

Decision under Delegated Powers

Officer Requesting Decision

Team Leader, Development Management

Officer Making the Decision

Head of Governance and Human Resources

Recommendation

That a Section 106 Agreement be signed to secure the following planning obligations to be secured under Planning Permission reference P/21/2085/2, land at Cossington Lane, Rothley:

Affordable housing:

- 40% of dwellings to be affordable housing (77% social and affordable rent and 23% shared ownership)

Open Space:

- Parks & amenity green space - £12,740 off-site contribution
- Natural and semi-natural open space - £5,214 off-site contribution
- Provision for Young Children - £10,666 off-site contribution
- Provision for Young People - £38,160 off-site contribution
- Outdoor Sport facilities - £9,760 off-site contribution improvements
- Allotments - £4,517 off-site contribution for creation of new or enhancement of allotment facilities at Rothley
- Ongoing management and maintenance of any on site open space

Sustainable Transport

- Travel Packs - one pack per dwelling at £52.85 per pack
- Six month bus passes x2 per dwelling at cost of £360 per pass
- Bus stop contribution at a cost of £5,000 to improve the nearest bus stop to the site on Cossington Lane

Biodiversity

- Submission of Biodiversity Mitigation and Enhancement Scheme to the Council for its written approval based on the baseline value agreed at Outline to specify post development value of the Reserved Matters scheme at Reserved Matters stage
- To submit the Biodiversity Impact Assessment of the Reserved Matters Scheme with the Reserved Matters application
- To provide the Biodiversity Net Gain on Site in accordance with the Approved Biodiversity Mitigation and Enhancement Scheme
- Where the provision of the Biodiversity Net Gain on site cannot be achieved to provide further mitigation measures off site pursuant to the Approved Biodiversity Mitigation and Enhancement Scheme and pay the Biodiversity Impact Compensation to the Council

NHS

- £16,605.60 contribution to increase and improve facilities at Alpine House Surgery and Charnwood Surgery

Libraries

- £1,117.31 contribution towards the enhancement of Rothley Library

LCC Waste management

- £2,066.80 contribution towards waste management at the HWRC at Mountsorrel

Education

- £220,272.00 towards provision, improvement, remodelling or enhancement of education facilities at Rothley Church of England Primary School or any other school within the locality of the development

Reason

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

Authority for Decision

The application has not been called in, therefore the Planning Permission decision will be made under delegated authority in line with the constitution following the completion of the S106 Agreement to be agreed under the delegated authority of the Head of Governance & HR subject to conditions, reasons and advice notes.

Decision and Date

Background

The planning application submitted to the Council and allocated reference P/21/2085/2 is for outline planning application with all matters reserved (except for access) for the development of up to 40 dwellings with associated access, drainage infrastructure and landscaping.

The site is located on Cossington Lane within the settlement limits to Rothley as defined by saved policy ST/2 and housing allocation under Policy DS3 (HA51) within the emerging Local Plan. See delegated report for full details.

Comments from HR

N/A

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:

Planning application ref.

P/21/2085/2