

## Decision under Delegated Powers

### Officer Requesting Decision

Head of Planning & Regeneration Services

### Officer Making the Decision

Head of Strategic Support

### Recommendation

That a Section 106 Agreement be agreed to secure the following planning obligations to be secured under Planning Permission reference P/20/2140/2:

- 40% affordable housing (split 75% rent and 25% shared ownership)
- Off-site Open Space provision in respect of;
  - Enhancemnt of Childrens Play within the adjacent development (£18,666.00)
  - Provision for young people (£66,779.00) to enhance or increase capacity of existing young people's provision within Rothley
  - Outdoor Sports Facilities (£23,056.00) to be used to implement the recommendations of the Charnwood Playing Pitch Strategy 2018
  - Allotments (£7,904.00) for the creation of additional plots within Rothley.
- The following sums towards education provision in the local area
  - Primary (£306,432.00) or the aggregate sum calculated on the basis of £5,506.80 for every house erected on the Site with two or more bedrooms and £789.31 for each flat or apartment erected on the Site with two or more bedrooms.
- £2,120.00 – towards additional materials for Rothley Library to be calculated on the aggregate basis of £15.09 per one bedroom house or apartment erected on the Site and the sum of £30.18 per two or more bedroom house or apartment erected on the Site.
- £3,617.00 – towards improving capacity at Mountsorrel refuse site
- £29,709.24 towards providing additional clinical accommodation for 142 patients at Alpine House Surgery and £8,216.64 towards providing additional clinical accommodation for 27 patients at Charnwood Surgery. (£541.80 per Dwelling for each Dwelling erected on the Site)
- Travel Packs (can be supplied by Leicestershire County Council at a cost of £52.85 per pack per plot) or otherwise will need to be submitted to and approved in writing by the County Council.
- 6 month bus passes, two per dwelling (can be supplied by Leicestershire County Council at a current average cost of £360.00 per pass).
- £6,000.00 towards Travel Plan monitoring fee (Leicestershire County Council's Travel Plan Monitoring System).

### Reason

The S106 Agreement is required to make the development acceptable in planning terms.

### **Authority for Decision**

The planning application has been considered by the elected members of the Plans Committee in line with the constitution. The Committee resolved to approve the application subject to the signing of a Section 106 agreement on 17 June 2021.

### **Decision and Date**

### **Background**

The planning application submitted to the Council is for erection of new detached school building to rear of existing primary school including relocation of hard ball court, additional staff parking & extension to drop off car park with extended access (full application) and erection of up to 70 dwellings including landscaping, drainage infrastructure & access to existing allotments with all matters reserved except access. The site is located on land south of Farmers Way and Brookfield Road and is outside of the defined settlement limits of Rothley as defined by saved policy ST/2 and the Rothley Neighbourhood Plan.

### **Comments from HR**

None.

### **Financial Implications**

None.

### **Risk Management**

Risk Identified	Likelihood	Impact	Overall Risk	Risk Management Actions Planned
Applicant doesn't comply with the S106 Agreement	Very low	Low	Very Low (1 - 2)	Routine monitoring of the S106 Agreement.

Key Decision: No

*Does the report contain exempt information?* No

Background Papers:

P/20/2140/2 – planning file and officer recommendation