

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

DELEGATED DECISION – ADDENDUM

DECISION OF OFFICER MAKING THE DECISION – DD175 21/22 signed 4 October 2021 (To be Appended)

Officer Requesting Decision (Addendum)

Head of Planning and Regeneration

Officer Signing the Decision (addendum)

Head of Strategic Support

Decision and Date (for Addendum)

Recommendations / Addendum

- The primary education contribution to be increased from £919,296.00 to £1,156,428.00

Reasons

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

Background

As per DD175 2021/22 signed on 4 October 2021 and at the late request of the Local Education Authority following an increase in the cost multiplier based on the National School Delivery Cost Benchmarking Report (NSDCBR). The contribution will continue to be spent on education provision on the local area. The increased contribution amount is to be considered and a resolution made by the Plans Committee on 16th December 2021.

Financial Implications

None

Key Decisions

No

Background Papers

P/20/2088/2 – planning file and officer recommendation and DD reference number DD175 2021/22