

## **Decision under Delegated Powers**

### **Officer Requesting Decision**

Group Leader 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/21/0738/2:

Education :

- £169,233.00 towards early years provision in Sileby.
- £1,628,571.43 for primary school provision in Sileby/Cossington.
- £33,292.26 towards secondary school provision in Barrow Upon Soar.
- £91,736.91 towards Special School Provision in Loughborough.

Libraries: a £6,890 contribution towards the enhancement of Sileby Library

Open Space:

- An on-site multi-function green space
- An on-site natural and semi open space
- An on-site amenity green space
- An on-site LEAP facility
- On-site provision for young people or alternatively a £217,510 contribution towards new or enhanced young people's provision within Sileby.
- 1.42ha on-site provision or a £75,068.00 contribution towards off-site outdoor sports facilities
- 0.04ha on-site provision or a £25,746.00 contribution towards off-site provision or enhancement of allotment facilities in Sileby

Affordable Housing: 30% (68 homes) affordable housing on the site at an appropriate mix and with 66% for affordable rent and/or social rent and 34% shared ownership.

NHS : A contribution of £167,911.60 towards the Provision and enhancement of facilities at Highgate Medical Centre (43%) and The Banks Surgery (57%).

Highways:

- £8,000 towards raised kerb provision at the twonearest bus stops
- £6000 towards Travel Plan Monitoring
- 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

- Appointment of a Travel Plan Co-ordinator
- Construction Traffic Routing Agreement

Leicestershire County Council Waste Services: a £11,781.00 contribution towards the enhancement of Mountsorrel Waste and Recycling Centre.

Ecology: Submission of updated BIA at RM application with any net loss of biodiversity to be compensated for with offsite contribution calculated using the WCC methodology. 40% Affordable Housing with a tenure mix of 77% Affordable Rented Dwellings and 23% Shared Ownership Dwellings

The S106 agreement will be required to enable the the grant of planning permission, as per the Plans Committee resolution OF 1.12.2021: <https://charnwood.moderngov.co.uk/documents/g706/Printed%20minutes%2001st-Dec-2021%2017.00%20Plans%20Committee.pdf?T=1>

### **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 1<sup>st</sup> December 2021 where a resolution was made to grant outline planning permission 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) and subject to conditions, reasons and advice notes.

### **Decision and Date**

### **Background**

The full background oof planning application P/21/0738/2 is provided in the Plans Committee reports of 1<sup>st</sup> December 2021 and the planning file. The application was resolved at Plans Committee:

*“that, in respect of application P/21/0738/2 (Gladman Developments Ltd, Land off Barnards Drive, Sileby, Leicestershire), planning permission be granted subject to recommendation A and B set out in the report of the Head of Planning and Regeneration”.*

HR Advisor: There are no HR implications arising.

## 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/21/0738/2 – Planning File and associated plans committee reports*  
[https://pap.charnwood.gov.uk/PublicAccess\\_LIVE/SearchResult/RunThirdPartySearch?FileSystemId=DM&FOLDER1\\_REF=PLN595874](https://pap.charnwood.gov.uk/PublicAccess_LIVE/SearchResult/RunThirdPartySearch?FileSystemId=DM&FOLDER1_REF=PLN595874)