



CHARNWOOD BOROUGH COUNCIL
INFRASTRUCTURE FUNDING
STATEMENT

1st April 2020 to 31st March 2021

December 2021

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1. Introduction to the Infrastructure Funding Statement

- 1.1 This is the second 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 1990 (as amended).
- 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 contain planning obligations that are used to secure new community facilities and infrastructure 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 facilities and infrastructure from the signing of the legal agreement through to the receipt of money to undertake a project and its implementation. It provides information for the period between 1st April 2020 to 31st March 2021.
- 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. These are available at https://www.charnwood.gov.uk/pages/106_agreements.

- 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 planning obligations are complied with and monies are collected and spent for the purposes for which they are intended. A cross-authority working 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, Leicestershire Planning Obligations Policy, which can be found at <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 also 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 The IFS is an annual publication, with the most up to date position provided in the most recent IFS. It is important to note that some obligations may be repeated in several IFS's as it can take a number of years from securing the obligations to spending them.

4. Summary of Developer Contributions

- 4.1 The total amount of money which was secured through new Section 106 Agreements in 2020-2021 was just under £2.5 million. In addition, just over £600,000 was received by the Borough Council during the year from developers who were complying with the terms of their legal agreements.

Total amount of money secured through S106 during 2020-2021	£2,485,441.42
Total amount of money received through S106 during 2020-2021	£660,029.05
Total amount of S106 receipts collected in previous years but which have not yet been allocated	£3,367,074.78
Total amount of S106 expenditure for 2020-2021	£465,680.52
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 .	None
Total amount of S106 receipts which were allocated but not spent in the reported year for funding infrastructure	£1,578,620.81
Summary details of the items of infrastructure and the amount of money allocated to each item provided in section 6.	
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).	£385,164.12

5. Expenditure in 2020-2021

- 5.1 The following table shows the amounts of Section 106 money that was spent by the Borough Council in 2020 – 2021 and the projects which they helped to fund. The table does not include any contributions towards services provided by Leicestershire County Council.

<u>Planning Application No</u>	<u>Site</u>	<u>Location</u>	<u>Purpose</u>	<u>Amount Spent</u>
Play and Open Space Provision and Maintenance				
P/05/1752/2	30-44 Marsden Avenue	Queniborough	Play equipment at King George V Playing Fields	£29.75
P/10/1155/02	Land to the North of Barkby Road	Syston	Syston Skatepark flood lighting	£2,375.00

P/08/1325/2	Land off Little Moor Lane	Loughborough	Children's Play Equipment at Bell Foundry Pocket Park	£21,506.84
P/11/1431/2	Land at Manor Holt, Loughborough Road	Rothley	Additional play equipment at Mountsorrel Lane and outdoor fitness equipment at Fowke Street	£3,686.15
P/11/1812/2	Land at Cossington Lane	Rothley	Additional play equipment at Mountsorrel Lane and outdoor fitness equipment at Fowke Street	£9,811.10
P/12/1740/2	land at Rothley C of E Primary School	Rothley	Additional play equipment at Mountsorrel Lane and outdoor fitness equipment at Fowke Street	£17,982.75
P/11/1676/2 or P/11/1672/2	land at 55 Beacon Road	Loughborough	Southfields Park improvements	£69,380.05
P/12/2640/2	Allendale Road	Loughborough	Shelthorpe Play and Open Space enhancements	£86.03
P/14/0393/2	Land at Millstone Lane	Queniborough	Play equipment at King George V Playing Field	£19,276.25
P/12/1709/2	Land at Melton Road	East Goscote	To provide suitable parking for the sports pavilion and associated tennis court.	£7,227.29
P/12/2641/2	Ling Road	Loughborough	To provide suitable parking for the sports pavilion and associated tennis court.	£82,804.78
P/01/1311/2	Land south of Cropston Road	Anstey	POS Maintenance	£131.71

P/01/1257/2	Land off Laburnum Way, Park Grange Farm	Loughborough	POS Maintenance	£2,194.33
P/02/3459/2	Factory Street	Shepshed	POS Maintenance	£604.89
P/02/2664/2	Land at Moscow Lane	Shepshed	POS Maintenance	£83.80
P/00/2507/2	Hallam Fields	Birstall	POS Maintenance	£27,665.38
P/03/2002/2	Land off Springfield Road	Sileby	POS Maintenance	£97.07
P/03/3456/2	Land off Peartree Lane/ Derby Rd	Loughborough	POS Maintenance	£2,296.08
P/03/2634/2 P/05/1927/2	Land at Meynell Road	Quorn	POS Maintenance	£607.54
P/01/2462/2/ P/06/2180/2 P/08/0162/2	Land at Barkby Road	Syston	POS Maintenance	£2,117.96
P/01/2462/2/ P/06/2180/2 P/08/0162/2	Land at Barkby Road	Syston	POS Maintenance	£2,521.88
P/04/3552/2	Land at Barkby Lane	Syston	POS Maintenance	£1,335.46
P/08/0857/2	Land between Goods Yard Close and Station Avenue	Loughborough	POS Maintenance	£268.48
P/95/1639/2	Chaveney Walk	Quorn	POS Maintenance	£73.48
P/03/2984/2 P/11/1720/2	Land at The Former Rectory, Steeple Row	Loughborough	POS Maintenance	£7,155.00
P/92/1070/2	Bainbridge Road	Loughborough	POS Maintenance	£573.60
P/08/1325/2	Land off Little Moor Lane	Loughborough	POS Maintenance	£336.25
P/89/0766/2	Land Southwest of Shelthorpe Golf Course/land Haddon Way (now called Fairmeadows)	Loughborough	POS Maintenance	£7,055.21

not S106 P/2507/2	Hallam Fields	Birstall	POS Maintenance	£519.29
P/13/0796/2 supplemental	land at Tickow Lane	Shepshed	POS Maintenance	£3,665.89
P/13/0796/2 supplemental	land at Tickow Lane	Shepshed	POS Maintenance	£793.59
P/86/0931/2 and P/90/1837/2	Cricket Lane	Loughborough	POS Maintenance	£257.88
P/86/1386/2 or P/86/1396/2?	Land at Swallow Drive	Syston	POS Maintenance	£256.01
P/88/2081/2	Kingfisher Road	Mountsorrel	POS Maintenance	£1,906.44
P/88/1348/2	Fishpool Way & Mallard Road	Barrow upon Soar	POS Maintenance	£1,584.20
Total				£298,267.41
Healthcare				
P/17/2604/2 & P/18/2343/2	Morley Street	Loughborough	Increase capacity at either or both of Woodbrook Medical Centre or Park View Surgery	£21,255.00
P/05/2903/2	Land at Station Road/High Street	Quorn	6 handheld COPD machines and 24 hours BP monitors	£1,424.60
Total				£22,679.60
Police				
P/14/0708/2	Land off Barkby Road	Queniborough	Provision of Front Enquiry Office at Loughborough Police Station	£45,100.87
P/14/0393/2	Land at Millstone Lane	Queniborough	Provision of Front Enquiry Office at Loughborough Police Station	£18,384.15
Total				£63,485.02
Public Realm Improvements				
P/14/0708/2	Land at Hathern Road	Shepshed	Public realm improvements to Shepshed Town Centre	£71,656.37

P/11/2697/2	Land south of Tickow Lane	Shepshed	Public art provision	£9,592.12
Total				£81,248.49

6. Allocated Section 106 monies

6.1 The following table shows the Section 106 money which has been received to date and is allocated to a project but not yet spent as of 31st March 2021. This table does not include money allocated for long term maintenance.

Planning Application	Site	Location	Project	S106 money allocated
Play and Open Space				
P/00/2507/2	Hallam Fields	Birstall	Cedars Academy for a MUGA capital - all weather pitch	£50,000.00
P/04/2030/2	Storer Hall Ashby Road	Loughborough	Bell Foundry Pocket Park - Phase 1 & 2	£11.96
P/04/3552/2	Land at Barkby Lane	Syston	Syston Community Garden	£22,300.88
P/05/2846/2	Land at the Wharf	Loughborough	Bell Foundry Pocket Park - Phase 1 & 2	£7,588.91
P/08/0857/2	Land between Goods Yard Close and Station Avenue	Loughborough	Thorpe Acre Residents Association - contribution towards Community Hub building	£18,228.62
P/08/0857/2	Land between Goods Yard Close and Station Avenue	Loughborough	Thorpe Acre Residents Association - contribution towards Community Hub building	£7,649.38

P/08/0857/2	Land between Goods Yard Close and Station Avenue	Loughborough	Bell Foundry Pocket Park - Phase 1 & 2	£0.49
P/05/0964/2	Wharncliffe Road	Loughborough	Bell Foundry Pocket Park - Phase 1 & 2	£21,321.28
P/10/1155/02	Land to the North of Barkby Road	System	Redevelopment of sports pavilion at Memorial Park	£17,252.11
P/10/1155/02	Land to the North of Barkby Road	System	Redevelopment of sports pavilion at Memorial Park	£30,352.19
P/08/1325/2	Land off Little Moor Lane	Loughborough	Bell Foundry Pocket Park - Phase 1 & 2	£493.16
P/11/0803/2	Land at Westfield Drive	Loughborough	Bell Foundry Pocket Park - Phase 1 & 2	£109.13
P/10/1772/2	Land at Stanage Road	Sileby	Provision of Youth/Adult facilities at Sileby Memorial Park	£70,741.46
P/14/0750/2 P/14/0790/2	Land at Strancliffe Hall, Cotes Road	Barrow upon Soar	New play area Mill Lane	£32,108.60
P/13/0925/2	Land at Barkby Road	System	Redevelopment of sports pavilion at Memorial Park	£25,000.00
P/12/2640/2	Allendale Road	Loughborough	Shelthorpe Public Open Space Enhancements	£113,260.44
P/13/1343/2	land off Derby Road	Hathern	Additional Community Space at Hathern Village Hall	£50,197.04
P/12/2117/2	land North of Rempstone Road	Wymeswold	Tarmac court with multi-use goal ends at the Washdyke	£30,008.82

P/13/1023/2	land off Willow Way and Nottingham Road	Barrow upon Soar	New play area Mill Lane	£56,963.35
P/13/1023/2	land off Willow Way and Nottingham Road	Barrow upon Soar	Barrow Town Cricket Club - extend clubhouse facilities, creating additional changing and ancillary provision	£61,544.66
P/14/0393/2	Land at Millstone Lane	Queniborough	Play equipment at King George V Playing Field	£12,029.75
P/14/2404/02	The Former Moseley Buildings, Derby Road	Loughborough	Radmoor Road POS Enhancements	£32,241.55
P/14/2404/02	The Former Moseley Buildings, Derby Road	Loughborough	Radmoor Road POS Enhancements	£21,353.22
P/11/1583/2 P/15/1814/2	Land at Iveshead Road	Shepshed	POS Enhancements - Jubilee Walk & Morley Quarry	£49,500.00
P/15/1814/2	Land at Iveshead Road	Shepshed	POS Enhancements - Jubilee Walk & Morley Quarry	£4,620.00
P/14/2043/2	Beacon Road	Loughborough	Holt Drive Enhancements	£9,269.09
P/14/2043/2	Beacon Road	Loughborough	Lodge Farm sports ground recreational facilities enhancements	£31,152.37
P/16/1269/2	108-114 Nottingham Road	Loughborough	Holt Drive Enhancements	£1,710.93
Total				£777,009.39
Healthcare				
P/03/2634/2 P/05/1927/2	Land at Meynell Road	Quorn	Purchase of additional	£3,936.92

			equipment for practice	
P/05/0427/2	Land at Sileby Road	Barrow upon Soar	Annual maintenance costs	£42.64
P/10/1580/2	Land south of Shepshed Road	Hathern	Improvements to Cross Street Surgery	£75,189.52
P/12/2569/2	land at Beacon View Industrial Estate, Farley Way	Quorn	improve facilities at Quorn Medical Practice Quorn	£4,110.68
Total				£82,279.76
Police				
P/13/1023/2	land off Willow Way and Nottingham Road	Barrow upon Soar	Drone Equipment and Forensic Hub Upgrade	£35,763.33
P/14/0393/2	Land at Millstone Lane	Queniborough	Loughborough Police Station - Front Enquiry Desk	£18,256.27
P/14/1687/2	Land at Hathern Road	Shepshed	Loughborough Police Station - Front Enquiry Desk	£124,022.00
P/14/0058/2	land at West Cross Lane	Mountsorrel	Loughborough Police Station - Front Enquiry Desk	£27,547.23
P/14/1604/2	Land on the North side of Tickow Lane	Shepshed	Loughborough Police Station - Front Enquiry Desk	£38,765.30
P/14/0708/2	Land off Barkby Road	Queniborough	Loughborough Police Station - Front Enquiry Desk	£17,372.71
P/12/1709/2	Land at Melton Road	East Goscote	Drone Equipment and Forensic Hub Upgrade	£27,905.99

P/11/1583/2 P/15/1814/2	Land at Iveshead Road	Shepshed	Drone Equipment and Forensic Hub Upgrade	£27,580.30
P/13/1826/2	land north side Tickow Lane	Shepshed	Loughborough Police Station - Front Enquiry Desk	£16,325.70
P/13/2340/2	Land at Cropston Road	Anstey	Loughborough Police Station - Front Enquiry Desk	£17,235.46
Total				£350,714.12
Community Facilities				
P/14/0058/2 P/16/1183/2	land at West Cross Lane	Rothley	Upgrade Rothley Centre	£367,617.56
Total				£347,617.56

7. Affordable Housing

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, intermediate housing and discounted market sales. Eligibility is determined having regard to local incomes and house prices.

7.2 The following table shows the affordable housing contributions that were agreed in Section 106 Agreements signed during 2020-2021.

Affordable Housing Contributions included within Section 106 Agreements Signed During 2020-2021

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/19/1543/2	Land off Long Meadow Way	Birstall	5	5 dwellings (4 affordable rent & 1 intermediate)

6 th Feb 2021				
P/18/2194/2	Land off Mountsorrel Lane	Rothley	16	16 dwellings (12 affordable rent & 4 shared ownership)
P/16/1660/2 4 th Nov 2020	Land North of Birstall	Birstall	319	319 (50% affordable rent total of 160 dwellings. 12 x 1 bed flat, 79 x 2 bed flat, 18 x 2 bed bungalow, 36 x x 3 bed, 12 x 4 bed. 25% intermediate total of 80 dwellings 42 x 2 bed, 38 x 3 bed. 25% discounted market 79 dwellings 10 x 1 bed, 30 x 2 bed, 9 x 2 bed bungalow, 27 x 3 bed and 3 x bed bed.)

7.3 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:** **340**
- Total number of affordable rented and / or social rented homes: 176
- Total number of shared ownership and / or other intermediate homes: 85
- Total number of discounted market homes: 79

Affordable Dwellings Completed During 2020-2021

7.4 During 2020-2021 a total of 213 affordable dwellings were completed at a wide range of locations across Charnwood with the largest numbers in Shepshed, Rothley, Hamilton Lea and Queniborough. The table below provides a summary of delivery of affordable homes in 2020-2021. Further information on the delivery of housing is set out in the Council's Annual Monitoring Report.

Planning Application	Site	Location	Affordable Dwellings Completed 2020/21
P/18/0284/2	Gynsill Court Mews, Gynsill Lane	Anstey	7
P/14/0603/2	Hamilton lane	Hamilton Lea	23
P/10/1518/2	Melton Road	Barrow Upon Soar	5
P/12/2641/2	Ling Road	Loughborough	13
P/18/0888/2	Land off Highland Drive and Knox Road	Loughborough	7
P/15/1024/2	Land at Halstead Road	Mountsorrel	8
P/14/0708/2 & P/15/1799/2, P/16/2290/2	Land off Barkby Road	Queniborough	25
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	45
P/18/0662/2	Land at Linkfield Farm	Rothley	16
P/13/1641/2	Land off Hathern Road	Shepshed	35
P/14/1604/2	Land off Tickow Lane	Shepshed	8
P/13/1826/2	Land off Tickow Lane	Shepshed	21
		Total	213

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 (including a reserve site for a primary school to serve cross boundary development at a site to be determined) plus additional expenditure on a school extension;
- supporting investment in the extension and improvement of GP Practices which may be impacted by growth and encouraging a shift towards walking, cycling and public transport;
- investment in transport infrastructure comprising both highway improvements and sustainable transport measures to enable the highway 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 points 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 for negotiations with developers as part of the planning application process.