

North West Leicestershire District Council

Infrastructure Funding Statement

Reporting year

2023-24



Introduction

As part of new development, the District Council secures the provision of new infrastructure and other measures to mitigate the impact of that new development upon local communities. These are often referred to as “developer contributions or obligations”. These contributions are secured through legal agreements known as Section 106 Agreements (hereafter referred to as S106 Agreements).

This report covers the financial year of 1st April 2023 to 31st March 2024 (the reporting year) and has been prepared in accordance with the Community Infrastructure Levy Regulations 2010 (as amended). In summary, the report provides:

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

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

Information about previous Infrastructure Funding Statements can be found at [Infrastructure Funding Statement - North West Leicestershire District Council](#)

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

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

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

Most of the types of infrastructure that the District Council collects Contributions for will be the responsibility of a third party such as the NHS Leicester, Leicestershire and Rutland Integrated Care Board, the 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 2018

The table below summarises the contributions received for the last six financial years to the end of 2023/24. The expenditure column relates to all monies spent in that particular year, irrespective of which year the money was received. The balance figure is therefore, the total amount being held at the end of each financial year.

Table 1 summary of contributions by year

Year	Received	Expenditure	Balance at end of financial year
2018/19	£4,174,022.36	£2,099,185.70	£7,670,800.33
2019/20	£2,542,296.16	£2,264,989.26	£7,986,963.74
2020/21	£1,600,561.68	£129,940.75	£8,304,965.73
2021/22	£974,459.57	£2,208,232.91	£7,103,538.04
2022/23	£790,659.39	£616,106.90	£7,409,979.31
2023/24	£1,820,056.92	£1,416,070.87	£8,165,838.34

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

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

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

Summary of Infrastructure Provision by Subject

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

Affordable Housing

Table 2 below sets out for the reporting year those affordable houses which have been built as part of a larger development under a legal agreement (referred to as on-site affordable housing provision) and then transferred to a Registered Provider (such as a housing association) or (in the case of discounted open market) offered on the open market at a discounted price. Most of the

units have been provided by developers as a percentage of the overall development they have / are building as part of their obligations. Please note that, some major sites will take more than one year to build out and may provide their affordable housing over several years.

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

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

Table 2 summary of affordable units provided in the reporting year

Application number	Application site address (developer, if more than one on site)	Units provided in reporting year 23/24
20/00726/REMM	Land South off Grange Road, Hugglescote (Redrow Homes)	8 Affordable Rent
20/00709/REMM & 21/02068/REMM	Land off Grange Road, Hugglescote (Davidsons Development)	8 Affordable Rent 1 Shared Ownership
21/02226/REMM	Land off Grange Road, Hugglescote (Davidsons Development)	4 Affordable Rent
18/00827/REMM	Former Site of Arla Dairies, Smisby Road, Ashby de la Zouch	11 Affordable Rent 1 Shared Ownership
Additional plots	Former Site of Arla Dairies, Smisby Road, Ashby de la Zouch	4 First Homes
21/00615/REMM	Land to the North of Park Lane, Castle Donington (William Davis)	8 Affordable Rent 3 Shared Ownership
18/00375/REMM	Land North of Grange Road, Hugglescote (David Wilson Homes)	6 Affordable Rent 2 Shared Ownership
	Totals	45 Affordable Rent 7 Shared Ownership 4 First Homes

Leisure and Recreation and Land and Open Space

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

Table 3 summary of projects by NWLDC in the reporting year

Recreation Contribution - 3G pitch Owen Street, Coalville		
Contribution	Application No	Development site
£80,000.00	12/00325/OUTM	Land off Coalville Lane & Ravenstone Road, Coalville
Sence Valley Improvements		
Contribution	Application No	Development site
£10,363.98	Various	Sence Valley Scheme (various sites)
Maintenance of Public Open Space Contribution		
Contribution	Application No	Development site
£5,748.00	96/0808	Bardon Close, Coalville
Maintenance of Wooded Area Contribution		
Contribution	Application No	Development site
£1,743.00	96/0808	Bardon Close, Coalville

One off works - Headingley Jetty Area		
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£960.00	96/0808	Bardon Close, Coalville

Police

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

Table 4 summary of projects Police in the reporting year

Extension & Refurbishment of Premises, Vehicles & Staff Equipment		
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£40,289.82	14/00614/OUTM	Land South of Greenhill Road, Coalville
£12,288.08	13/00857/OUTM	Land at Leicester Road, Ashby de la Zouch
£15,919.59	14/00769/OUTM	Land adjoining Woodcock Way, Ashby de la Zouch
New occupational Health Building in Enderby, Electric Cars, New Car Park at Coalville Police Station & Real Time Intelligence Equipment		
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£39,503.53	14/00354/OUTM	Land off Grange Road, Hugglescote
£38,252.23	14/00614/OUTM	Land South of Greenhill Road, Coalville
£33,554.13	13/00857/OUTM	Land at Leicester Road, Ashby de la Zouch
£24,714.26	13/00355/FULM	Treetops, Woodville, Former Mount Pleasant Works
£15,102.45	14/00769/OUTM	Land adjoining Woodcock Way, Ashby de la Zouch
£25,614.30	14/00273/FULM	Land North East of Atherstone Road, Measham

National Forest Company

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

Table 5 summary of projects National Forest Company in the reporting year

Creating New Woodland - Minorca South, Measham		
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£5,472.26	15/00032/FULM	Land off Forest Road, Coalville
£1,957.28	16/00798/FUL	Land off Forest Road, Coalville Phase 2
Creating New Woodland - Minorca South, Measham		
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£4,695.69	18/00427/FULM	Land off Forest Road, Coalville Phase 3
£2,358.34	17/01174/FULM	Former Police Station, Ashby Road, Coalville
£14,228.72	14/00273/FULM	Land North East of Atherstone Road, Measham
£1,564.29	15/00128/FUL	11 Main St, Ravenstone
£19,296.01	20/00633/FUL	9 Tournament Way, Ashby de la Zouch
£22,714.91	14/00614/OUT	Land South of Greenhill Road, Coalville
£7,471.13	14/00244/OUTM	Home Farm, 25 Main Street, Oakthorpe

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

Breedon on the Hill		Breedon Play Area
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£6,966.61	12/00229/FULM	Land R/O 27 The Crescent, Breedon on the Hill
Hugglescote & Donington le Heath		Off-site Recreation Facilities
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£176,127.85	14/00354/OUTM	Land off Grange Road, Hugglescote (Taylor Wimpey)

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		Youth & Adult Facilities Contribution Second Tranche
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£163,646.03	09/01226/OUTM	Land North & South, off Park Lane, Castle Donington (Miller Homes)
£109,871.95	09/01226/OUTM	Land North & South, off Park Lane, Castle Donington (Redrow Homes)
£89,575.05	09/01226/OUTM	Land North & South, off Park Lane, Castle Donington (Clowes Developments)
Castle Donington		Sustainable & Efficient Travel Contribution Second Tranche
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£76,221.32	09/01226/OUTM	Land North & South, off Park Lane, Castle Donington (Miller Homes)
£51,175.00	09/01226/OUTM	Land North & South, off Park Lane, Castle Donington (Redrow Homes)
£41,721.32	09/01226/OUTM	Land North & South, off Park Lane, Castle Donington (Clowes Developments)
Castle Donington		Children's Play Equipment
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£19,287.31	09/01226/OUTM	Land North & South, off Park Lane, Castle Donington (Miller Homes)
£12,949.50	09/01226/OUTM	Land North & South, off Park Lane, Castle Donington (Redrow Homes)
£10,557.31	09/01226/OUTM	Land North & South, off Park Lane, Castle Donington (Clowes Developments)

River Mease

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

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

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

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

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

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

<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£564.22	Various	South Derbyshire District Council
£4,289.04	17/00781/FUL	29 & 33 Peggs Close, Measham
£482.93	18/00507/FUL	4 Rowena Drive, Ashby de la Zouch
£24,645.05	14/00273/FULM	Land North East of Atherstone Road, Measham
£2,453.27	17/00772/FUL	Land at Norris Hill Farm, Blackfordby Lane, Blackfordby
£3,547.34	16/01059/OUT	Plots 1-5 Quarry Lane, Snarestone
£1,585.08	19/00603/OUT	Land at Rawdon Road, Moira
£653.74	18/01833/VCU	6 Brickyard Cottages, Bosworth Road, Measham
£1,970.47	16/00678/FUL	Land adj 23A Ashby Road, Donisthorpe
£1,644.44	14/01074/VCIM	9 Tournament Way, Ashby de la Zouch
£16,705.40	15/00083/OUTM 18/01973/FULM	Land on East Side of Butt Lane, Blackfordby
£1,597.74	19/00859/FULM	Holywell Spring Farm, Burton Road, Ashby de la Zouch
£11,662.32	16/01049/FULM	Lichfield District Council
£245.85	18/02002/FUL	33-35 High Street, Packington
£657.55	16/01017/FUL	178 Burton Road, Ashby de la Zouch
£466.12	16/01174/FUL	71 Top Street, Appleby Magna
£647.22	19/00265/FUL	56 Top St, Appleby Magna
£3,874.77	14/00578/OUTM	Land at Burton Road & Moira Road, Ashby de la Zouch
£1,824.40	14/00595/OUT	Land at Measham Road, Appleby Magna
£488.66	18/00095/OUT	Land off Netherseal, Chilcote
£720.18	18/00562/FUL	R/O 39-47 Nottingham Rd, Ashby de la Zouch
£29,838.75	Various	Ivanhoe Business Park Units A2, A3, A4, B1, B2 & C

Healthcare

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

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

Whitwick Health Centre		
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£7,385.08	14/00328/OUTM	Loughborough Road, Thringstone
Orchard Surgery, Kegworth		
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£8,767.00	06/01849/OUT	58 Station Road, Kegworth
£666.91	06/01849/OUT	58 Station Road, Kegworth
Hugglescote Surgery		
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£8,000.60	12/00325/OUTM	Land off Coalville Lane & Ravenstone Road, Coalville
£2,714.96	12/00325/OUTM	Land off Coalville Lane & Ravenstone Road, Coalville
£20,000.00	12/00325/OUTM	Land off Coalville Lane & Ravenstone Road, Coalville
£7,394.13	13/00956/OUTM	Land at South East Coalville - Phase A3
Ibstock House Surgery		
<i>Contribution</i>	<i>Application No</i>	<i>Development site</i>
£54,193.45	12/00453/FULM	Land to South of Ashby Road, Ibstock
£16,392.75	16/00832/OUTM	Land North of Sweptstone Road, Heather

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>
£75.00	14/00328/OUT	Loughborough Road, Thringstone Public Open Space (inspect)
£1,570.40	15/00512/OUTM	Money Hill, Ashby de la Zouch (Taylor Wimpey)
£1,586.97	15/00512/OUTM	Money Hill, Ashby de la Zouch (Bloor Homes)
£1,242.00	15/00732/FULM	Holywell Mill, Burton Road, Ashby de la Zouch
£304.70	21/02193/FUL	Flat 6 & 9 The Vaults, South Street, Ashby de la Zouch

Appendix 1

IFS summaries for new legal agreements in the reporting year of 2023/24

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 2023/24 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

Parent Application					
Application reference	21/00244-FULM				
Site Address	Land off Cartwright Way Bardon Hill				
Application Description	Erection of warehouse, workshop, office and amenities building along with associated works				
Legal Agreement Type	UU	Strongroom Reference	6473	Dated	01/03/2023
Notes					
There are two legal agreements related to this permission – one for contributions and one for the off-site biodiversity enhancements which is on land under separate ownership at the Moor Coleorton					

Summary of Contributions

Contribution Details	Triggers
National Forest Contribution £7,700.00 for off-site planting	Prior to commencement

Amending Agreement 1					
Application reference	21/00244/FULM				
Site Address	Land known as The Moor Coleorton				
Application description	Securing credits for the purposes of Biodiversity Net Gain				
Legal Agreement Type	S106	Strongroom Reference	6474	Dated	11/05/2023
Notes					

Continuation Deed	
Summary of Contributions	
Contribution Details	Triggers
Biodiversity Net Gain To secure off-site biodiversity net gain at Land at The Moor, Coleorton	N/A
Management Plan Manage and maintain the Land in accordance with the Management Plan	Landowner to submit plan no later than 6 months from date of this Deed AND Implement plan no later than 12 months following the date of discharge of the final pre-commencement condition or other earlier timeframes as agreed

Amending Agreement 2					
Application reference	22/00354/FUL				
Site Address	Springfields School Lane Ashby De La Zouch				
Application description	Continued use of part of extra care facility as a cafe/bistro, hair salon and community space open to members of the public and for use ancillary to the extra care facility				
Legal Agreement Type	SUP	Strongroom Reference	6478	Dated	23/05/2023
Notes					
Continuation and Supplemental Deed adding Monitoring Costs					
Summary of Contributions					
Contribution Details	Triggers				
DC Monitoring £250.00 Indexed	To be paid on execution of this Deed				

Parent Application					
Application reference	22/01513/FULM				
Site Address	Workspace 17 Highfield Street Coalville				
Application Description	Erection of 22 dwellings				
Legal Agreement Type	S106	Strongroom Reference	6479	Dated	18/05/2023
Notes					
Householder clause at 7.10					

Summary of Contributions					
Contribution Details	Triggers				
Affordable Housing 22 AH units comprising: 10 Affordable Rent 10 x 1 bed dwelling 12 Social Rent 6 x 2 bed dwelling 6x 3 bed dwelling Or other tenure mix as agreed in writing with the Council	Construct the Affordable Dwellings in accordance with the agreed housing mix				
Healthcare Contribution	Prior to occupation				

£10,627.58 towards Whitwick Road Surgery, Long Lane Surgery or Hugglescote Surgery	
Council Monitoring Costs £250.00 Index Linked	Prior to commencement

Amending Agreement 2					
Application reference	22/00270/FUL				
Site Address	The Bank Netherseal Road Chilcote				
Application description	Erection of a double garage and a single storey link extension				
Legal Agreement Type	Deed of Variation	Strongroom Reference	6481	Dated	26-5-2023
Notes					
Continuation Deed only					

Parent Application					
Application reference	22/01054/FUL				
Site Address	Land To South Of Loughborough Road Whitwick				
Application Description	Erection of one self-build dwelling resubmission of 21/00989/FUL				
Legal Agreement Type	S106	Strongroom Reference	6482	Dated	13/06/2023
Notes					
Self-build – restriction on occupation					

Summary of Contributions

Contribution Details	Triggers
Construction of Development To be constructed as a self-build only	On construction
Occupation by the Owner Not to occupy the dwelling until owner has served notice to the Council of commencement of occupation	Prior to occupation
Restriction on Occupation To use or occupy dwelling as sole or principal residence for the owner and family	For a period three years from date of completion
Sale or letting by the Owner Following the first occupation of dwelling by owner, dwelling shall not be let or sold to someone other than the owner or family	For a period of three years from date of occupation

Parent Application					
Application reference	21/02193/FUL				
Site Address	6 and 9 Bosworth House South Street Ashby De La Zouch				
Application Description	Change of use from Ashby Physiotherapy and Sports Injury Clinic to two residential flats				
Legal Agreement Type	UU	Strongroom Reference	6483	Dated	14/06/2023
Notes					

Legal agreement details address as Flat 6 and 9 The Vaults South Street

Summary of Contributions

Contribution Details	Triggers
River Mease Contribution £670.00 calculated in accordance with DCS2	1 Prior to commencement 2 Prior to first occupation
DC Monitoring Contribution £300.00	1 On signing of UU 2 Prior to commencement

Additional Agreement 5					
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Application reference	22/01019/FUL				
Site Address	Land To The North Wainwright Road Hugglescote				
Application Description	Erection of 7 additional dwellings				
Legal Agreement Type	S106 & DoV	Strongroom Reference	6484	Dated	20/06/2023

Notes

Varies Agreement 4 by deleting the Affordable Housing Contribution and secures an on-site provision of two affordable rented units, plot 317 & 318 and additional healthcare (Phase G ONLY)

Summary of Contributions

Contribution Details	Triggers
Healthcare Contribution £2,196.81 to extend Hugglescote Medical Surgery	Prior to the first occupation of the first of the 7 additional dwellings

Parent Application					
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Application reference	22/01880/OUT				
Site Address	16 Coronation Lane Oakthorpe				
Application Description	Erection of one dwelling (outline - access and layout for approval)				
Legal Agreement Type	S106	Strongroom Reference	6489	Dated	26/07/2023

Notes

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Summary of Contributions

Contribution Details	Triggers
River Mease Based on formula £228.00 1 bed dwelling £335.00 2 bed dwelling £453.00 3 bed dwelling £633.00 4 bed dwelling	Prior to commencement

Parent Application	
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Application reference	21/02281/FULM
Site Address	Land West Of Regs Way Bardon

Application Description	Part full/part outline planning application for the development of the site comprising site wide infrastructure works including access from (and alterations to) Grange Road, internal spine road, earthworks and development plateaus, structural landscaping, utilities infrastructure, foul and surface water drainage infrastructure (including attenuation pond and outlets). Full consent sought for the erection of 5 employment units (totalling 2,719 square metres) comprising light industry (Class E(g)(iii)), general industry (Class B2) and/or storage and distribution (Class B8) floorspace and ancillary offices (Class E(g)(i)), including associated service yards and service vehicle parking, vehicular and cycle parking, boundary treatments and retaining walls, utilities infrastructure, foul and surface water drainage infrastructure and hard/soft landscaping. Outline consent (with all matters reserved except vehicular access from Grange Road and re-grading of site) sought for up to 4,000 square metres of floorspace for light industry (Class E(g)(iii)), general industry (Class B2) and/or storage and distribution (Class B8) employment floorspace and ancillary offices (Class E(g)(i)) and associated development including service yards and parking, plant, hard and soft landscaping (including boundary treatments and retaining walls), and drainage infrastructure and other associated infrastructure				
Legal Agreement Type	S106	Strongroom Reference	6493	Dated	08/08/2023
Notes					

Summary of Contributions

Contribution Details	Triggers
Level Crossing Contribution £10,000.00 to implement the railway mitigation via a level crossing order at Bardon Hill Level Crossing on Grange Road, Hugglescote	Prior to first occupation of first unit, pay Level Crossing Contribution to the Council
Coalville Contribution Strategy Improvement Works Contribution £178,889.71 towards improvement works in keeping with the Coalville Contribution Strategy	Pay 50% prior to first occupation of first unit Pay remaining 50% once 50% of development is occupied

Additional Agreement 6					
Application reference	22/00045/REMM				
Site Address	Swinfen Vale Beveridge Lane Coalville				
Application Description	Erection of 188 dwellings with associated car parking, secondary roads and incidental landscaping (reserved matters to outline planning permission ref.13/00956/OUTM)				
Legal Agreement Type	UU	Strongroom Reference	6496 6496a	Dated	11/08/2023
Notes					
Householder clause for roads at 2.4 Relates to access for refuse vehicles on private lanes. (Phase B1 ONLY)					

Summary of Contributions

Contribution Details	Triggers
<p>Private Lanes (unadopted roads) To be clearly delineated between the public and private areas 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>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 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>

Parent Application					
Application reference	21/01379/OUTM				
Site Address	Masons Arms 1 Church Street Donisthorpe				
Application Description	Demolition of existing public house and erection of up to 11 dwellings (outline application - means of access and layout for approval)				
Legal Agreement Type	S106	Strongroom Reference	6499	Dated	16/08/2023
Notes					
Leicestershire County Council contributions only					

Amending Agreement					
Application reference	23/00229/VCIM				
Site Address	Land East Of Regs Way Coalville				
Application description	Variation of condition 7 of planning permission 18/01890/OUTM so as to amalgamate units 5 and 6 into a single unit for B8 use				
Legal Agreement Type	DoV	Strongroom Reference	6500	Dated	22/08/2023
Notes					
Leicestershire County Council contributions only Continuation Deed and Section 73 Application inserted					

Parent Application					
Application reference	21/01914/FUL				
Site Address	Land At Priorfields Upper Packington Road Ashby De La Zouch				
Application Description	Erection of dwelling including access				
Legal Agreement Type	S106	Strongroom Reference	6504	Dated	15/09/2023
Notes					

Summary of Contributions

Contribution Details	On/Off Site	Triggers	Contribution Notes
River Mease Contribution £453.00 based on DCS2	Off	Prior to commencement	

Parent Application					
Application reference	22/01547/FUL				
Site Address	Land adj 2 Station Terrace Heather				
Application Description	Erection of one dwelling (self-build) and creation of a new vehicular access (Resubmission of 22/00267/FUL)				
Legal Agreement Type	S106	Strongroom Reference	6509	Dated	04/10/2023
Notes					
Self-build – restriction on occupation					

Summary of Contributions

Contribution Details	Triggers
Construction of Development To be constructed as a self-build only	On commencement
Occupation by Owner Not to occupy the dwelling until owner has served notice to the Council of commencement of occupation	Prior to occupation
Restriction on Occupation To use or occupy dwelling as sole or principal residence for the owner and family	For a period of three years from date of completion
Sale or Letting by Owner Following the first occupation of dwelling by owner, dwelling shall not be let or sold to someone other than the owner or family	For a period of three years from date of occupation

Amending Agreement					
Application reference	12/00325/OUT				
Site Address	Land Off Coalville Lane And Ravenstone Road Coalville				
Application description	Residential development (up to 190 dwellings), open space including play areas, parking, landscaping and associated infrastructure (Outline - all matters other than part access reserved)				
Legal Agreement Type	Deed of Variation	Strongroom Reference	6510	Dated	6-10-23
Notes					
Continuation Deed and deletes Para 1 and replaced with Para 4 – extension to spend Recreation Contribution, revised spend date is 31-10-24					

Parent Application	
Application reference	23/00782/FUL
Site Address	20 Silver Street Oakthorpe Swadlincote

Application Description	Erection of one no. two-storey self-build dwelling including demolition of existing outbuildings				
Legal Agreement Type	S106	Strongroom Reference	6515	Dated	25/10/2023
Notes					
Self-build – restriction on occupation					

Summary of Contributions

Contribution Details	Triggers
Construction of Development To be constructed as a self-build only	On commencement
Occupation by Owner Not to occupy the dwelling until owner has served notice to the Council of commencement of occupation	Prior to occupation
Restriction on Occupation To use or occupy dwelling as sole or principal residence for the owner and family	For a period of three years from date of completion
Sale or Letting by Owner Following first occupation of dwelling by owner, dwelling shall not be let or sold to someone other than the owner or family	For a period of three years from date of occupation
Non-Mains System To be the only system of drainage until the STW treatment works has been pumped out	Not to occupy dwelling until Non-Mains System has been installed and is operational
Non-Mains Management Plan Plan for managing the operation and maintenance of the Non-Mains System, including frequency of emptying	Plan to be approved by Council before installation Maintain and monitor System in accordance with Plan and keep a record of emptying of tank Records to be made available to District Council on request

Parent Application					
Application reference	23/00776/OUT				
Site Address	Oaktree School Lane Newbold Coalville				
Application Description	Erection of a self-build detached dwelling (outline application with all matters reserved)				
Legal Agreement Type	S106	Strongroom Reference	6523	Dated	15/12/2023
Notes					
Self-build – restriction on occupation					

Summary of Contributions

Contribution Details	Triggers
Construction of Development To be constructed as a self-build only	On commencement
Occupation by Owner Not to occupy the dwelling until owner has served notice to the Council of commencement of occupation	Prior to occupation

Restriction on Occupation To use or occupy dwelling as sole or principal residence for the owner and family	For a period of three years from date of completion
Sale or Letting by Owner Following the first occupation of dwelling by owner, dwelling shall not be let or sold to someone other than the owner or family	For a period of three years from date of occupation

Parent Application					
Application reference	22/02352/FUL				
Site Address	11 Mill Street Packington Ashby De La Zouch				
Application Description	Conversion of existing outbuilding to holiday let, demolition of existing double garage and erection of new detached double garage with store above				
Legal Agreement Type	S106	Strongroom Reference	6525	Dated	08/12/2023
Notes					

Summary of Contributions

Contribution Details	Triggers
River Mease £127.00 based on DCS2	Prior to commencement

Parent Application					
Application reference	23/00292/OUT				
Site Address	Fieldview House Babelake Street Packington				
Application Description	Erection of a self-build detached dwelling (outline application with all matters reserved)				
Legal Agreement Type	S106	Strongroom Reference	6526	Dated	18/12/2023
Notes					
Self-build – restriction on occupation					

Summary of Contributions

Contribution Details	Triggers
Construction of Development To be constructed as a self-build only	On commencement
Occupation by Owner Not to occupy the dwelling until owner has served notice to the Council of commencement of occupation	Prior to occupation
Restriction on Occupation To use or occupy dwelling as sole or principal residence for the owner and family	For a period of three years from date of completion
Sale or Letting by Owner Following the first occupation of dwelling by owner, dwelling shall not be let or sold to someone other than the owner or family	For a period of three years from date of occupation

Parent Application					
Application reference	22/01811/FULM				
Site Address	Ashby Ivanhoe Football Club Lower Packington Road Ashby De La Zouch				
Application Description	Change of use of land to recreation use including the formation of sport pitches, parking area, improved access and landscaping				
Legal Agreement Type	S106	Strongroom Reference	6528	Dated	21/12/2023
Notes					

Summary of Contributions

Contribution Details	Triggers
<p>Community Liaison Group A group consisting of 8 members to be formed and administered in accordance with the provisions of the Third Schedule, Para 5</p>	Within 4 weeks of commencement of Development
<p>Community Liaison Meetings Owner to organise and provide admin / secretarial facilities to enable the group to function, including provision of local venue, advance notification of meetings and keeping of minutes and made available to the public</p>	First meeting within 6 months of commencement of Development, then convene meetings every 6 months
<p>Quorate A required number of representatives for a Community Liaison Group meeting</p>	At least 4 Members

Amending Agreement 11					
Application reference	13/00956/OUTM				
Site Address	Land at South East Coalville				
Application Description	As Parent Agreement				
Legal Agreement Type	Deed of Variation	Strongroom Reference	6533	Dated	16/01/2024
Notes					
Replacing Affordable Housing Chargee terms terms in relation to the Redrow land Plots 67,68, 69, 70, 71, 72, 73, & 203 (Phase A1 Only)					

Parent Application					
Application reference	23/00169/OUT				
Site Address	Land Adjacent To 30 Ashby Road Packington				
Application Description	Erection of one detached self build dwelling with proposed cess pit non mains drainage system and associated works (Outline application - all matters reserved)				
Legal Agreement Type	S106	Strongroom Reference	6545	Dated	12/03/2024

Notes

Summary of Contributions

Contribution Details	Triggers
Non-Mains System To be the only system of drainage until the STW treatment works has been pumped out	Not to occupy dwelling until Non-Mains System has been installed and is operational
Non-Mains Management Plan Plan for managing the operation and maintenance of the Non-Mains System, including frequency of emptying	Plan to be approved by Council before installation Maintain and monitor System in accordance with Plan and keep a record of emptying of tank Records to be made available to District Council on request
Construction of Development To be constructed as a self-build only	On commencement
Occupation by Owner Not to occupy the dwelling until owner has served notice to the Council date of commencement of occupation	Prior to occupation
Restriction on Occupation To use or occupy dwelling as sole or principal residence for the owner or immediate family	For a period of three years from date of completion
Sale or Letting by Owner Following first occupation of dwelling by owner, dwelling shall not be let or sold to someone other than the owner or family	For a period of three years from date of occupation

Amending Agreement 2					
Application reference	23/01402/FUL				
Site Address	Davidsons Developments At Bardon Grange Land Off Grange Road Hugglescote				
Application description	Retention of seven dwellings (amended scheme in respect of plot nos. 415 to 420 and 432 to 436)				
Legal Agreement Type	UU	Strongroom Reference	6547	Dated	27/02/2024
Notes					
Amendment to layout - 7 dwellings in substitution of 11 dwellings (Phase 2C)					