

Decision under Delegated Powers

Officer Requesting Decision

Principal Planning Officer - Development Management

Officer Making the Decision

Head of Governance & HR

Recommendation

That a Section 106 Agreement be signed to secure the following planning obligations to be secured under Planning Permission reference P/20/2393/2:

- A contribution of £928,571.42 towards the extension of Cossington Primary School and the provision of 0.6 hectare of land to meet the needs of the development
- A contribution of £18,726.90 to fund the expansion of Humphrey Perkins School to partially meet needs of the development
- A contribution of £36,300.78 to fund the additional Special school places generated by the large scale of this development
- A contribution of £98,422.35 contribution towards early years provision in the locality
- A contribution of £3,920.00 towards the improvement of facilities at Sileby Library
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- A scheme for the provision of 40% Affordable housing on the site
- A contribution towards open space provision consisting of the following:
 - An on-site multi-function green space (minimum 0.10ha)
 - An on-site natural and semi open space (minimum 0.62ha)
 - An on-site amenity green space (minimum 0.14ha)
 - An on-site LEAP facility
 - On-site provision for young people
 - 0.81ha on-site provision or a £42,817.00 contribution towards off-site outdoor sports facilities
 - 0.10ha on-site provision or a £14,680.00 contribution towards off-site provision or enhancement of allotment facilities in Cossington
- A contribution of £95,739.07 to increase and improve facilities at The Banks and Highgate Medical Centre surgeries in Sileby.

- Raised kerb provision at the two nearest bus stops at a cost of £4,000 each
- A Travel Plan monitoring fee of £6,000
- The appointment of a Travel Plan Coordinator
- Travel pack for the first occupation of each new dwelling
- Six month bus passes (two per dwelling) for the first occupation of each new dwelling
- A contribution of £6717.00 towards the increase and improvement of the facilities at Mountsorrel Waste and Recycling facility
- The provision of a biodiversity mitigation strategy for the site
- A contribution of £200,000.00 towards the provision of and enhancement of community meeting facilities in the locality

Reason

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

Authority for Decision

The application was presented to the Plans Committee in line with the Council's Constitution on 1st December 2021, where a resolution was made to grant outline planning consent following the completion of the S106 Agreement to be agreed under the delegated authority of the Head of Strategic Support (now the Head of Governance & HR).

Decision and Date

Background

The planning application submitted to the Council and allocated reference P/20/2393/2 is an outline application for the erection of up to 130 dwellings, provision of land for a school expansion and associated works with all matters reserved other than access. The site is located on the north-eastern of the Cossington and is located adjacent to the defined limits to the development for the village. The site is allocated for housing in the emerging Local Plan for the Borough. Taking all material planning considerations into account, the site was considered to be suitable for new housing development.

Comments from HR

Not applicable.

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

Background Papers:

P/20/2393/2 – planning file, Plans Committee Report, Extras Report Addendum Report.