

## 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/20/1347/2:

- 20% affordable Housing on site which is comprised of 54% Affordable Rent Units and 46% Shared Ownership Units; and
- The sum of £7,114 (seven thousand one hundred and fourteen pounds) Index-Linked to be applied by the Council towards the creation of additional allotment plots within Shepshed
- The sum of £255,799 (two hundred and fifty five thousand seven hundred and ninety nine pounds) Index-Linked to be paid by the Owner to the Council and to be applied by the Council towards the creation and enhancement of habitats and biodiversity initiatives or projects within and around the environs of Shepshed [to mitigate through off-site provision for the impacts of the Development upon the loss of biodiversity
- Two [adult] 6 month Arriva bus passes authorising free travel for that period on Arriva bus services 16, 126 and 127
- The sum of £504,075.60 (five hundred and four thousand and seventy five pounds and sixty pence) Index-Linked to be paid by the Owner to the County Council and to be applied by the County Council towards the provision and/or improvement of primary and secondary schools in the surrounding area
- The sum of £34,274.04 (thirty four thousand two hundred and seventy four pounds and four pence) Index-Linked to be paid by the Owner to the Council and to be applied by the Council towards improving capacity at Field Street and Forest House GP surgeries or if that is not feasible towards such other suitable medical centre, practice or facility within Shepshed
- The sum of £1,900 (one thousand and nine hundred pounds) Index-Linked to be paid by the Owner to the Council and to be applied by the Council towards the provision and/or improvement of library facilities at Shepshed Library
- The sum of £60,101 (sixty thousand and one hundred and one pounds) Index-Linked to be paid by the Owner to the Council and applied by the Council for the provision, improvement or enhancement of a skate park for young people in Shepshed or towards other suitable provision,

maintenance or improvement for outdoor sport and recreation opportunities or facilities for young people in Shepshed

- The sum of £15,351 (fifteen thousand, three hundred and fifty one pounds) Index-Linked to be paid by the Owner to the Council and to be applied by the Council towards the provision, enhancement or improvement of outdoor sports or recreation facilities in the first instance towards implementing the recommendations of the Council's Playing Pitch Strategy 2018 and / or ancillary provision or improvements at Morley Lane Cricket Ground or in the event that those are not feasible such contribution is to be expended towards other suitable outdoor sports or recreation facilities within Shepshed
- The sum of £14,322 (fourteen thousand three hundred and twenty two pounds) Index-Linked to be paid by the Owner to the Council and to be applied by the Council towards improving access, fencing, signage and habitats at Morley Quarry, Shepshed or, if that is not feasible, to be applied towards such alternative provision for or improvement of natural and / or semi natural open space within or in close proximity to Shepshed
- The sum of £2,691 (two thousand six hundred and ninety one pounds) Index-Linked to be paid by the Owner to the Council and to be applied by the Council towards improving waste facilities and capacity at Shepshed refuse site
- The aggregate sum of £183,147.86 (one hundred and eighty three thousand one hundred and forty seven pounds and eighty six pence) Index-Linked to be paid by the Owner to the County Council and to be applied by the County Council towards the following:-
  - £3,500 (three thousand five hundred pounds) towards the provision of a raised kerb at each of the two bus stops nearest to the Site, located on Ashby Road West and Charnwood Road.
  - £75,863.63 (seventy five thousand eight hundred and sixty three pounds and sixty three pence) towards highway improvements at Charwood Road and Iveshead Road
  - £103,784.23 (one hundred and three thousand seven hundred and eighty four pounds and twenty three pence) towards highway improvements at Leicester Road and Ingleberry Road

## **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.

## **Decision and Date**

## Background

The planning application submitted to the Council is for the erection of 63 dwellings with associated public open space, landscaping and infrastructure. The site is located on land off Iveshead Road and is outside of the defined settlement limits of Shepshed as defined by saved policy sT/2 of the Local Plan (2004).

## 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/20/1347/2 – planning file and officer recommendation