

Decision under Delegated Powers

Officer Requesting Decision

Principal Planning Officer, Development Management

Officer Making the Decision

Director of Finance, Governance and Contracts

Recommendation

That a Section 106 Agreement be signed to secure the following planning obligations under Planning Application reference P/20/2162/2 at Ingleberry Road, Shephed for Outline planning permission for “Residential development of up to 200 dwellings with associated access, landscaping, open space and drainage infrastructure (Outline - access to be considered)”:

- A scheme for the provision of no less than 20% Affordable housing on the site (tenure mix of 50% Social Rented Dwellings and/or Affordable Rented Dwellings and 50% Shared Ownership Housing units)
- To provide on-site open space in accordance with the On-Site Open Space Scheme, to include:
 - i. 0.15 Ha of accessible multi-functional green space
 - ii. 0.96 Ha natural and semi-natural open space
 - iii. One locally equipped area for play (LEAP) on site
 - iv. Equipment / facilities for Young People
- Contributions towards off-site open space as follows:
 - i. Outdoor sports facilities at a cost of £65,874
- A contribution toward the creation of Allotment provision of £22,584
- The provision of Travel Packs upon the first occupation of each dwelling (£52.85 per dwelling)
- The provision of 6-month bus passes (two per dwelling) upon the first occupation of each dwelling (£720 x up to 200 dwellings)
- To submit an updated Biodiversity Impact Assessment and a Biodiversity Mitigation and Enhancement Scheme within the reserved matters; to provide BNG on-site if possible.
- Make a financial contribution of £109,155.78 toward the cost of additional accommodation at Forest House Surgery and Field Street Surgery.

- A contribution of £6,055.30 to Shepshed Library
- A contribution of £8,542 toward Shepshed Recycling and Household Waste Site
- An Early Years Contribution of £311,984.00 toward facilities at Newcroft Primary Academy
- Primary School Contribution of up to £75,259.60 towards the provision, improvement, remodelling or enhancement of education facilities at Newcroft Primary Academy or any other primary school within the locality of the Development.
- Secondary School contribution of £724,720 toward improvements at Iveshead School
- Special Educational Needs contribution of up to £112,896.86 towards the provision of a new school.
- Shepshed Town Centre Public Realm Project contribution of £137,600
- Highways contribution of £186,000 toward improvements at the A512/Ingleberry Road/Leicester Road junction
- Travel Plan monitoring fee of £6,000
- Council monitoring fee of £4,083
- County Council monitoring fee of £300 or 0.5% (whichever is greater) per contribution.

Reason

The S106 Agreement is required to make the development acceptable in planning terms, by generating funds for the expansion of capacity of local services and facilities at a scale commensurate with the development and for off-site biodiversity in the event that there is insufficient means of securing an on-site solution.

Authority for Decision

The application is a matter delegated to the Head of Planning and Growth under part 12 of the Constitution, who has made a resolution to grant outline planning permission following the completion of the S106 Agreement, to be agreed under the delegated authority of the Head of Governance (or in their absence the Director of Finance, Governance and Contracts) and subject to conditions, reasons and advice notes.

Decision and Date

Signed S Jackson - 26 March 2024



Background

The full background of planning application P/20/2162/2 is provided in the planning file at:

[Documents for reference PLN590515: Public Access \(charnwood.gov.uk\)](https://documents.charnwood.gov.uk/PLN590515)

The Committee report and resolution of the Committee is available at

[Agenda for Plans Committee on Thursday, 20th July, 2023, 5.00 pm - Charnwood Borough Council \(modern.gov.co.uk\)](https://modern.gov.co.uk/agenda-for-plans-committee-on-thursday-20th-july-2023-5.00-pm)

Comments from HR

Not Applicable

Financial Implications

None

Risk Management

Risk Identified	Likelihood	Impact	Overall	Risk Management
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:

Planning application and appeal ref. P/20/2162/2