

## 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/20/2088/2:

- 20% affordable housing (split 50% rent and 50% shared ownership)
- Off-site provision in respect of Outdoor Sports Facilities (£51,239.00 to be used to implement the recommendations of the Charnwood Playing Pitch Strategy 2018, e.g. Ancillary provision at Morley Lane Cricket Ground) and Allotments (£23,714.00 for the creation of additional plots within Shepshed).
- £50,190.00 - towards town centre public realm improvements in Shepshed.
- The following sums towards education provision in the local area
  - Early Years (£158,989.95)
  - Primary (£919,296.00)
  - Secondary (£760,956.00)
  - Special Schools (£118,541.71)
- £6,340.00 – towards additional materials for Shepshed Library
- £8,969.10 – towards improving capacity at Shepshed refuse site
- £114,462.36 – towards improving capacity at Field Street and Leicester Road (Forest House) GP surgeries
- £349,219.31 – towards improving the highway junctions of A512 / Charnwood Road / Iveshead Road Signal-Controlled Crossroads and A512 / Leicester Road / Ingleberry Road Signal-Controlled Staggered Crossroads.
- Travel Packs (can be supplied by Leicestershire County Council at a cost of £52.85 per pack per plot) or otherwise will need to be submitted to and approved in writing by the County Council.
- 6 month bus passes, two per dwelling (can be supplied by Leicestershire County Council at a current average cost of £360.00 per pass).
- £6,000.00 towards Travel Plan monitoring fee (Leicestershire County Council's Travel Plan Monitoring System).

### 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 up to 210 dwellings with associated landscaping, open space and sustainable drainage. The site is located on land off Ashby Road and is outside of the defined settlement limits of Shepshed as defined by saved policy ST/2.

## 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/20/2088/2 – planning file and officer recommendation