



CHARNWOOD BOROUGH COUNCIL  
INFRASTRUCTURE FUNDING  
STATEMENT

1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022

December 2022

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## 1. Introduction to the Infrastructure Funding Statement

- 1.1 This is the third Infrastructure Funding Statement to be prepared by Charnwood Borough Council since the Government required local planning authorities to publish an annual report of funding received from developers for infrastructure development and the provision of services and facilities to mitigate the impacts of development upon the community.
- 1.2 Developer contributions are negotiated through planning agreements linked to the granting of planning permission through Section 106 of the Town and Country Planning Act. 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 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022.
- 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
  - Libraries
  - Waste management facilities
- 2.5 To avoid duplication this IFS does not include any contributions towards services provided by Leicestershire County Council for schools, highways, public transport, libraries and waste. These items are negotiated through the planning application process led by the Borough Council. They are nevertheless based on requests from the County Council and then delivered by the County Council in accordance with an agreed policy:  
<https://www.leicestershire.gov.uk/environment-and-planning/planning/developer-contributions>.
- 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. 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 secured and received. Planning application references are provided in all the tables. Further information on all planning applications, including the Section 106 Agreements, can be obtained using the Planning Explorer website which can be found here:  
<https://portal.charnwood.gov.uk/Northgate/PlanningExplorerAA/plnsearch.aspx>

3.2 In accordance with the Guidance this report references information which is set out separately in three Excel spreadsheets:

- CSV1 Developer agreements
- CSV2 Developer agreement contributions
- CSV3 Developer agreement transactions\*

\* Spend on all individual projects is shown is shown in Table 4 below.

3.3 This IFS relates only to 2021-2022, but as it is an annual publication then it is possible to monitor the infrastructure funding process through time. Copies of the Infrastructure Funding Statements for 2019/20 and 2020/21 are also available to view on the Borough Council's website.

#### 4. Summary of Developer Contributions

4.1 The total amount which was secured through new Section 106 Agreements in 2021-2022 was £1.819m. This is slightly less than 2020-2021 where a figure of £2.45m was recorded. This figure does not include 'big ticket' items such as affordable housing where provision is made through registered providers, or directly by the developers themselves as part of the implementation of the development depending on tenure. Neither does it include County Council services which may incur a significant cost to developers.

**Table 1. Summary of Section 106 Contributions, 2021-2022**

Total amount of money agreed in <b>new</b> Section 106 Agreements signed in 2021-2022	<b>£1,819,253</b>
Total amount of money <b>secured</b> through S106 during 2021-2022	<b>£1,170,454</b>
Total amount of money <b>received</b> through S106 during 2021-2022	<b>£524,341</b>
Total amount of S106 receipts <b>collected</b> in previous years on 31/3/2021(balance of receipts on 31/3/2021)	<b>£5,330,859</b>
Total amount of S106 expenditure for 2021-2022	<b>£1,189,831</b>
Amount of S106 spent on <b>repaying money borrowed</b> , including any interest, with details of the items of infrastructure the money was used to provide; and	<b>None</b>
Amount of S106 spent in respect of <b>monitoring</b> .	<b>None</b>
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).	<b>£796,628</b>

**5. New Section 106 Agreements entered into during 2021-2022**

5.1 The following table shows the amounts of money that were received by the Borough Council in 2021 – 2022 and the projects which they helped to fund.

**Table 2. Section 106 Contributions Agreed During 2021 – 2022**

Planning Application Ref	Date of S106	Site	Location	Purpose	Amount
P/20/2322/2	28/4/2021	Land off Melton Road	Burton on the Wolds	Allotments and / or community orchard	£7,905
				Health – capacity improvements at Barrow Health Centre.	£35,441
				Offsite open space at Towles Field.	£66,779
				Outdoor sport at Towles Field	£23,056
				Affordable Housing – 40% of dwellings to be provided with 50% Affordable Rent and 50% Shared Ownership	-
P/19/0218/2	22/4/2021	Land at King Street	Sileby	Offsite biodiversity enhancement	£5,390
P/20/1806/2	30/4/2021	The Maltings,	L'borough	Affordable housing – 12 dwellings comprising 7 affordable rent / social rent dwellings and 5 shared ownership	-
				Open space - to provide new facilities or increase capacity at Jubilee Park, Garendon Green, Thorpe Acre Spinney Road and / or Alan Moss Road Allotments	£24,890
P/19/2139/2	14/5/2021	L'brough Road	Quorn	Open space and leisure for young people – for a youth slide / BMX Project and to	£98,449

				improve facilities for young people.	
				Health – capacity improvements at Quorn Medical Practice	£53,441
				Offsite sports – towards improving facilities within the vicinity of the development	£25,619
				Offsite allotments – to improve local allotment provision within the vicinity of the development	£11,976
				Community facilities – towards improvements at Quorn Old School Community Centre	£14,575
P/19/2162/2	26/5/2021	Land at Peashill Farm, Ratcliffe Road	Sileby	Affordable housing – 9 dwellings comprising 7 affordable rent dwellings and 2 intermediate dwellings	-
				Outdoor sports – towards off site sports facilities within the vicinity of the site.	£43,268
				Health - capacity improvements at the Banks and Highgate surgeries	£14,395
P/20/0797/2	7/6/2021	34-36 Station Road	Rearsby	Offsite biodiversity enhancements in Rearsby or elsewhere in the Borough.	£1,210
P/20/2107/2	10/6/2021	Land off M'plewell Road	Woodhouse Eaves	Allotments – towards provision in Woodhouse Eaves.	£4,065
				Offsite provision for children – towards new or enhanced provision in Woodhouse Eaves	£9,600
				Offsite provision for young people – towards new or	£34,344

				enhanced provision in Woodhouse Eaves	
				Outdoor sports – improvements to facilities in Woodhouse Eaves (or a 10 mile radius thereof)	£11,802
				Affordable housing – 40% of the total number of dwellings; to comprise 72% affordable rented and 28% shared ownership.	-
				Health – capacity improvements at the Cottage Surgery, Woodhouse Eaves	£26,512
P/20/1515/2	30/6/2021	Land adjacent to Wymeswold Industrial Estate	Burton on the Wolds	Offsite biodiversity – towards woodland planting and woodland enhancement with priority to Wymeswold and surrounding villages	£101,287
P/20/1237/2	6/08/2021	Land off Ingleb'rry Road	Shepshed	Offsite biodiversity	£43,800
P/12/2569/2	27/8/2021	Land at Beacon View Industrial Estate	Quorn	Affordable housing	-
P/18/0431/2	29/10/2021	Park Grange Farm, N'stead Way	L'borough	Health – for the extension of facilities at Outwoods Medical Centre	£6,847
				Allotments – for new or enhancement of existing allotments in Loughborough	£1,580
				Offsite children's facilities – towards additional provision at Newstead Way Play Area	£3,733



				Offsite young persons – towards provision within 1km of the development	£13,355
				Open space improvements – for provision within 1km of the development	£6,809
				Outdoor sports – towards provision within Loughborough	£3,457
P/20/2236/2	1/10/2021	125 Cotes Road	Barrow upon Soar	Offsite biodiversity enhancements within Barrow or elsewhere in the Borough	£10,129
P/20/1347/2	1/10/2021	62, Iveshead Road	Shepshed	Health – capacity improvements at Field Street and Forest House GP surgeries	£34,274
				Outdoor sports – for the provision, improvement or enhancement of sports and recreation facilities Morley Lane cricket ground.	£15,351
				Allotments – for the creation of additional plots within or on the edge of Shepshed	£7,114
				Outdoor sports Offsite open space - towards improving access signage, fencing and habitats at Morley Quarry, Shepshed or alternative site	£14,322
				Youth facilities – for a skate park in Shepshed or other suitable provision.	£60,101
				Offsite biodiversity enhancement	£255,799

				Affordable housing -13 dwellings	-
P/20/0674/2	20/10/2021	61, Station Road	Rearsby	Affordable housing	£12,500
P/20/1404/2	10/12/2021	The Druid Arms, Pinfold Gate	L'borough	Student Support Scheme – to support work of the Community Safety Partnership	£1,200
				Open space improvements – towards new provision or improvement within Loughborough including Queens Park and Southfields Park	£683
				Town centre improvements for the implementation of the Lanes and Links Strategy	£5,834
				Offsite children's provision for young people in Loughborough	£20,667
P/20/2427/2	21/1/2022	Land at East Road	Wymeswold	Health - for the provision or enhancement of facilities at Barrow Health Centre	£32,910
				Outdoor sports – towards outdoor sports facilities at Wymeswold Sports Pavilion or other project.	£15,860
				Allotments - for the enhancement of allotment facilities in Wymeswold	£7,340
				Young persons open space - towards new or enhanced young people's provision at The Washdyke or other location in Wymeswold	£62,009

				Affordable housing – 40% of dwellings with 70% affordable or social rented and 23% shared rented	-
P/21/0549/2	23/12/2022	Land at Cemetery Road	Sileby	Affordable housing	-
				Provision of Allotments	£12,318
				Health centre capacity enhancements	£59,342
P/20/2088/2	7/1/2022	Land off Ashby Road West	Shepshed	Health – capacity improvements at Field Street and Forest House GP Surgeries with 17% of total contribution to Field Street and 83% to Forest House.	£114,462
				Allotments for the provision or enhancement of allotments in Shepshed	£23,741
				Offsite open space	£51,239
				Town centre contribution – towards town centre improvements in Shepshed.	£50,190
				Affordable housing - 20% of total dwellings with 50% affordable rent (with a minimum of 4 wheelchair accessible dwellings) and 50% shared ownership.	-
P/20/2044/2	21/1/2022	Land to the north of East Road	Wymeswold	Health - towards the provision and enhancement of facilities at Barrow Health Centre	£22,784

				Offsite open space comprising: provision for young people within Wymeswold (£42,930); sports facilities provision within Wymeswold (£14,882) and allotments in Wymeswold (£5,081)	£62,893
				LEAP -towards the provision, improvement or enhancement of locally equipped play areas in the vicinity of the development.	£12,000
				Affordable Housing – 40% of dwellings, 70% of which should be affordable rented and 23% intermediate.	-
				Biodiversity enhancement within the vicinity of the site in accordance with Biodiversity Mitigation Strategy.	Amount to be determined.
P/21/1571/2	15/1/2022	Land at Farriers Close	Wymeswold	Offsite biodiversity -towards habitat creation and enhancement within Charnwood with priority to grassland enhancement within Wymeswold	£15,971
P/20/1905/2	4/3/2022	Land to rear of 128 Cotes Road	Barrow upon Soar	Offsite biodiversity to mitigate for tree loss	£3,794
P/20/2140/2	28/3/2022	Land south of	Rothley	Healthcare contribution	£36,926

		Farmers Way and Br'kkfield Way		Offsite open space contribution	£66,779
				Offsite outdoor sports contribution	£23,056
				LEAP contribution	£18,666
				Allotments contribution	£7,904
				Affordable housing	-

- 5.2 Included within the table above are the amounts which have been agreed for the types of infrastructure as set out in each of the Section 106 Agreements. A summary of the totals is shown in the table below. One of the most significant developments this year has been the amount committed to biodiversity enhancement which will mitigate the impact of development and reflects the Council's commitment to achieving a net gain in biodiversity when development takes place.

**Table 3. Summary of Amounts Agreed in Section 106 Agreements During 2021-2022**

Type of Infrastructure	Amount
Open Space and Sports Provision – including provision for children, young people and adults.	£783,706
Allotment Provision	£89,024
Healthcare	£437,344
Biodiversity Enhancement	£437,380
Community Facilities	£14,575
Town Centre Improvements (L'borough and Shepshed	£56,024
Student Support Scheme (L'borough)	£1,200
<i>Affordable Housing</i>	<i>Provided in accordance with provision of Section 106 Agreement</i>
<b>Total</b>	<b>£1,819,253</b>

## 6. Expenditure in 2020-2021

- 6.1 The following table shows the amounts of Section 106 money that was spent by the Borough Council in 2021 – 2022 and the projects which this helped to fund.

**Table 4. Borough Council expenditure on Section 106 Projects During 2021-2022**

<b>Planning Application Ref</b>	<b>Site</b>	<b>Location</b>	<b>Purpose</b>	<b>Amount Spent</b>
<b>Open Space Provision</b>				
P/05/0964/2	Wharncliffe Road	Loughborough	Youth and Adult Play Provision	£4,539
P/10/1155/2	Land to the north of Barkby Road	Syston	Youth and Adult Play Provision	£28,502
P/14/0750/2 P/14/0790/2	Land at Stancliffe Hall, Cotes Road	Barrow upon Soar	Children's play contribution	£32,108
P/12/2640/2	Allendale Road	Loughborough	Improvements to recreational facilities including a Multi-Use Games Area at Farnham Road	£1,536
P/12/2640/2	Allendale Road	Loughborough	Youth and Adult Recreational Provision within Hathern	£15,776
P/12/2117/2	Land north of Rempstone Road	Wymeswold	Youth and Adult Recreation	£7,200
P/12/2117/2	Land north of Rempstone Road	Wymeswold	Youth and Adult Recreation	£22,808
P/13/1023/2	Land off Willow Way and Nottingham Road	Barrow upon Soar	Children's play space	£56,963
P/13/1023/2	Land off Willow Way and Nottingham Road	Barrow upon Soar	Youth and Adult play provision	£11,000
P/15/1814/2	Land at Iveshead Road	Shepshed	Offsite public open space contribution	£1,611

P/08/1325/2	Land off Little Moor Lane	Loughborough	Public open space	£340
P/08/1325/2	Land off Little Moor Lane	Loughborough	Children's play equipment	£493
P/11/0803/2	Land at Westfield Drive	Loughborough	Allotment improvements at Ingle Pingle and Mountfields	£109
<b>Open Space Maintenance</b>				
P/02/3459/2	Factory Street	Shepshed	Maintenance of open space	£604
P/01/1311/2	Land south of Cropston Road	Anstey	Maintenance of open space	£131
P/01/1257/2	Land off Laburnam Way, Park Grange Farm	Loughborough	Maintenance of landscape areas	£2,220
P/00/2507/2	Hallam Fields	Birstall	Maintenance and management of open space	£15,697
P/03/3456/2	Land off Peartree Lane and Derby Road	Loughborough	Maintenance of open space	£,2323
P/03/2634/2 P/05/1927/2	Land at Meynell Road	Quorn	Maintenance of open space	£614
P/01/2462/2 P/06/2180/2 P/08/0162/2	Land off Barkby Road	Syston	Maintenance of open space	£4,796 £2,551
P/04/3552	Land at Barkby Lane	Syston	Maintenance of open space	£1,351
P/11/1720/2	Land at the Former Rectory, Steeple Row	Loughborough	Maintenance of Wildlife Garden	£490
P/92/1070/2	Bainbridge Road	Loughborough	Maintenance of open space	£573
P/89/0766/2	Land south west of Shelthorpe Golf Course and Haddon Way	Loughborough	Maintenance of open space	£6,761

P/13/0796/2	Land at Tickow Lane	Shepshed	Commuted sum for maintenance of equipped play areas	£3,709
P/15'1814/2	Land at Iveshead Road	Shepshed	Open space maintenance	£1,955
P/08/0857/2	Land between Goods yard Station Avenue	L'borough	Open space maintenance	£271
P/13/0796/2	Land south of Tickow Lane	Shepshed	Commuted sum for maintenance of play area	£803
P/88/1348/2	Fishpool Way and Mallard Road	Barrow upon Soar	Open space maintenance	£1,603
P/86/0931/2 P/90/1837/2	Land off Nanpantan Road	L'borough	Open space maintenance	£260
P/86/1386/2 or P/96/1396/2	Land at Swallow Drive	Syston	Open space maintenance	£259
<b>Community Facilities</b>				
P/14/0058/2 P/16/1183/2	Land at Westcross Lane	Mountsorrel	Community facilities contribution towards Rothley Community Centre (2nd instalment)	£12,500
P/14/0058/2 P/16/1183/2	Land at Westcross Lane	Mountsorrel	Community facilities contribution towards Rothley Community Centre (3rd instalment)	£181,871
P/88/2081/2	Kingfisher Road	Mountsorrel	Skate board contribution at Oakley Road Playing Fields	£34,458
<b>Healthcare</b>				



P/10/2845/2	Land at 117, Boundary Road	Mountsorrel	Improvements at Alpine House GP Surgery	£1,041
P/12/1740/2	Land at Rothley Primary School	Mountsorrel	Improvements to existing facilities at Alpine House GP Surgery	£11,113
P/13/1646/2 P/12/1741/2	Land at Brookfield Farm	Rothley	Additional consulting rooms at Alpine House Surgery	£112,269
P/12/2569/2	Land at Beacon View Industrial Estate, Farley Way	Quorn	Improved healthcare facilities at Quorn Medical Practice	£3,357
P/12/2569/2	Land at Bacon Way Industrial Estate	Quorn	Improved healthcare facilities at Quorn Medical Practice	£753
P/11/2724/2	Land at Oakley Road	Shepshed	Improving and / or extending Alpine House GP Surgery	£58,649
P/14/0058/2	Land off West Cross Lane	Mountsorrel	Provision of extra consulting rooms at Alpine House GP Surgery	£69,785
<b>Policing</b>				
P/13/1023/2	Land off Willow Way and Nottingham Road	Barrow upon Soar	Contribution to policing	£23,263
P/14/0393/2	Land at Millstone Lane	Queniborough	Contribution to policing including start-up funding and additional premises	£13,439

P/14/1487/2	Land at Hathern Road	Shepshed	Contribution towards extending police premises	£25,236
P/14/0058/2 P/16/1183/2	Land at Westcross Lane	Mountsorrel	Contribution towards extending and / or adapting police premises	£16,082
P/14/0058/2	Land at Westcross Lane	Mountsorrel	Police premises contribution	£569
P/14/0058/2	Land at Westcross Lane	Mountsorrel	Police premises start up contribution for extending or adapting premises	£6,531
P/14/0058/2	Land at Westcross Lane	Mountsorrel	Police premises start up contribution for extending or adapting premises	£3,791
P/14/1604/2	Land on north side of Tickpow Lane	Shepshed	Police premises contribution	£33,241
P/14/1604/2	Land on north side of Tickow Lane	Shepshed	Police premises start up contribution	£5,523
P/12/1709/2	Land at Melton Road	East Goscote	Policing contribution	£27,905
P/11/1583/2 P/15/1814/2	Land at Iveshead Road	Shepshed	Policing contribution	£7,461
P/13/1826/2	Land north side of Tickow Lane	Shepshed	Police premises contribution	£16,325
P/13/2340/2	Land at Cropston Road	Anstey	Policing contribution	£17,175
<b>Affordable Housing</b>				
P/12/2117/2	Land at Rempstone Road	Wymeswold	Towards the direct provision of the	£277,538

			purchase, conversion or new build of 2 dwellings in Wymeswold.	
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*Note: Table does not include any incidental expenditure below £100.*

- 6.2 A summary of the amounts spent is shown below. The amounts of expenditure are distributed amongst a range of projects under the headings of open space provision, open space maintenance and community facilities. Significant amounts have also been passed to the Leicester, Leicestershire and Rutland Integrated Care Board (formerly the NHS Clinical Commissioning Group) for the implementation of projects to improve the capacity of GP Surgeries which will be impacted by growth, and to Leicestershire Police for improvements to premises and start-up costs to ensure community safety.

**Table 5. Summary of Expenditure on Projects During 2021-2022**

Type of Infrastructure	Amount
Open Space Provision	£183,244
Open Space Maintenance	£46,712
Community Facilities	£228,829
Healthcare	£256,967
Policing	£196,541
Affordable Housing*	£277,538
<b>Total</b>	<b>£1,189,831</b>

*\*Relates to a single project in Wymeswold (see para 7.3) and does not include direct delivery by developers through the planning process as set out in Table 5 below.*

## 7. Affordable Housing Contributions

- 7.1 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.
- 7.2 During 2021-2022 a total of 76 affordable dwellings were completed at a wide range of locations across Charnwood with the largest numbers in Shepshed, Rothley and Barrow. The table below provides a summary of delivery of affordable homes in 2021-2022. Further information on the delivery of housing is set out in the Council's Annual Monitoring Report.

**Table 6. Affordable Housing Completions During 2021-2022**

Planning Application	Site	Location	Affordable Dwellings Completed 2020/21
P/18/0284/2	Gynsill Court Mews, Gynsill Lane	Anstey	2
P/15/0963/2 P/17/0881/2	Land at 129 Cropston Road	Anstey	1
P/10/1518/2	Melton Road	Barrow	15
P/12/2005/2, P/15/0156/2, P/16/1748/2, P/17/0503/2, P/18/2194/2	Land off Mountsorrel Lane	Rothley	16
P/15/0047/2	Land east of Seagrave Road LE12 7NJ	Sileby	8
P/13/1641/2	Land off Hathern Road	Shepshed	17
P/13/1826/2	Land off Tickow Lane	Shepshed	17
<b>Total</b>			<b>76</b>

7.3 In addition the Borough Council spent an amount of £277,538 in lieu of the direct provision of affordable houses towards the purchase, conversion or new build of 2 dwellings in Wymeswold which was set out in the Section 106 Agreement for planning application P/12/2117/2 on land at Rempstone Road, Wymeswold shown in Table 4 above..

## **8. Future Infrastructure Delivery and the Infrastructure Delivery Plan**

8.1 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.

8.2 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.

8.3 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:

- six 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 local highway and strategic route 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.

8.4 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.