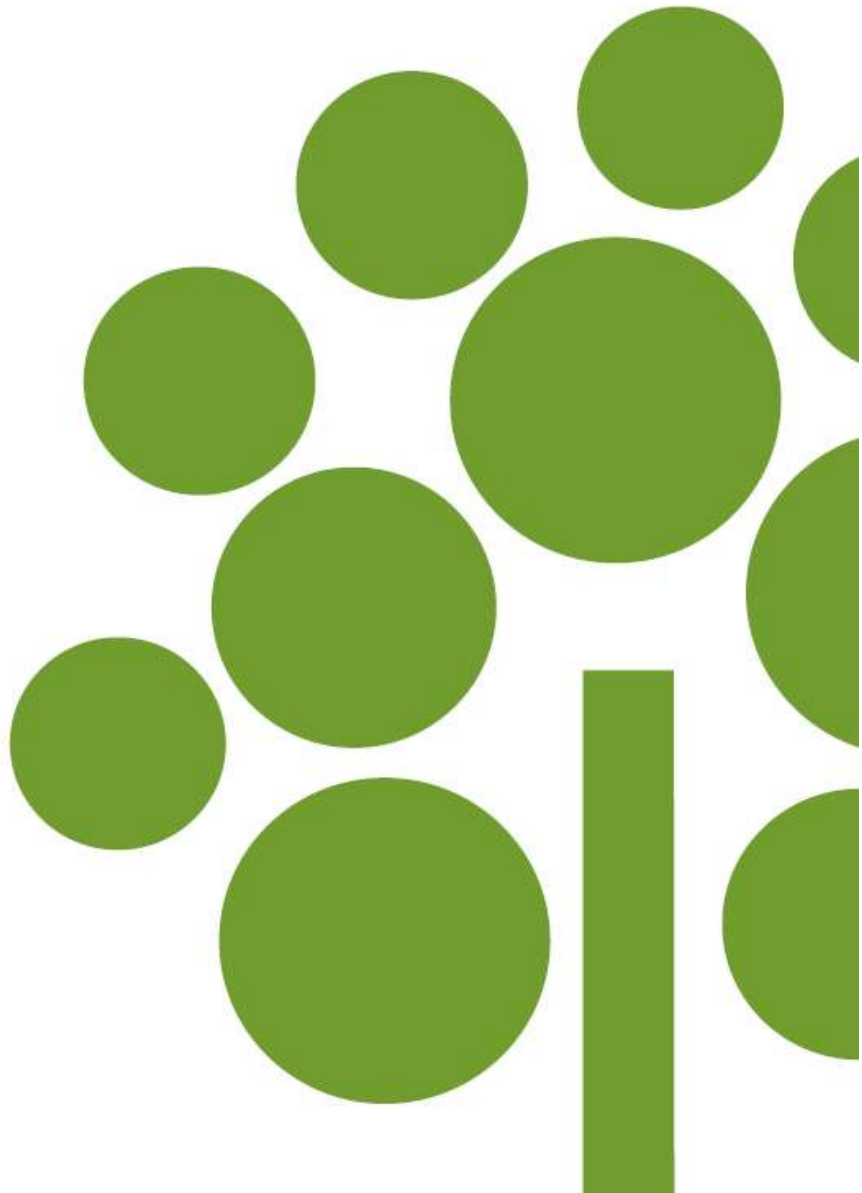


**North West Leicestershire District Council**

# **Infrastructure Funding Statement**

**Reporting year**

**2020-21**



## 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 2020 to 31<sup>st</sup> March 2021 (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

This is the second 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 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 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 2015

The table below summarises the contributions received for the last six financial years to the end of 2020/21. 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 £1,417,834.29 is only the balance for contributions received in 2020/21 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.

Table 1 summary of contributions by year

Year	Received	Expenditure	Balance at 31/03/20
2015/16	£593,919.37	£278,062.17	£329,498.55
2016/17	£2,430,478.63	£2,424,527.42	£8,477.72
2017/18	£3,997,220.13	£3,555,765.48	£469,759.39
2018/19	£4,174,022.36	£491,054.55	£3,738,556.57
2019/20	£2,542,296.16	£607,099.07	£1,950,283.59
2020/21	£1,600,561.68	£183,444.24	£1,417,834.29

The table below identifies the overall amount of contributions received in 2020/21 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 2020/21. The table also shows the amounts held in the form of Commuted Sums (for long term Maintenance) undertaken by the Council.

Table 2 summary of balance positions for Capital and Commuted sums

	Balance as at 1/4/2020	Total Received 2020/21	Total Expenditure 2020/21	Balance as at 31/3/2021
Capital sums	£7,932,634.16	£1,600,561.68	£1,298,940.75	£8,255,931.27
Commuted Sums	£48,885.36			£48,885.36

The totals in Table 1 and 2 have amendments from the previous report due to further auditing. Monitoring Costs have been added for years 2015/16 to 2018/19 and there were accounting errors / reclassification of a few contributions that affected the reporting year totals.

## 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 (28 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 3 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 3 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
16/00275/OUTM	Former Arla Dairy, Smisby Road, Ashby de la Zouch	8 Affordable Rent 8 Shared Ownership
09/01226/OUTM	Land North & South of Park Lane, Castle Donington (Millers Homes)	4 Affordable Rent 5 Shared Ownership
09/01226/OUTM	Land North & South of Park Lane, Castle Donington (Redrow)	4 Affordable Rent 1 Shared Ownership
13/00183/FULM	Land off Measham Road, Moira	5 Affordable Rent
16/01059/OUT	Quarry Lane, Snarestone	1 Discount Open Market Unit
14/01132/FULM	Slack and Parr Ltd, Long Lane, Kegworth	5 Affordable Rent 4 Shared Ownership
13/00486/OUTM	Holywell Spring Farm, Burton Road, Ashby de la Zouch	11 Affordable Rent 9 Shared Ownership
16/01187/VCIM	Land At Grange Road, Hugglescote	12 Affordable Rent
13/00956/OUTM	Land North & South of Grange Road, Hugglescote (David Wilson Homes)	6 Affordable Rent 2 Shared Ownership
14/00614/OUTM	Land South of Greenhill Road, Coalville	6 Affordable Rent 4 Shared Ownership
15/00083/OUTM & 18/01973/FULM	Land On the East Side Of Butt Lane, Blackfordby	4 Affordable Rent 2 Shared Ownership
13/00908/OUTM	Land Adjoining Clare Farm, Station Road, Ibstock	4 Shared Ownership
	<b>Totals</b>	<b>65 Affordable Rent</b> <b>39 Shared Ownership</b> <b>1 Discount Open Market</b>

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 4 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>	£2,065.00	13/00991/OUTM	Land W of 164-222 Bardon Road, Coalville
Queens St Measham	<i>Demolition phase of project</i>	£96.28	12/00229/FULM	Land rear of The Crescent, Breedon on The Hill
Smedley Close and Staley Avenue, Ashby de la Zouch	<i>Units provided in previous year</i>	£3,518.26	12/00229/FULM	Land rear of The Crescent, Breedon on The Hill
<b>Totals</b>	<i>Units provided in previous year</i>	<b>£5,679.54</b>		

### Leisure and Recreation

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

Table 5 summary of projects by NWLDC in the reporting year

Hood Park Leisure Centre alterations, improvements and refurbishment		
<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£64,296.12	13/00355/FULM	Treetops, Woodville, Former Mount Pleasant Works
£3,313.01	08/01324/FULM	2 Derby Road, Ashby
Owen Street Recreation Ground, new access and gates		
<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£19,605.00	12/00325/OUTM	Land off Coalville Lane & Ravenstone Road, Coalville
Owen Street Recreation Ground, new tractor and Terra Spike for maintenance of grounds		
<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£10,075.39	12/00325/OUTM	Land off Coalville Lane & Ravenstone Road, Coalville

### Parish / Town Councils

Table 6 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 6 summary of projects by Parish / Town Council in the reporting year

Appleby Magna		Bowleys Lane Recreation Ground
<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£2,724.97	13/00697/OUTM	Land at Top Street, Appleby Magna
Appleby Magna		Rectory Lane Allotments and Community Orchard
<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£3,799.00	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>
£21,999.98	13/00517/FULM	The Old Soap Factory, The Callis, Ashby de la Zouch
Heather		Sweepstone Road Recreation Ground
<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£21,975.00	16/00832/OUTM	Land North of Sweepstone Road, Heather
Measham		Bosworth Road Play Area
<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£21,475.00	14/00445/FULM	Land adj Greenacres / Bosworth Road, Measham

Table 7 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 7 summary of contributions transferred directly to the Parish / Town Council in the reporting year

Castle Donington		Sustainable and Efficient Travel Contribution
<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£66,291.12	09/01226/OUTM	Land North & South, off Park Lane, Castle Donington (Miller Homes)
£36,285.82	09/01226/OUTM	Land North & South, off Park Lane, Castle Donington (Clowes Developments)
£44,507.86	09/01226/OUTM	Land North & South, off Park Lane, Castle Donington (Redrow)

### 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 8 summary of the spending on the River Mease projects in the reporting year

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>
£2,416.21	14/00251/OUTM	3 Top Street, Appleby Magna
£607.65	14/00775/FULM	Kilwardby Street, Ashby de la Zouch
£11,804.74	13/00797/FULM	Land at Measham Rd, Appleby Magna
£34,463.50	14/00578/OUTM	Land between Burton rd & Moira Rd, Shelbrook, Ashby
£12,115.68	13/00183/FULM	Land off Measham Road, Moira
£3,517.57	17/00125/FUL	McDonalds, Lountside, Ashby
£7,277.76	16/01110/FULM	Plot D, Tom Bill Way, Ivanhoe Business Park, Ashby
£8,389.63	16/01107/FULM	Plots N,P,R,S,T & U, Tom Bill Way, Ivanhoe Business Park, Ashby
£1,024.04	17/00185/FUL	Site A Smedley Close, Ashby
£57.56	16/01224/FUL	Staley Avenue, Ashby
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>
£9,775.00	14/00578/OUTM	Land between Burton rd & Moira Rd, Shelbrook, 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>
£5,835.00	14/00578/OUTM	Land between Burton Rd & Moira Rd, Shelbrook, Ashby
£7,575.00	16/01107/FULM	Plots N,P,R,S,T & U, Tom Bill Way, Ivanhoe Business Park, 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>
£1,054.16	14/00578/OUTM	Land between Burton Rd & Moira Rd, Shelbrook, Ashby
Sediment reduction and trapping scheme on high priority tributary at Chilcote		
<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£500.00	14/00251/OUTM	4 Top Street, Appleby Magna
£15,179.16	16/01107/FULM	Plots N,P,R,S,T & U, Tom Bill Way, Ivanhoe Business Park, Ashby
£1,267.84	16/01224/FUL	Staley Avenue, Ashby
Sediment trapping through Natural Flood management measures within a woodland in upper catchment at Grangewood Farm		
<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£376.33	16/00559/FUL	105 Marlborough Way, Ashby
£1,138.95	14/00775/FULM	Kilwardby Street, Ashby de la Zouch
£59.05	13/00797/FULM	Land at Measham Rd, Appleby Magna
£530.61	13/00183/FULM	Land off Measham Road, Moira
£2,053.00	16/01107/FULM	Plots N,P,R,S,T & U, Tom Bill Way, Ivanhoe Business Park, Ashby
£43.06	16/01224/FUL	Staley Avenue, Ashby
Money hill Farm Rural SuDS (Sustainable Drainage Scheme) to reduce sediment laden run off entering the Mease from the farm yard, tracks and fields.		
<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£591.00	14/00251/OUTM	5 Top Street, Appleby Magna
£9,949.29	14/00578/OUTM	Land between Burton Rd & Moira Rd, Shelbrook, Ashby



## Healthcare

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

Table 9 summary of spending on healthcare projects in the reporting year

Ashby Medical Centre		
<i>contribution</i>	<i>Application No</i>	<i>Development site</i>
£109,751.48	08/01556/FULM	Former Biscuit factory, Land at Meredith Place, Ashby
£35,537.36	07/00564/FUL	Land at Station Rd, Ashby: Royal Mews Dev
£68,794.36	03/009000/FUL	Moore's Transport, Ashby
£8,590.82	12/00413/FULM	Malvern Crescent, Ashby
£1,341.13	11/00415/FULM	Lount Works, Nottingham Rd, Lount, Ashby
£318,038.03	09/0300/FULM	Dev of Land at Leicester Rd, Ashby 258 dwellings
£13,010.22	13/00517/FULM	The Old Soap Factory, The Callis, Ashby de la Zouch
£12,263.21	11/00415/FULM	Lount works, Nottingham Rd, Ashby
£26,980.53	09/00620/FUL	Land South West of Moira Rd, Ashby
£9,8546.1	14/00578/OUTM	Land between Burton rd & Moira Rd, Shelbrook, Ashby
£12,598.06	13/01002/OUTM	Land South of Normanton Road, Packington
£25,924.29	14/00769/OUTM	Land adjoining Woodcock Way, Ashby
£37,755.26	13/00857/OUTM	Land at Leicester Road, Ashby
£62,312.25	16/00275/OUTM	Former Arla Dairies, Smisby Road, Ashby
£9,339.03	08/01324/FULM	2 Derby Road, Ashby

## 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>
£5,784.36	09/01226/OUTM	Land North & South of Park Lane, Castle Donington (Miller Homes)
£3,166.19	09/01226/OUTM	Land North & South of Park Lane, Castle Donington (Clowes Developments)
£3,300.49	09/01226/OUTM	Land North & South of Park Lane, Castle Donington (Redrow)
£281.47	15/00128/FULM	11 Main Street, Ravenstone
£307.33	20/00633/FULM	9 Tournament Way, Ashby
£1,544.60	14/00082/OUTM	Land at Acresford Road, Donisthorpe

## 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 2020/21 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)

Amending Agreement 5			
<b>Application reference</b>	<b>20/00718/FULM</b>	Original Application	<b>TR050002 (PINS)</b>
Site Address	Plot 12 East Midlands Gateway Development Ashby Road Castle Donington	Dated	23/03/2018
Application Description	Construction of B8 warehouse together with ancillary buildings and associated access, parking, service and yard areas and landscaping		
Notes: Continuation deed, ties development to original Development Consent Obligation.			

Amending Agreement 2			
<b>Application reference</b>	<b>19/00859/FULM</b>	Original Application	<b>13/00486/OUTM</b>
Site Address	Holywell Farm 112 Burton Road Ashby	Dated	03/06/2020
Application Description	Erection of 4 dwellings and substitution of 20 house types to plots 169-183 and 258-262 associated with reserved matters application 16/01069/REMM		
Notes: Continuation deed, adds AH commuted sum and RM for additional units.			
Contribution Details		Triggers	
<b>Affordable Housing Commuted Sum</b> As the difference between the Maximum Price and the Open Market Value (parent) Sum based on 1 x 2bed 4 person house in lieu of provision in relation to the 4 additional dwellings		Only payable if a shortfall in on site provision (under original agreement) Payable on occupation of plots 400,401,402 & 404	
<b>River Mease</b> £1,566.00 additional sum		Prior to commencement of plots 400,401,402 & 404	

Amending Agreement 2			
<b>Application reference</b>	<b>20/00160/VCI</b>	Original Application	<b>14/00050/FULM</b>
Site Address	Land Off Greenhill Road, Coalville	Dated	29/06/2020
Application Description	Erection of dwellings approved under planning permission reference 15/00656/FUL without complying with condition 23 so as to allow for provision of tarmac surfacing to footpath		
Notes: Continuation deed only.			

Amending Agreement 1			
<b>Application reference</b>	<b>16/00542/OUTM</b>	Original Application	<b>16/00542/OUTM</b>
Site Address	Land At Worthington Lane Newbold	Dated	27/07/2020
Application Description	Residential development of up to 16 dwellings and associated infrastructure (outline - means of access for approval)		
Notes: Side Letter that amends the AH mix to 100% affordable rented, are shown by struck out text and the additions noted separately.			
<b>Contribution Details</b>		<b>Triggers</b>	
<b>Affordable Housing</b> <del>30% provision if no bungalow, or</del> <del>25% provision if a single storey bungalow is included in the mix</del> 75% affordable rented 25% intermediate 100% affordable rented		Prior to 75% market occupation affordable housing units to be transferred	

Amending Agreement 5			
<b>Application reference</b>	<b>09/00485/FULM</b>	Original Application	<b>09/00485/FULM</b>
Site Address	Land At Smisby Road Ashby De La Zouch	Dated	31/07/2020
Application Description	Erection of 125 dwellings without complying with condition 2 to planning permission 13/00386/FULM to allow amendments to the materials schedule		
Notes: Continuation Deed, amends County Council education provisions			

Original Agreement			
<b>Application reference</b>	<b>19/00354/FUL</b>		
Site Address	Land Adjacent 6 Chapel Street Measham	Dated	13/08/2020
Application Description	Erection of building forming one office unit and one no. one-bed flat		
Notes:			
Amending Agreement 1			
<b>Application reference</b>	<b>19/00354/FUL</b>	Original Application	<b>19/00354/FUL</b>
Site Address	Land Adjacent 6 Chapel Street Measham	Dated	30/9/2020
Application Description	Erection of building forming one office unit and one no. one-bed flat		
Notes: Continuation deed, replaces plan with correct version.			
<b>Contribution Details</b>		<b>Triggers</b>	
<b>River Mease:</b> £478.00 based on following: £228.00 for flat £250.00 for office		Prior to commencement	

Original Agreement			
<b>Application reference</b>	<b>20/00440/FUL</b>		
Site Address	Bushwell Farm 11 Melbourne Road Newbold	Dated	13/08/2020
Application Description	Erection of rural workers dwelling and retention of two agricultural buildings		
Notes:			
Contribution Details		Triggers	
<b>Previous Planning Permission</b> 19/02009/PNA	Not to commence development if previous Planning Permission has been implemented.		
<b>Planning Permission</b> <b>20/00440/FUL</b>	Terminate previous Planning Permission upon commencement of this development.		

Amending Agreement 2			
<b>Application reference</b>	<b>13/00956/OUTM</b>	Original Application	<b>13/00956/OUTM</b>
Site Address	Land at South East Coalville	Dated	30/09/2020
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)		
Notes: Continuation deed, replacing Affordable Housing Chargee terms. <b>(Phase D1 ONLY)</b>			

Amending Agreement 3			
<b>Application reference</b>	<b>13/00956/OUTM</b>	Original Application	<b>13/00956/OUTM</b>
Site Address	Land at South East Coalville	Dated	12/10/2020
Application Description	As amending agreement 2		
Notes: Continuation deed, changes trigger for provision of primary school on southern quadrant, this is a County Council Obligation. <b>(Whole Site)</b>			

Additional Agreement			
<b>Application reference</b>	<b>20/00726/REMM</b>		
Site Address	Land South Of Grange Road Hugglescote	Dated	25/11/2020
Application Description	Erection of 203 dwellings with associated highways infrastructure and public open space (reserved matters to outline planning permission ref. 13/00956/OUTM)		
Notes: Relates to access for refuse vehicles on private lanes. <b>(Phase A1 ONLY)</b>			

Amending Agreement 4			
<b>Application reference</b>	<b>13/00956/OUTM</b>	Original Application	<b>13/00956/OUTM</b>
Site Address	Land at South East Coalville	Dated	9/12/2020
Application Description	As amending agreement 2		
Notes: Continuation deed, changes the Affordable Housing chargee terms in relation to the BDW land. <b>(Phase F Only)</b>			
Contribution Details		Triggers	
<b>Private Lanes (unadopted roads)</b> <b>(Phase A1 ONLY)</b> To be clearly delineated between the public and private areas		Not to occupy any dwelling fronting any Private Lane prior to forming a Management Company Prior to first occupation of a dwelling fronting the relevant Private Lane, provision of Private Lane up to Base Course layer.	

<p>No surface water runoff to the public highway To permit permanent unfettered public access at all times To be used only as highway and not to be obstructed at any time Road signs to be erected at owners' expense Deed of Covenant to be entered into to ensure a right of safe access for waste disposal vehicles</p>	<p>Prior to last occupation of the dwellings fronting the Private Lanes the Private Lanes to be Substantially Complete Following Substantial Completion to be maintained to a reasonable and safe standard (minimum is safe and unobstructed access for Council waste vehicles.</p>
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Original Agreement			
<b>Application reference</b>	<b>18/02227/FULM</b>		
Site Address	EM Point Finger Farm Site J23A M1 Castle Donington	Dated	12/10/2020
Application Description	Erection of 3 no. office buildings (Class B1(a) & B1(b)), access, car parking, landscaping and associated works		
Notes: Includes County Council Obligations.			
Contribution Details		Triggers	
<b>Bio-diversity Offset Contribution</b> £45,980.00 to enhance and secure long term maintenance of biodiversity within the vicinity within the District, implemented by LCC		Prior to first occupation <b>unless</b> owner chooses to implement the Bio-diversity Scheme	
<b>Bio-diversity Offset Scheme</b> Provision of 4.18 bio-diversity units in accordance with Warwickshire CC BIA) on suitable receptor site(s)		Scheme to be submitted to district council and Leicestershire county council once agreed scheme to be implemented within the District <b>unless</b> developer has paid the contribution.	

Superseding Agreement			
<b>Application reference</b>	<b>19/01580/FUL</b> <b>19/01581/REMM</b>	Original Application	<b>16/01151/OUTM</b>
Site Address	Former Beesleys Garden Centre, Heather Lane, Ravenstone	Dated	26/10/2020
Application Description	Erection of one detached dwelling, formation of amended access and access road to serve proposed dwellings on former nurseries site, and change of use to garden land and public open space Erection of 34 dwellings with associated works/ infrastructure including access roads, surface water attenuation, National Forest planting, public open space and landscaping (reserved matters of access, appearance, landscaping, layout and scale to outline planning permission 16/01151/OUTM)		
Notes: <b>Clause 3.8 states the original s106 dated 17/8/2017 is superseded by this agreement</b> This agreement covers two applications, the reserved matters for the outline and the full application for 1 dwelling that includes a revised access to the outline application site. Most provisions are repeated, the amendments are shown by struck out text and the additions noted separately. The agreement also contains County Council obligations.			

Contribution Details	Triggers
<b>Affordable Housing</b> 30% provision (80% affordable rented and 20% intermediate, unless otherwise agreed). 9 units 7 Affordable Rent 2 Shared Ownership	Not more than 40% occupation of market dwellings until completion and transfer of 50% of affordable units, unless otherwise agreed. Not to occupy more than 55% market dwellings until all remaining affordable units transferred to Registered Provider unless otherwise agreed.
<b>Affordable Housing Contribution</b> Sum in accordance with SPD	Dependant on onsite provision.
<b>National Forest</b> Landscaping/planting of trees within Site in accordance with NF Planting Scheme <u>In superseding agreement</u> Within the areas coloured green on Plan 2 not less than 0.44Ha	Not to occupy more than 50% of dwellings until NF Planting Site laid out/landscaped in accordance with NF Planting Scheme. Pay future maintenance costs upon transfer to management co. or parish council. Maintained by owner until transferred.
<b>Children's Play Area and Open Space</b> Provision of Children's Play area and Open Space Future maintenance costs – sum to be agreed between transferor and transferee. <u>In superseding agreement</u> The areas coloured green on plan 2 together with the play equipment shown on plan 3	Approval of Children's Play Area and Open space scheme as part of Reserved Matters submission prior to commencement. Not to occupy more than 30% of dwellings until Children's Play Area and Open Space laid out/landscaped. Pay future maintenance costs upon transfer to management co. or parish council. Maintain by owner until transferred.
<b>Healthcare Contribution</b> £6,488.10 at Ibstock House Surgery, or Whitwick Road surgery or Long Lane Surgery	Prior to first occupation of first dwelling.

Original Agreement			
<b>Application reference</b>	<b>18/01428/OUTM</b>		
Site Address	11 Fosbrooke Close Ravenstone	Dated	02/11/2020
Application Description	Demolition of existing bungalow so as to facilitate residential development (outline - part access included)		
Notes: The agreement also contains County Council obligations.			
Contribution Details	Triggers		
<b>Affordable Housing</b> 30% provision 80% affordable rent 20% intermediate	Prior to 14 <sup>th</sup> Market occupation affordable housing units to be transferred If no Registered Providers identified cascade to : Gift to district council or Sell as Discounted Open Market or Commuted Sum		
<b>Affordable Housing Commuted Sum</b> Payable if applicable	Payable if clause 16 activated		
<b>National Forest</b> £6,300.00 towards off site tree planting to form part of National Forest	Prior to 11 <sup>th</sup> occupation		
<b>Health</b> Based on a formula, for the provision of additional consulting space	Prior to 11 <sup>th</sup> occupation		

Original Agreement			
<b>Application reference</b>	<b>14/00417/FUL</b>		
Site Address	The Woodlands Bath Lane Moira	Dated	2/11/2020
Application Description	Erection of detached two-storey dwelling with detached garage		
Notes:			
Contribution Details		Triggers	
<b>River Mease</b> £633.00	Prior to commencement		

Original Agreement			
<b>Application reference</b>	<b>14/00415/FUL</b>		
Site Address	The Woodlands Bath Lane Moira	Dated	20/11/2020
Application Description	Erection of three no two-storey detached dwellings and ancillary garaging		
Notes:			
Contribution Details		Triggers	
<b>River Mease</b> £1,899.00	Prior to commencement		

Original Agreement			
<b>Application reference</b>	<b>20/00633/FUL</b>		
Site Address	Land To West Of Bott Ltd 9 Tournament Way Ashby De La Zouch	Dated	9/11/2020
Application Description	Felling of trees, change of use to vehicle storage/parking area, formation of bund, laying of hard surfacing, and installation of associated surface water drainage system and landscaping		
Notes:			
Amending Agreement 1			
<b>Application reference</b>	<b>20/00633/FUL</b>	Original Application	<b>20/00633/FUL</b>
Site Address	As above	Dated	18/12/2020
Application Description	As above		
Notes: Continuation deed, replaces plan with that on original legal agreement.			
Contribution Details		Triggers	
<b>Off Site Forestry Contribution</b> £18,900.00 for off site National Forest Planting within the District	Prior to commencement		
<b>Release of Site from 2005 Agreement</b> The site (red outlined area on plan) is to be released from all obligations pursuant to the 2005 Agreement (dated 23/9/2005 for applications 03/01584/FUL and 03/01585/OUT)	On receipt of the Off Site Forestry Contribution		



Amending Agreement 3			
<b>Application reference</b>	<b>14/00681/FUL</b>	Original Application	<b>03/01880/OUT</b>
Site Address	Play Area Lillehammer Drive	Dated	9/11/2020
Application Description	Change of use from neighbourhood equipped area for play (NEAP)/Multi-uses Games Area (MUGA) to informal public open space		
Notes: Continuation deed, amendments to provisions for spending Open Space and Planting Area maintenance sums.			

Amending Agreement 4			
<b>Application reference</b>	<b>19/02474/FULM</b>	Original Application	<b>14/00614/OUTM (Appeal 15/3005052)</b>
Site Address	Land Off Greenhill Road Coalville	Dated	18/01/2021
Application Description	Erection of 89 dwellings (amended scheme in respect of plots 48-57 and 93-166)		
Notes: Continuation deed, changes the Affordable Housing chargee terms.			

Amending Agreement 1			
<b>Application reference</b>	<b>20/00696/VCIM</b>	Original Application	<b>18/00959/FULM</b>
Site Address	The Plough Leicester Road Ravenstone	Dated	26/01/2021
Application Description	Variation of conditions 2, 4, 6, 10, 11 and 21 of 18/00959/FULM to vary the approved layout so as to correlate with accurate site boundaries as well as to make amendments to chimney positions, meter boxes, boundary treatments, external lighting and the bin collection point		
Notes: Continuation deed only.			

Amending Agreement 3			
<b>Application reference</b>	<b>20/00998/VCIM</b>	Original Application	<b>14/01132/FULM</b>
Site Address	Slack And Parr Ltd Long Lane Kegworth	Dated	26/01/2021
Application Description	Variation of condition 2 of 18/02239/VCUM so as to allow for a house type and materials substitution for 136 dwellings and a brick substitution for 21 of the approved 188 total dwellings		
Notes: Continuation Memo only.			

Original Agreement			
<b>Application reference</b>	<b>19/02352/OUT</b>		
Site Address	51 The Callis Ashby De La Zouch	Dated	3/02/2021
Application Description	Erection of one dwelling (outline-means of access and layout for approval)		
Notes:			
Contribution Details		Triggers	
<b>Non-Mains Management Plan</b> Plan for managing the operation and maintenance of the Non-Mains System, including frequency of emptying		To maintain and monitor System in accordance with Plan.	
<b>Non-Mains System</b> 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 <b>and</b> operational	

Superseding Agreement			
<b>Application reference</b>	<b>20/00688/REMM</b>	Original Application	<b>17/01576/OUTM</b>
Site Address	118 Station Road Kegworth	Dated	10/02/2021
Application Description	Reserved matters application for the erection of 13 dwellings (outline permission 17/01576/OUTM)		
Notes: This supersedes the Original Agreement under 17/01576/OUT it adds the affordable housing obligation and deletes the County Council obligations.			
Contribution Details		Triggers	
<b>Housing</b> 13 dwellings to be provided and to consist of the following tenure mix: <u>7 Affordable Rent Units</u> 2x2 bed house 3x1 bed maisonette 2x3 bed house  <u>6 Shared Ownership Units</u> 3x2 bed house 3x3 bed house		To provide AH dwellings in accordance with agreed tenure mix, unless otherwise agreed in writing with Council. Not to permit AH to be allocated other than as follows: Affordable Rent allocated in accordance with Council's Allocations Policy and Shared Ownership shall be marketed through the HomeBuy Agent and disposed of to eligible households with a district connection. From date of completion remain as Affordable Housing.	

Amending Agreement 2			
<b>Application reference</b>	<b>20/01919/VCI</b>	Original Application	<b>16/00948/FUL</b>
Site Address	Breedon Priory Golf Centre Green Lane Wilson Melbourne	Dated	12/02/2021
Application Description	Variation of conditions 2 of planning permission 19/01245/VCI to allow for alterations to plot 1 and garage		
Notes: Continuation Deed, and removes schedule 2 (draft planning permission) if not already done so.			

Amending Agreement 1			
<b>Application reference</b>	<b>21/00078/VCI</b>	Original Application	<b>16/01071/FUL</b>
Site Address	Lady Gate Farm Lady Gate Diseworth	Dated	22/03/2021
Application Description	Variation of conditions 2 and 14 of planning permission 16/01071/FUL so as to amend the approach to the design and conversion of the two agricultural barns to three residential dwellings, including extensions to the barns, along with external alterations to the off-street parking arrangements and courtyard		
Notes: Continuation Deed only.			

Original Agreement			
<b>Application reference</b>	<b>19/02102/FUL</b>		
Site Address	Land At Drum And Monkey Lane Packington	Dated	17/03/2021
Application Description	Erection of three detached dwellings and three double garages (one attached and two detached) with associated access, landscaping and drainage		
Notes:			
Contribution Details		Triggers	
<b>River Mease</b> £1,899.00		Prior to commencement	