

## **Decision under Delegated Powers**

### **Officer Requesting Decision**

Group Leader 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 to be secured under Planning Permission reference P/22/2229/2 for : Outline planning application (all matters reserved except for access) for up to 53 dwellings with associated access, public open space and landscaping, drainage and infrastructure works

Land East of Iveshead Road, Shepshed, Leicestershire

Comprising:

- 20% Affordable Housing Provision as follows: Affordable/Social Rent 6 units Shared Ownership 5 units In accordance with Affordable Housing SPD
- off-site contribution of £50,562 to meet the needs of the development. To be used to improve/provide additional young peoples play facilities within Shepshed.
- off-site contribution of £17,847 to be used to implement recommendations of the Charnwood Playing Pitch Strategy (PPS) 2018 within Shepshed.
- Allotments - an off-site contribution of £5,985 for the creation of additional allotment provision within Shepshed.
- £21,000 (£35,000 x 0.6ha) if full 10% provision cannot be included on site
- Shepshed Town Centre Improvement • £688 /dwellings = £36,46
- Sustainable Transport
  - a) Travel Packs; to inform new residents from first occupation what sustainable travel choices are in the surrounding area (can be supplied by LCC at £52.85 per pack).
  - b) 6 month bus passes, two per dwelling (2 application forms to be included in Travel Packs and funded by the developer); to encourage new residents to use bus services, to establish changes in travel behaviour from first occupation and promote usage of sustainable travel modes other than the car (can be supplied through LCC at (average) £360.00 per pass).
  - c) STARS for (Sustainable Travel Accreditation and Recognition Scheme) monitoring fee of £6,000.

- d) Raised kerb provision at the nearest two bus stops 260008405: Ashby Road West, Adjacent to Iveshead Road and 260008408: Charnwood Road, opposite Iveshead Road at a cost of £3,500 per stop to support modern bus fleets with low floor capabilities
- Biodiversity
  - a) To submit the Biodiversity Mitigation and Enhancement Scheme to the Council for its written approval with any Reserved Matters Application.
  - b) To submit an updated Biodiversity Impact Assessment with the reserved matters
  - c) To provide the Biodiversity Net Gain on Site in accordance with the Approved Biodiversity Mitigation and Enhancement Scheme.
  - d) Where the provision of the Biodiversity Net Gain on site cannot be achieved to provide the mitigation measures off Site pursuant to the Approved Biodiversity Mitigation and Enhancement Scheme and pay the
- Library Services £1,648 contribution towards the enhancement of Shepshed Library.
- Waste management • £2,263.63 contribution towards HWRC at Shepshed
- Education
  - a) Primary School Sector – £ £240,463.00 contribution towards provision, improvement, remodelling or enhancement of education facilities at Newcroft Primary School or any other school within the locality of the development
  - b) Secondary School Sector - £ 192,050.80 contribution towards provision, improvement, remodelling or enhancement of education facilities at Iveshead School or at other schools or other school within the locality of the development

The S106 agreement will be required to enable the the grant of planning permission,

## **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 bio diversity 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 fo 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 and HR (or in their absence Director of Finance, Governance and Contracts) and subject to conditions, reasons and advice notes.

## Decision and Date

19 Dec 2023



## Background

The full background of planning application P/22/2229/2 is provided in the planning file at

[https://pap.chnwood.gov.uk/PublicAccess\\_LIVE/SearchResult/RunThirdPartySearch?FileSystemId=DM&FOLDER1\\_REF=PLN628315](https://pap.chnwood.gov.uk/PublicAccess_LIVE/SearchResult/RunThirdPartySearch?FileSystemId=DM&FOLDER1_REF=PLN628315)

The Committee report and resolution of the Committee is available at

<https://chnwood.moderngov.co.uk/ieListDocuments.aspx?CId=152&MId=898&Ver=4>

## 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:

P/20/2229/2– *Planning File*