

Updated Earl Shilton SUE s.106 Sports Contributions Package and Delivery Note

Applications A and B

Updated 12/04/2024

General Approach and Costs

A general package of appropriate and proportionate sports improvements have been identified and agreed for payment by the developers that amounts to a total sum of **£1,425,467**.

These identified sports facilities improvements outlined within this document, and associated reports, are not specific for delivery. Rather this package has been identified as an example of what could be provided as required to meet the Sport England criteria for sports improvements. The purpose of this Note is to identify a sports improvement cost acceptable to Sport England, but does not preclude Earl Shilton Town Council (ESTC) as the landowners to later seek agreement of their own suitable sports improvement scheme with Sport England, to use this fund to meet this sports improvement requirement.

An illustrative masterplan plan and general arrangement have been prepared to inform the basis for sports costings for new facilities, pitch reorganisation and playing surface improvements (detailed Agronomy and Cost Reports have also been provided). The illustrative pitch layout has been updated following comments from Sport England.

These overall costings indicate that:

- The advanced pitch and associated works would cost in the order of £311,194 (including 10% contingency).
- The main changing, car park and facilities would cost in the order of £1,114,273.

Financial Contributions would be made by s.106 payments directly to HBBC who would, manage the funding pot and working with ESTC, deliver and implement the sports improvements, final details of which will be determined at a later date in accordance with Application A.

Relevant Planning Applications and Pitch Impacts

The sports improvements are related to three planning applications and are to meet the needs generated by, and impact arising of the SUE development. These are:

- Application A – Barwood Land up to 500 homes (31.6%)
- Application B – Bloor/Jelson Homes up to 1,000 homes (63.3%)
- Application C – Persimmon Homes 81 homes (5.1%)

Only Application A has any direct impact on the existing Weavers Springs Playing Fields, and only in so far as it requires access off Astley Road to deliver the central parcel. The other parcel of land within Application A is north of Mill Lane and, like Applications B and C, results in no loss of playing fields.

Proportionate Contributions

Based on the above the contributions would be apportioned as follows:

- Application A – Barwood Land - £450,811.95
- Application B – Bloor/Jelson Homes- £901,623.91

- Application C – Persimmon Homes - £73,031.54 (suggested figure to be agreed between HBBC and Persimmon)
- Total - £1,425,467.40

Required Triggers and Timings Applications B and C

Both planning applications B and C have no direct impact on the playing fields. The existing playing fields at Weavers Springs are not within their planning application red lines but are part the overall SUE site allocation. It should be noted that the earlier burden of infrastructure falls on planning application B which assists the overall SUE, such as the main new A47 access points. It is therefore suggested that the payments be phased as follows:

- **Application B – Bloor/Jelson Homes - £901,623.91**

Two payments are proposed. One third **£300,541.30 on first occupation** and the remaining two thirds **£601,082.61 on occupation of the 450th dwelling**.

Note: this means that the first payment would be sufficient to fund the Weaver's Springs playing pitch improvement works and/or be utilised to progress the planning and design of the full facility at an early stage, therefore increasing playing pitch capacity.

- **Application C – Persimmon Homes - £73,031.54**

One payment on commencement to fund early pitch works and to be potentially pooled with other contributions from Application A and/or B. Otherwise delayed or stalled delivery could add to the burden on the other SUE applications which are delivering most of the infrastructure and accesses.

Required Triggers and Timings for Application A

Application A is split in to two parcels one north of Mill Lane (circa. 130 homes) and the other land accessed off Astley Road (circa. 370 homes). Only the Astley Road access has any impact on loss of playing fields. It is proposed that Application A makes the full contribution of £450,811.95 on commencement of development of either of its parcel of land. Note that this payment would be sufficient to fund the Weaver's Springs playing pitch improvement works and/or be utilised to progress the planning and design of the full facility at an early stage.

It should be noted that the changing and club house facility requires the Astley Road access to be constructed, the cost of which is being covered by the developer of Application A. It would therefore be unreasonable to require delivery of this facility before commencement especially if the requested pitch works are already completed and available for use.

It is expected that ESTC would be a signatory to the S106 for Application A (only). It has been agreed with HBBC that sports improvements detail would fall within the scope of Application A. Barwood Land will be securing agreement from ESTC for agreement and signing of s106 for Application A.

Conclusion

For **Planning Applications B and C** HBBC will be signatories to the s.106 and the S106 will need to be secured and be structured around simple payment stages and amounts in accordance with those set out in this Note. No other specific limitations or controls are required as there is no direct impact on the playing fields.

For **Planning Application A**, both HBBC and ESTC will be signatories to the s.106 and the details of the delivery of the sports improvements will be agreed between them after planning permission has been granted.

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