



Earl Shilton Town Council
Public Library
Wood Street
Earl Shilton
Leicestershire
LE9 7NE

Dear Sirs

Owner: Ideal Homes Midlands Limited
Town Council: Earl Shilton Town Council
Land: The open spaces shown edged red on the attached plan

We act on behalf of the Owner. The Owner is owned and controlled by Persimmon Homes Limited.

The Owner hereby offers to transfer the Land to the Town Council pursuant to clauses 52-54 of the First Schedule the s106 agreement dated 7th March 2025 between (1) Ideal Homes Midlands Limited and (2) Hinckley & Bosworth Borough Council and (3) Leicestershire County Council ("S106 Agreement"). We understand that you are aware of the S106 Agreement but we attach an extract thereof.

The On Site Open Space Scheme referred to in the S106 Agreement has now been approved by Hinckley & Bosworth Borough Council via 25/00390/NMA.

The approval refers to the following now approved plans which are attached:

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- Drawing No. 09642-FPCR-XX-XX-DR-L-0003-P12 - Landscaping Plans (Detailed Softworks and Play Proposals) – agreed under the NMA
- Drawing No. 09642-FPCR-XX-XX-DR-L-0004-P12 - Landscaping Plans (Detailed Softworks and Play Proposals) – agreed under the NMA
- Drawing No. 09642-FPCR-XX-XX-DR-L-0005-P10 - Landscaping Plans (Detailed Softworks and Play Proposals) – agreed under the NMA

Date

11 June 2025

Our Reference

STYM1/IDE546/2

Your Reference

Please ask for

Stuart Tym

DDI

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- Drawing No. 09642-FPCR-XX-XX-DR-L-0006-P06 - Landscaping Plans (Detailed Softworks and Play Proposals) – agreed under original permission 20/01225/FUL

The offer is made on the following terms;

1. transfer at nil consideration
2. payment by the Owner to the Town Council of the On Site Open Space Area Commuted Sum in the sum of £193,667.40 calculated in accordance with the formula in the definition of 'On Site Open Space Area Commuted Sum' in the S106 Agreement, broken down as follows;
 - a. Informal play open space (98sqm): £1,058.40
 - b. Equipped children's play (396sqm): £69,537.60
 - c. Accessible natural green space (8667sqm): £123,071.40
3. the Owner retains the right to buy back any easements or future potential access land for £1 (given that the plans include an area of land across the temporary access which will eventually be stopped up with open space.

This offer is valid for 40 working days as per paragraph 54.3 of the First Schedule of the S106 Agreement. If no response is received from the Town Council, it shall be deemed that this offer has been rejected.

Yours faithfully



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