

## Decision under Delegated Powers

### Officer Requesting Decision

Team Leader, Development Management

### Officer Making the Decision

Head of Legal & Electoral Services

### Recommendation

That a Section 106 Agreement be signed to secure the following planning obligations under Planning Permission reference P/22/1171/2:

- 100% Affordable housing on the site to be let by a Registered Provider to households who are eligible for social rented housing **or** no less than 30% (67% social rented 33% shared ownership) .
- The provision of offsite open space contributions:
  - £2,033.00 for Allotment provision or enhancements, contribution
  - £4,092.00 for enhancing natural and semi natural open space
  - £5,900.00 for Outdoor Sports Provision
  - £5,880.00 for Parks and Amenity Open Space
  - £4,800.00 for Childrens play facilities
  - £17,171.00 for Young Persons Contribution
- Offsite impact compensation for biodiversity to be purchased by the applicant from the habitat bank of 0.09 habitat units as measured by DEFRA metric, with written confirmation of the purchase to be submitted prior to the commencement of development.

County Council contributions for:

- Bus Pass contribution for a six month period - £18,792.00 (£1044.00 per dwelling)
- Travel packs £951.30 (£52.85 per dwelling)
- Library contribution of £422.77 towards Loughborough Library
- Healthcare Contribution:
  - £8,695.30 for increasing patient capacity from the development at Pinfold Medical Practice or Park View Surgery

The S106 agreement will be required to enable the grant of planning permission, as per the Plans Committee resolution:

<https://charnwood.moderngov.co.uk/ieListDocuments.aspx?CId=152&MId=702&Ver=4>

### **Reason**

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

### **Authority for Decision**

The application will be a delegated decision in line with the constitution as no members have called the application in to be presented to plans committee. where obligations have been agreed as set out above and will be secured by the S106 agreement.

Agreement to be agreed under the delegated authority of the Head of Legal & Electoral Services and subject to conditions, reasons and advice notes. Specifically section 8.2 (item 7) of the Scheme of Delegation reads "To enter into and vary an agreement under Section 106 of the Town and Country Planning Act 1990".

### **Decision and Date**

N.Ford

30.09.2024

### **Comments from HR**

Not applicable.

### **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/232/11710191/2**