



CHARNWOOD BOROUGH COUNCIL
**INFRASTRUCTURE FUNDING
STATEMENT**

1st April 2019 to 31st March 2020

December 2020

Contents

1. Introduction to the Infrastructure Funding Statement	3
2. Background	3
3. The Developer Contribution Data Spreadsheets	4
4. Summary of Developer Contributions	4
5. Projects Funded in 2019-2020	5
6. Affordable Housing Contributions	8
7. Future Infrastructure Delivery and the Infrastructure Delivery Plan	11

1. Introduction to the Infrastructure Funding Statement

- 1.1 This is the first Infrastructure Funding Statement to be prepared by Charnwood Borough Council. It sets out how the Borough Council has used developer contributions which are negotiated through planning agreements linked to the granting of planning permission through Section 106 of the Town and Country Planning Act.
- 1.2 A Section 106 agreement is a legally binding agreement between an applicant seeking planning permission and the local planning authority, which is used to mitigate the impact of new homes or other developments upon the local community and infrastructure.
- 1.3 The planning process requires developers to help manage the impacts from development. Section 106 legal agreements, also termed planning obligations, are used to secure new facilities or pay for projects through:
- prescribing the nature of development (e.g. requiring a given portion of housing to be affordable);
 - compensating for loss or damage created by a development (e.g. requiring new open space following the loss of existing open space); or
 - mitigating a development's impact (e.g. through increasing public transport provision).
- 1.4 The Government sets out rules which determine what Section 106 Agreements can be used for (known as the CIL Regulations). Developers can only be asked to provide, or contribute towards, projects which meet the following three tests:
- **necessary** to make the development acceptable in planning terms;
 - **directly related** to the development; and
 - **fairly and reasonably related in scale and kind** to the development.
- 1.5 This report monitors infrastructure throughout the process from the legal agreement through to the receipt of money to undertake a project and the implementation of the project. It provides information for the period between 1st April 2019 to 31st March 2020.
- 1.6 A greater understanding of the implementation of local planning policies including the delivery of housing can be gained by referring to the Annual Monitoring Report which is available to view on the Borough Council's website.

2. Background

- 2.1 In accordance with the Community Infrastructure Levy (CIL) Regulations, 2010 the Government requires all "contribution receiving authorities" to publish an Infrastructure Funding Statement (IFS).
- 2.2 To fulfil this requirement a set of data tables are prepared relating to individual transactions. This provides for transparency and accountability at the level of individual obligations.

- 2.3 It is worth emphasising that while the requirement to publish the IFS is new, the monitoring process which underpins it, is not. The Borough Council has been monitoring Section 106 contributions for many years. The Council takes its responsibility for managing public money very seriously, and has administrative processes in place to ensure that when agreements are entered into through the planning process, then those obligations are complied with, and monies are collected and spent for the purposes for which they are intended. A cross departmental group, oversees this process and receives regular officer reports on income and expenditure.
- 2.4 The Borough Council works closely with Leicestershire County Council in their role as the upper tier authority with responsibility for the following form of infrastructure:
- Schools
 - Roads and transportation
 - Social care Libraries
 - Waste management facilities
- 2.5 Although these items are negotiated through the planning application process led by the Borough Council they are nevertheless delivered by the County Council in accordance with an agreed policy [Developer contributions at Leicestershire County Council](#).
- 2.6 As a result of their role Leicestershire County Council may be a signatory to the legal agreement and money is transferred to them to enable them to fulfil their agreed delivery arrangements. As a recipient of Section 106 contributions Leicestershire County Council is required to prepare and submit an Infrastructure Funding Statement. This sets out what they collect as a County Council for highways, education, waste and libraries. In two tier areas such as Leicestershire the County and Borough / District IFS documents complement each other and need to be read together to gain a full understanding of infrastructure funding.

3. The Developer Contribution Data Spreadsheets

- 3.1 The focus of the IFS is to provide the information to enable an understanding of the agreements that have been entered into and the money that has been received and spent.
- 3.2 This report references information in the following three tables:
- Table 1 Developer agreements
 - Table 2 Developer agreement contributions
 - Table 3 Developer agreement transactions
- 3.3 This first IFS relates only to 2019-2020, but as it will be annual publication then over the years it will be possible to monitor the infrastructure funding process. through time.

4. Summary of Developer Contributions

- 4.1 The total amount which was secured through new Section 106 Agreements in 2019-2020 was just over £5.5 million pounds. In addition, just over £1.5 million pounds was received by the Borough Council during the year from developers who were complying with the terms of the legal agreements.

Total amount of money secured through S106 during 2019-2020	£5,575,532
Total amount of money received through S106 during 2019-2020 * CSV figures currently relate to those 106 Agreements signed in the financial year 2019-2020 so there will be a disparity between these figures and those on the CSV files.	£1,542,104
Total amount of S106 receipts collected in previous years but which have not been allocated	£2,960,370
Total amount of S106 expenditure for 2019-2020	TBC
Amount of S106 spent on repaying money borrowed , including any interest, with details of the items of infrastructure the money was used to provide; and	None
Amount of S106 spent in respect of monitoring .	TBC
Total amount of S106 receipts which were allocated but not spent in the reported year for funding infrastructure and summary details of the items of infrastructure and the amount of money allocated to each item.	TBC
Total amount of S106 received during any year which was retained at the end of the reported year for the purposes of longer term maintenance (commuted sums).	TBC

5. Projects Funded in 2019 -2020

- 5.1 The following table shows the amounts of money that were received by the Borough Council in 2019 – 2020 and the projects which they helped to fund. The table does not include any contributions towards services provided by Leicestershire County Council.

Section 106 Contributions Received by Charnwood Borough Council in 2019 - 2020

Planning Application No	Site	Location	Purpose	Amount Received £
P/01/0149/2 P/03/1662/2	Land at Havelock St/ Rosebery St.	Loughborough	Open Space and Leisure – maintenance contribution	7,500.00

Planning Application No	Site	Location	Purpose	Amount Received £
P/03/2984/2 P/11/1720/2	Land at The Former Rectory, Steeple Row	Loughborough	Green Infrastructure - wildlife garden maintenance	1,132.79
P/14/1687/2	Land at Hathern Road	Shepshed	Health – for improvements to medical practices in the area to cater for additional patients	101,968.92
P/14/1687/2	Land at Hathern Road	Shepshed	Policing - to help fund extensions to existing premises at Syston, Loughborough or Enderby.	145,095.09
P/14/1687/2	Land at Hathern Road	Shepshed	Public realm - to improve the public realm of Shepshed town centre	71,656.37
P/13/1008/2	land at Halstead Road	Mountsorrel	Health -for the improvement and/or extension of Alpine House Surgery	58,054.91
P/16/0732/2	Gynsill Lane	Anstey	Affordable housing - a commuted sum towards the provision of affordable housing within Charnwood.	300,794.23
P/14/0428/2	Fairhaven Farm, Cropston Road	Anstey	Health - to support additional capacity for consultations at the Anstey Surgery	84,662.80
P/14/0428/2	Fairhaven Farm, Cropston Road	Anstey	Policing - for start up equipment, additional premises and hub equipment	57,668.80

Planning Application No	Site	Location	Purpose	Amount Received £
P/14/2404/2	The Former Moseley Buildings, Derby Road	Loughborough	Health - towards the improvement and maintenance of healthcare facilities at Woodbrook Medical Practice	60,906.35
P/14/2404/2	The Former Moseley Buildings, Derby Road	Loughborough	Open Space and Leisure – for offsite children's play space provision and enhancement of children's play facilities at the recreation ground at Radmoor Road	32,241.55
P/14/2404/2	The Former Moseley Buildings, Derby Road	Loughborough	Open Space and Leisure – for off site youth/adult open space provision and enhancement of children's play facilities at the recreation ground at Radmoor Road	21,353.22
P/11/1583/2 P/15/1814/2	Land at Iveshead Road	Shepshed	Open Space and Leisure – maintenance contribution	43,356.00
P/11/1583/2 P/15/1814/2	Land at Iveshead Road	Shepshed	Open Space and Leisure - maintenance contribution	20,850.00
P/14/2043/2	Beacon Road	Loughborough	Open Space and Leisure - offsite open space contribution (<i>only payable in lieu of on-site provision for the improvement and/or provision of children's play spaces at the site or at Holt Drive Play Area</i>)	9,269.09

Planning Application No	Site	Location	Purpose	Amount Received £
P/14/2043/2	Beacon Road	Loughborough	Open Space and Leisure - offsite open space contribution (<i>only payable in lieu of on-site provision for the improvement and/or provision of youth/adult recreational spaces at Lodge Farm Recreation Ground</i>)	31,152.37
P/18/0586/2	North side of Tickow Lane	Shepshed	Open Space and Leisure - towards provision by Shepshed Town Council of a skate bowl at Oakley Road playing fields	83,808.72
P/17/0388/2	Land at Clear View Farm, Loughborough Road	Quorn	Health - towards mitigation of the impact on Quorn Medical Centre and provision of a new patient lift	23,328.77
P/16/0987/2	61 Station Road	Rearsby	Affordable Housing - a commuted sum towards provision in Charnwood	77,271.10
P/13/2340/2	Land at Cropston Road	Anstey	Health – towards improving / extending Anstey GP Surgery	16,319.50
P/13/2340/2	Land at Cropston Road	Anstey	Policing – contribution towards capital expenditure towards accommodation and equipment	17,059.96
P/88/1348/2	Fishpool Way & Mallard Road	Barrow upon Soar	Open Space and Leisure – maintenance of public open	29,012.80

Planning Application No	Site	Location	Purpose	Amount Received £
			space	
Total				1,294,463.34

* CSV figures currently relate to those 106 Agreements signed in the financial year 2019-2020 so there will be a disparity between these figures and those on the CSV files.

6. Affordable Housing Contributions

6.1 Affordable housing means housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and / or is for essential local workers). This can comprise a range of tenures including social rented, affordable rented and intermediate housing. Eligibility is determined having regard to local incomes and house prices.

6.2 The following table shows the affordable housing contributions that were agreed in Section 106 Agreements signed during 2019 - 2020. The final column shows the total number or percentage agreed and the types of affordable housing.

Affordable Housing Contributions included within Section 106 Agreements Signed During 2019- 2020

Planning Application And Date of Signed S106 Agreement	Site	Location	Total Number of Dwellings specified in Planning Permission	Number and / or Percentage of Affordable Housing specified in the Section 106 Agreement
P/18/0284/2 15 th May 2019	Gynsill Court, Lane	Anstey	43	9 dwellings: 6 affordable rented and / or social rented and 3 shared ownership
P/18/0888/2 11 th June 2019	Land off Highland Drive and Knox Road	Loughborough	24	7 dwellings: 5 social rented and / or affordable rented (including 1 bungalow) and 2 intermediate.
P/18/0662/2 11 th June 2019	Linkfield Farm,	Mountsorrel	52	30% of which 75% affordable rented and / or social rented and 25% shared ownership

Planning Application And Date of Signed S106 Agreement	Site	Location	Total Number of Dwellings specified in Planning Permission	Number and / or Percentage of Affordable Housing specified in the Section 106 Agreement
P/18/0709/2 3 rd July 2019	Melton Road	East Goscote	Up to 270	30% affordable housing of which 80% shall be affordable rented and / or social rented and 20% intermediate housing.
P/18/0659/2 12 th August 2019	Land off Barnards Drive	Sileby	Up to 228	No less than 30% and no more than 35% according to Planning Inspector or Secretary of State with 80% affordable rented and / or social rented and 20% intermediate
P/17/2391/2 22 nd November 2019	Land at 195 Seagrave Road	Sileby	Up to 23	30% affordable of which 77% social rented and 23% intermediate
P/18/0985/2 3 rd December 2019	157, Humberstone Lane	Thurmaston	33	20% affordable of which 77% social rented and / or affordable rented and 23% intermediate

6.3 Based on the above figures, and assuming that the total numbers of all dwellings built will equate to the maximum number for which planning permission has been granted, and the proportions will remain as stated in the Section 106 Agreement without variation, the number and tenure types of affordable houses which would be delivered as part of these housing developments would be:

- Total Number of affordable homes: 195
- Total number of affordable rented and / or social rented homes: 148
- Total number of shared ownership and / or other intermediate homes: 47

6.4 During 2019-2020 a total of 199 affordable dwellings were completed at a wide range of locations across Charnwood with the largest numbers in Shepshed, Loughborough and Anstey. The table below provides a summary for delivery of affordable homes in 2019-

20. Further information on the delivery of housing is set out in the Council's Annual Monitoring Report.

Affordable Dwellings Completed During 2019-2020

Planning Application	Site	Location	Affordable Dwellings Completed 2019/20
P/17/0407/2, P/16/0963/2, P/13/2340/2	Land off Cropston Road	Anstey	8
P/17/1898/2, P/14/0428/2	Land off Cropston Road	Anstey	30
P/14/0603/2	Hamilton lane	Barkby	31
P/15/0229/2	Melton Road	Barrow	17
P/16/2057/2	Allendale	Loughborough	13
P/17/2200/2	Ling Road	Loughborough	13
P/17/0130/2	Ashmount Special School Beacon Road	Loughborough	9
P/15/1024/2	Land at Halstead Road	Mountsorrel	2
P/14/0708/2 & P/15/1799/2	Land off Barkby Road	Queniborough	18
P/12/2005/2 & P/15/0156/2, P/16/1748/2, P/17/0503/2	Land off Mountsorrel Lane	Rothley	2
P/13/1641/2	Land off Hathern Road	Shepshed	11
P/14/1604/2	Land off Tickow Lane	Shepshed	16
P/13/1826/2	Land off Tickow Lane	Shepshed	29
Total			199

7. Future Infrastructure Delivery and the Infrastructure Delivery Plan

- 7.1 The Charnwood Local Plan is at an advanced stage of preparation. It will set out a framework for development through to the year 2037. Part of the process of plan preparation has been to ensure that the infrastructure is in place to deliver the plan and mitigate the impact of development upon communities. The local plan will be supported by an Infrastructure Delivery Plan which will set out what infrastructure will be required. Its preparation follows extensive consultations with public and private sector partners, infrastructure providers and delivery agencies. It will be published alongside the Local Plan.
- 7.2 The Infrastructure Delivery Plan is a live document and will be regularly updated to reflect the most recent information available. New information will be added when development proposals are firmed up and the full range of infrastructure requirements to bring forward a site for development becomes available.
- 7.3 It is already clear that the delivery of the growth identified in the local plan will require significant investment in supporting infrastructure. This is likely to include:

- five new primary schools plus additional expenditure on extensions;
- supporting investment in the extension and improvement of GP Practices which may be impacted by growth;
- investment in transport infrastructure to enable the strategic network to accommodate growth;
- rolling out infrastructure which will help to deliver the Council's targets to reduce carbon emissions and more sustainable lifestyles including electric vehicle charging and tree planting;
- improvements to the capacity of sewage treatment works with reinforcement most needed at Wanlip and Shepshed; and
- enhanced coverage of broadband connectivity particularly to in rural areas in the east of the Borough.

7.4 Securing developer contributions through the planning process will be an important source of funding towards securing these improvements. The policy framework provided by the local plan will be used to clarify policy priorities with negotiations with developers then undertaken as part of the planning application process.