

**FINANCE & PERFORMANCE SCRUTINY COMMITTEE - TUESDAY, 28  
NOVEMBER 2023**

**Report of the Head of Planning and Growth  
Lead Member: Executive Member for Planning**

**Part A**

S106 AGREEMENT MONITORING REPORT

Purpose of Report

The purpose of this report is to inform the Committee of the Borough Council's Infrastructure Funding Statement. The local authority has a statutory requirement to provide the completed Infrastructure Funding Statement to central government for the previous financial year (2022-2023) by the end of December 2023.

Recommendation

The committee is asked to consider and note the content of the Infrastructure Funding Statement.

Reason

To ensure that financial contributions secured under S106 of the Planning Act, and their spend, are considered by members in accordance with the recommendations of internal audit and before the statement is submitted to government.

Policy Justification and Previous Decisions

Central Government requires 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 impact of development upon the community. In this way the report monitors the implementation of planning policies from the adopted development plan.

Implementation Timetable including Future Decisions

This report will be considered by the Finance and Performance Committee on the 28<sup>th</sup> November 2023 and annually, prior to submission to DLUHC in December, thereafter.

Report Implications

***Financial Implications***

There are no financial implications associated with the recommendation.

### ***Risk Management***

No specific risks associated with this recommendation.

### ***Equality and Diversity***

There are no equality and diversity issues associated with this recommendation.

### **Climate Change and Carbon Impact**

There are no climate change and carbon impacts arising from this recommendation.

### ***Crime and Disorder***

There are no crime and disorder issues arising from this recommendation.

### **Wards Affected**

All wards

### **Publicity Arrangements**

Not applicable

### ***Consultations***

Not applicable

### **Links to the Corporate Strategy**

Caring for the Environment	Yes
Healthy Communities	Yes
A Thriving Economy	Yes
Your Council	Yes

Key Decision: N

Background Papers: Internal audit share service – Section 106 Agreements 2022/23. Final issued 14<sup>th</sup> February 2023

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## Part B

### Background

1. Central Government requires 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 impact of development upon the community.
2. The requirement for an Infrastructure Funding Statement (IFS) was introduced in 2020. It is required to be updated and published annually in line with the regulation that came into force on 1<sup>st</sup> September 2019, in [The Community Infrastructure Levy \(Amendment\) \(England\) \(No. 2\) Regulations 2019 \(legislation.gov.uk\)](#)
3. The Infrastructure Funding Statement monitors the process from the signing of the legal agreement including the receipt of money for a specific infrastructure, its commitment and spend, and the implementation of the project.
4. To fulfil this requirement a set of data tables are prepared relating to individual transactions, together with a summary of all financial and non-financial developer contributions activity for the previous financial year. This provides for transparency and accountability at the level of individual planning obligations. The statement is intended to help local communities and developers see how contributions have been spent and understand what future funds will be spent on.
5. The financial contributions made by developers are negotiated via planning agreements which are linked to the granting of planning permission through Section 106 of the Town and Country Planning Act.
6. The statement covers the period April 1<sup>st</sup>, 2022 – March 31<sup>st</sup>, 2023 (shown as 2022/23) and is the fourth Infrastructure Funding Statement prepared by the authority.
7. A copy of the Statement is included in full in Appendix 1.
8. Once submitted the Infrastructure Funding Statement is published on the council's website here: [Infrastructure Funding Statements - Charnwood Borough Council](#)



CHARNWOOD BOROUGH COUNCIL  
INFRASTRUCTURE FUNDING  
STATEMENT

1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2023

August 2023

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## 1. Introduction to the Infrastructure Funding Statement

- 1.1 This is the fourth 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 This statement covers the period April 1<sup>st</sup> 2022 – March 31<sup>st</sup> 2023 (shown as 2022/23)
- 1.3 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 existing infrastructure.
- 1.4 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).
- 1.5 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.
- 1.6 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 2022 to 31<sup>st</sup> March 2023.
- 1.7 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 The Infrastructure Funding Statement (IFS) was introduced in 2020. It will be updated and published annually in line with the regulation that came into force on 1<sup>st</sup> September 2019, in [The Community Infrastructure Levy \(Amendment\) \(England\) \(No. 2\) Regulations 2019 \(legislation.gov.uk\)](#)
- 2.2 To fulfil this requirement a set of data tables are prepared relating to individual transactions, together with a summary of all financial and non-financial developer contributions activity for the previous financial year. This provides for transparency and accountability at the level of individual obligations. The statement is intended to help local communities and developers see how contributions have been spent and understand what future funds will be spent on.

- 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
  - Civic Amenities
- 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, waste and civic amenities. 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: [Planning Application Search \(charnwood.gov.uk\)](http://planning.charnwood.gov.uk)
- 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 Tables 4 - 8 below.*

- 3.3 This IFS relates only to 2022/23, 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, 2020/21 and 2021/22 are also available to view on the Borough Council's website at [Infrastructure Funding Statements - Charnwood Borough Council](http://www.charnwood.gov.uk/infrastructure-funding-statements)



#### 4. Summary of Developer Contributions

- 4.1 The total amount which was secured through new Section 106 Agreements in 2022/23 was £2.857m. This is significantly higher than 2021-2022 where a figure of £1.819m was recorded and an increase compared to 2020-2021 where a figure of £2.45m was recorded. This figure does not include 'big ticket' items such as highway improvements, or direct provision by the developers themselves as part of the implementation of a development scheme.

Table 1. Summary of Section 106 Contributions 2022/23

Total amount of money <b>secured</b> through S106 during 2022/23 (agreements signed in period 22/23) (Table 3)	<b>£2,857,200</b>
Total amount of money <b>received</b> through S106 during 2022/23 (Table 10)	<b>£1,802,831</b>
Total amount of S106 receipts <b>collected</b> in previous years but which have not yet been allocated	<b>£8,361,190</b>
Total amount of S106 <b>expenditure</b> for 2022/23 (Table 4)	<b>£724,248</b>
Total amount of <b>allocated</b> S106 monies for 2022/23 (Table 6)	<b>£82,108</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 <b>longer term maintenance</b> (commuted sums).	<b>£754,605</b>

#### 5. New Section 106 Agreements entered into during 2022/23

- 5.1 The following table shows the amounts of money where agreements were entered into by the Borough Council in 2022/23 and an outline of the projects which they will help to fund. The split of affordable housing on site is indicated if an affordable housing contribution is not being made to the Borough Council.
- 5.2 The council is required to monitor Section 106 agreements to ensure that obligations within it are met. The monitoring fees were originally set in the Developer Contributions SPD, these fees were reviewed in February 2022 in line with legislation and the latest government guidance on monitoring fees. Monitoring fees are now applied to all Section 106 agreements and Unilateral Undertakings from March 1, 2022. Alongside the monitoring fees are site inspection fees where compliance of non-financial obligations can be monitored as well as the approval of details/documents; a fee is payable per submission for the consideration and approval of details under the deed.

Text in red provides instructions and should be deleted as template is completed

**Table 2. Section 106 Contributions agreed during 2022/23**

<b>Planning Application Ref</b>	<b>Date of S106</b>	<b>Site</b>	<b>Location</b>	<b>Purpose</b>	<b>Amount</b>
P/21/0491/2	10/05/22	Land off Cossington Road	Sileby	Allotments – towards creation of community growing space or additional plots at Memorial Park.	£19,196
				Outdoor Sports Facilities – towards football pitch and associated provisions at Memorial Park and/or enhancements at Sileby Town Cricket Club and/or enhanced provisions at Sileby Bowls Club.	£55,991
				Affordable Housing – 45 dwellings dwellings to be provided with 40% Affordable Rent and 23% Shared Ownership	-
P/21/2007/2	13/05/22	Long Meadow Way	Birstall	Affordable Housing Contribution	£475,000
P/21/1221/2	20/05/22	171 Swithland Lane	Rothley	Biodiversity Offsetting Contribution – towards habitat creation, improving or enhancing biodiversity.	£9,283
				Monitoring Fee – Monitoring compliance.	£409
P/21/0027/2	06/06/22	Land West of Iveshead Road	Shepshed	Allotments Contribution – towards new or enhanced allotment provisions.	£5,648
				Outdoor Sports Facilities – towards improving provisions and facilities at Shepshed Cricket Club.	£12,200
				Offsite Childrens Play Contribution – towards additional children's play provision.	£13,333
				Offsite Youth Contribution – towards additional young people's play provision.	£47,699
				Healthcare Contribution – towards enhancement of facilities at Field Street and Forest House Healthcare practices.	£27,312
				Monitoring Fee - Monitoring compliance.	£2,031

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				Affordable Housing – 10 dwellings to be provided with 77% Affordable Rent or Social Rent and 23% Shared Ownership	-
P/21/0615/2	28/06/22	Sturdee Poultry Farm, Sowters Lane	Burton on the Wolds	Healthcare Contribution – towards increasing capacity at Barrow Health Centre.	£30,378
				Monitoring fee - Monitoring compliance.	£1,964
				Approval of Details Fee - £292 (x 1) per submission for considering and approving details	£292
				Site Inspection Fee - £195 towards preparing and attending site visits or inspections.	£195
				Allotments Contribution – towards providing additional allotment plots	£6,775
				Sports Contribution – towards provision, improvement or enhancement of outdoor sports or recreation facilities.	£19,762
				Youth Contribution - towards provision, improvement or enhancement of outdoor sports or recreation facilities for young people.	£57,239
				Affordable Housing – 24 dwellings to be provided with 77% Affordable Rent and 23% Shared Ownership	-
P/22/0669/2	26/09/22	Land off Gaddesby Lane	Rearsby	Monitoring Fee – monitoring compliance.	£529
				Biodiversity Contribution – for off-site biodiversity mitigation in the vicinity of the development.	£10,129
P/21/2627/2	02/10/22	16 Craddock Street	Loughborough	Allotments Contribution – towards additional capacity at one of the existing allotment sites in Loughborough	£753
				Natural and Semi Natural Open Space Contribution – towards provision, enhancement or improvement of habitats and biodiversity at Charnwood Water or another natural or semi natural open space within the locality.	£1,516
				Outdoor Sports Contribution – towards provision, enhancement, or improvement of Carillion Cricket Club and/or existing outdoor sports.	£2,196

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				Parks and Amenity Open Space - towards provision, enhancement or improvement of the Rectory Wildlife Gardens and/or another existing park within the locality	£3,919
				Monitoring Fee - monitoring compliance.	£631
P/21/0550/2	10/10/22	Land off Main Street,	Woodthorpe	Allotment Contribution – towards provisions at Park Farm, Loughborough.	£13,551
				Outdoor Sports Contribution – towards improvements at Shelthorpe Golf Course, Nanpantan and/or Derby Road Sports Ground	£39,524
				Youth Contribution – towards provision of space for young people within the vicinity of the development.	£114,479
				Healthcare Contribution – towards improvements to facilities at Outwoods Medical Centre and/or Park View Surgery.	£60,757
				Monitoring fee - monitoring compliance.	£2,863
				Approval of Details Fee - £292 (x 3) per submission for considering and approving details under this deed	£876
				Site Inspection Fee - £195 towards preparing and attending site visits or inspections.	£195
				Affordable Housing – 26 dwellings, 67% Affordable Rented 33% Intermediate Housing.	-
P/20/2393/2	11/10/22	Land off Humble Lane	Cossington	Allotment Contribution – towards off-site provision or enhancement of allotment facilities in Cossington	£14,680
				Outdoor Sports Contribution – towards off-site outdoor sports facilities in Cossington	£42,817
				Healthcare Contribution – to be used towards increasing or improving facilities at the Banks and Highgate Medical Centre in Sileby.	£95,739
				Community Facilities Contribution – towards provisions and enhancements of community meeting facilities in the locality	£200,000

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				Monitoring Fee – monitoring compliance.	£1,964
				Approval of Details Fee - £292 (x 3) per submission for considering and approving details under this deed	£876
				Site Inspection Fee - £195 towards preparing and attending site visits or inspections.	£195
				Affordable Housing – 46 dwellings, tenure to be agreed but to include Affordable Rented and Shared Ownership.	-
P/20/2383/2	01/11/22	Land off Melton Road	East Goscote	Allotment Contribution – towards the cost of allotment provisions in East Goscote	£30,489
				Outdoor Sports Contribution – towards pitch improvements at Cossington Recreation Ground and/or ancillary pitch improvements at Syston Rugby Club and/or refurbishment of artificial grass pitch at Soar Valley Leisure Centre	£88,829
				Healthcare Contribution – towards increasing capacity at County Medical Practice and Jubilee Medical Practice, Syston.	£75,036
				Monitoring Fee - monitoring compliance.	£3,560
				Approval of Details Fee - £292 (x 3) per submission for considering and approving details under this deed	£876
				Site Inspection Fee - £195.00 towards preparing and attending site visits or inspections.	£195
				Affordable Housing – 60 dwellings, 77% Affordable or Social Rented, 23% Shared Ownership	-
P/21/0535/2	01/11/22	Land off Homefield Road	Sileby	Allotments Contribution – towards off-site provision or enhancement of allotment facilities in Sileby	£6,211
				LEAP Contribution – towards improving facilities at Memorial Park, Sileby	£14,666
				Youth Contribution – towards the provision of new facilities or enhancement of existing facilities at Memorial Park, Sileby	£52,470

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				Outdoor Sports Contribution – towards off-site outdoor sports facilities	£18,116
				Healthcare Contribution – towards increased and improved facilities at The Banks and Highgate Medical Centre surgeries, Sileby	£40,505
				Biodiversity Contribution – to mitigate the loss of Biodiversity	£166,129
				Monitoring Fee - monitoring compliance.	£3,600
				Approval of Details Fee - £292 (x 1) per submission for considering and approving details under this deed	£292
				Site Inspection Fee - £195 towards preparing and attending site visits or inspections.	£195
				Affordable Housing – 55 dwellings, 33 Affordable or Social Rented or Social Rented, 22 Shared Ownership	-
P/20/2361/2	07/11/22	Land off Halstead Road	Mountsorrel	LEAP Contribution – towards provision, improvement or enhancement of Locally Equipped Areas of Play.	£13,333
				Off Site Youth Contribution – towards provisions within Cufflins Park or nearby provision	£47,700
				Off Site Outdoor Sports Contribution – towards off-site outdoor sports facilities within Mountsorrel	£16,469
				Off Site Allotment Contribution – provision or enhancement of off-site Allotment facilities in Mountsorrel	£5,646
				Healthcare Contribution – towards providing additional clinical accommodation at Alpine House and Charnwood Surgery	£25,315
				Monitoring Fee - monitoring compliance.	£1,964
				Approval of Details Fee - £292 (x 1) per submission for considering and approving details under this deed	£292
				Site Inspection Fee - £195 towards preparing and attending site visits or inspections.	£195

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				Affordable Housing – 15 dwellings, 77% Affordable Rented, 23% Shared Ownership	-
P/20/2349/2	07/11/22	Land off Boonton Meadows	Queniborough	Allotment Contribution – towards provisions of allotments within Queniborough	£5,646
				Off Site Youth Contribution – towards providing offsite recreation space for young people	£47,400
				Outdoor Sports Contribution – towards providing off-site outdoor sports provision including pitches in the vicinity of the site	£26,469
				Healthcare Contribution – towards increased capacity at County Practice and Jubilee Medical Practice Syston	£25,315
				Monitoring Fee - monitoring compliance.	£1,681
				Approval of Details Fee - £292 (x 3) per submission for considering and approving details under this deed	£876
				Site Inspection Fee - £195 towards preparing and attending site visits or inspections.	£195
				Affordable Housing – 20 dwellings 77% Affordable Rented, 23% Shared Ownership	-
P/21/1549/2	22/12/22	185 Barkby Road	Syston	Biodiversity Contribution – towards habitat creation and enhancement	£45,384
				Monitoring Fee - monitoring compliance.	£526
P/21/1093/2	23/12/22	Wood Close/ Buddon Lane	Quorn	Biodiversity Contribution – towards habitat creation and enhancement	£26,875
				Monitoring Fee - monitoring compliance.	£526
P/21/2593/2	10/01/23	Land at Hollies Farm, Old Gate Road	Thrussington	Biodiversity Contribution – towards habitat creation and enhancement	£26,875
				Monitoring Fee - monitoring compliance.	£526
P/21/2131/2	13/02/23	Land at Peashill Farm	Sileby	Allotment Contribution – towards provision of off-site provision or enhancement of facilities in Sileby	£19,761

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				Outdoor Sports Facilities Contribution – towards provision and improvements at Sileby Cricket Club or other sports facilities locality	£57,626
				Healthcare Contribution – towards additional clinical accommodation at the Banks and Highgate Medical practices.	£72,649
				Biodiversity Contribution - towards habitat creation and enhancement	£TBC
				Monitoring Fee - monitoring compliance	£1,964
				Approval of Details Fee - £292 (x 3) per submission for considering and approving details under this deed	£876
				Site Inspection Fee - £195 towards preparing and attending site visits or inspections.	£195
				Affordable Housing – 52 dwellings, 66% Affordable or Social Rented, 34% Shared Ownership.	-
P/21/0738/2	02/03/23	Land off Barnard Drive	Sileby	Allotments Contribution – towards the cost off allotment provisions in Sileby	£25,746
				Young People Contribution – towards new and/or improvements of existing young people’s facilities.	£217,500
				Outdoor Sports Facilities Contribution - towards new and/or improvements of existing sports facilities in Sileby.	£75,068
				Healthcare Contribution – 57% to be used by the Banks Surgery and 43% to be used by Highgate Medical Centre towards the costs of increasing patient capacity.	£167,911
				Biodiversity Contribution – towards mitigation of the development	£TBC
				Monitoring Fee - monitoring compliance	£3,560
				Approval of Details Fee - £292 (x 3) per submission for considering and approving details under this deed	£876
				Site Inspection Fee - £195 towards preparing and attending site visits or inspections.	£195



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				Affordable Housing - 68 dwellings - 77% Affordable Rented, 23% Shared Ownership	
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5.3 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 is a general increase in the amount of infrastructure funding secured across the majority of typologies. Also, contributions have been committed to monitoring of the Section 106 agreements, with the Borough Council having established a new post of Section 106 Developer Contributions Monitoring Officer which is funded by the contributions.

**Table 3. Summary of amounts agreed in Section 106 agreements during 2022/23**

Type of Infrastructure	Amount
Outdoor Sports – including provisions for children, young people and youth, Also includes contributions towards outdoor recreation and LEAP.	£1,080,886
Open Space - Parks and Amenity Open Space, Natural and Semi Natural Open Space.	£5,435
Allotment Provision	£154,102
Healthcare	£620,917
Biodiversity Enhancement – further contributions to be confirmed in accordance with provision of Section 106 Agreement	£284,675
Community Facilities	£200,000
Monitoring Fee	£28,298
Approval of Detail Fee	£6,132
Site Inspection Fee	£1,755
Affordable Housing in lieu of site provisions	£475,000
Affordable Housing	Provided in accordance with provision of Section 106 Agreement
<b>Total</b>	<b>£2,857,200</b>

**6. Expenditure of Section 106 monies during period 2022/23**

6.1 The following table shows the amounts of Section 106 money spent by the Borough Council in 2022/23 and the projects which it has helped to fund. The breakdown is shown as expenditure and allocation, with the allocated amount referring to funding held in capital budget for approved projects within the reporting period.

**Table 4. Borough Council Expenditure on Section 106 projects during 2022/23**

Planning Application Reference	Site	Location	Contribution	Purpose	Amount Spent
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Open Space					
P/03/2634/2 P/05/1927/2	Land at Maynell Road	Quorn	Offsite Children's play facilities	DD012 2022 Replacement of play equipment at Cave's Field.	£29,943
P/08/0857/2	Land between Goods Yard Close and Station Avenue	Loughborough	Youth and adult	Return of funds to developer	£15,878
P/10/1155/2	Land to the North of Barkby Road	Syston	Children's play allocation	DD146 2021 DD023 2022 and DD185 2019 (capital budget Z795)	£59,977
P/10/1155/2	Land to the North of Barkby Road	Syston	Children's play allocation	Refurbishment of Sports Pavilion Youth/adult recreation	
P/11/1583/2 P/15/1814/2	Land at Iveshead Road	Shepshed	Offsite Public Open Space	DD099 2020 Shepshed Public Open Space enhancements (capital budget Z824)	£4,620
P/13/0925/2	Land at Barkby Road	Syston	Recreation Contribution	DD074 2022 Skatepark floodlights	£3,921
P/13/1023/2	Land off Willow Way and Nottingham Road	Barrow upon Soar	Children's play allocation	DD023 2023 Barrow PC new children's play facilities (capital budget Z872)	£33,763
P/13/1023/2	Land off Willow Way and Nottingham Road	Barrow upon Soar	Children's play space	DD077 2022 New play area at Mill Lane (capital budget Z872)	£2,200
P/13/1023/2	Land off Willow Way and Nottingham Road	Barrow upon Soar	Youth and adult	Extension to Barrow Town Cricket Club (capital budget Z8470)	£9,000
P/13/1343/2	Land off Derby Road	Hathern	Youth and adult	DD099 2022 Additional community space (capital budget Z864)	£30,535
P/18/0586/2	North side of Tickow Lane	Shepshed	Youth/Adult Play/Recreation Provision	DD159 2019 Skate Bowl at Oakley Road Playing Fields (capital budget Z852)	£49,708
				Total	£239,545
Open Space Maintenance					
P/01/2462/2 P/06/2180/2 P/08/0162/2	Land at Barkby Road	Syston	Maintenance Contribution	Maintenance of Open Space	£4,852
P/01/2462/2 P/06/2180/2 P/08/0162/2	Land at Barkby Road	Syston	Maintenance Contribution	Maintenance of Open Space	£2,581

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P/01/1257/2	Land off Laburnham Way, Park Grange Farm	Loughborough	Maintenance Contribution	Maintenance of Open Space	£2,246
P/03/2002/2	Land off Springfield Road	Sileby	Maintenance Contribution	Maintenance of Open Space	£2,350
P/03/2634/2 P/05/1927/2	Land ay Meynell Road	Quorn	Maintenance Contribution	Maintenance of Open Space	£15,881
P/04/3552/2	Land at Barkby Road	Syston	Maintenance Contribution	Maintenance of Open Space	£1,367
P/08/0857/2	Land between Goods Yard Close and Station avenue	Loughborough	Maintenance Contribution	Maintenance of Open Space	£247
P/08/1325/2	Little Moor Lane	Loughborough	Maintenance Contribution	Maintenance of Open Space	£621
P/08/1325/2	Land off Little Moor Lane	Loughborough	Maintenance Contribution	Maintenance of Open Space	£344
P/11/1720/2	Land at the Former Rectory, Steeple Row	Loughborough	Maintenance Contribution	DD037 2023 Maintenance of Wildflower Garden.	£1,275
P/13/0796/2	Land at Tickow Lane	Shepshed	Maintenance contribution	Maintenance of play area	£4,565
P/15/1814/2	Land at Iveshead Road	Shepshed	Maintenance Contribution	Maintenance of Open Space	£1,978
				Total	£38,307

Community Facilities					
P/08/857/2	Land between Goods Yard Close and Station avenue	Loughborough	Community Facilities Contribution	DD041 2022 Community Hub at John Storer House	£10,000
P/10/1518/2	Land at Melton Road	Barrow upon Soar	Community Facilities Contribution	DD011 2022 – Cemetery extension (capital budget Z866)	£99,999
P/13/1343/2	Land off Derby Road	Hathern	Community Facilities Contribution	DD099 2022 Additional community space (capital budget Z864)	£30,535
P/14/0058/2 P/16/1183/2	Land at West Cross Lane	Mountsorrel	Community Facilities	DD139 2020 Upgrade to Rothley Community Centre (Capital Budget Z815)	£101,968
				Total	£242,502

Healthcare					
P/03/2634/2	Land at Meynell Road	Hathern	Healthcare Contribution	DD055 2023, purchase of medical equipment	£2,307

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P/10/1580/2	Land South of Shepshed Road	Hathern	Healthcare Contribution	DD149 2022, internal modifications and changes to configurations of the practice	£1,068
P/10/1580/2	Land south of Shepshed Road	Hathern	Healthcare Contribution	DD149 2022, internal modifications and changes to configurations of the practice	£75,189
P/10/0415/2	Land on the North East of Loughborough Road	Hathern	Healthcare Contribution	DD149 2022, internal modifications and changes to configurations of the practice	£59,947
P/11/0836/2	Fenny Copse Farm, Meynell Road	Quorn	Healthcare Contribution	DD053 2023, internal modification to provide additional clinical space	£55,286
P/18/0662/2	Link Farm, Loughborough Road	Mountsorrel	Healthcare Contribution	DD197 2022, improvements to Charnwood Surgery to cater for the increased patient base.	£4,597
				Total	£198,394
Student Support Scheme					
P/19/1420/2	Land west of Aumbery Gap	Loughborough	Welfare support to student	Inline with Community Safety Partnership to reduce noise.	£5,500
				Total	£5,500
				Overall Total	£724,248

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, Rutland Integrated Care Board (formerly the NHS Clinical Commissioning Group) for the implementation of projects to improve healthcare provisions which will be impacted by growth.

**Table 5. Summary of expenditure on Section 106 projects during 2022/23**

Type of Infrastructure	Amount
Open Space Provision	£239,545
Open Space Maintenance	£38,307
Community Facilities	£242,502
Healthcare	£198,394
Policing	£0.00
Affordable Housing	£0.00
Student Support Scheme	£5,500
<b>Total</b>	<b>£724,248</b>

*Text in red provides instructions and should be deleted as template is completed*

- 6.3 The table below outlines allocated funds that have been committed via delegated decision to commit funds to a particular item or infrastructure or project, the funds are held in Capital Budget until the project starts and the funds can be spent.

**Table 6. Allocation of Section 106 money during 2022/23**

Planning Application Reference	Site	Location	Contribution	Purpose	Amount Spent
<b>Open Space</b>					
P/13/0925/2	Land at Barkby Road	Syston	Offsite Recreation Contribution	DD074 2022 – Skatepark Floodlighting	£3,921
P/13/1023/2	Land off Willow Way and Nottingham Road	Barrow upon Soar	Children’s play	DD077 2022 – Provision of Children’s Play at Mill Lane.	£2,243
P/13/1023/2	Land off Willow Way and Nottingham Road	Barrow upon Soar	Youth/adult recreation	DD036 2023 – funding for new facilities at Willow Road Park	£41,544
				<b>Total</b>	<b>£47,708</b>
<b>Community Facilities</b>					
P/13/1343/2	Land off Derby Road	Hathern	Community Facilities Contribution	Moved to Capital Budget – additional community space	£34,400
				<b>Total</b>	<b>£34,400</b>
				<b>Overall Total</b>	<b>£82,108</b>

- 6.4 A summary of the amounts allocated is shown below.

**Table 7. Summary of allocated section 106 monies on Projects During 2022/23**

Type of Infrastructure	Amount
Open Space Provision	£47,708
Open Space Maintenance	£0.00
Community Facilities	£34,400
Healthcare	£0.00
Policing	£0.00
Affordable Housing	£0.00
Student Support Scheme	£0.00
<b>Total</b>	<b>£82,108</b>

**Table 8: Summary of combined expenditure and allocated Section 106 monies 2022/23**

Type of Infrastructure	Amount
Expenditure during 22/23	£724,248
Allocated monies 22/23	£82,108
Total of expenditure and allocated monies	£806,356

**7. Section 106 financial contributions received during period 2022/23**

7.1 This represents a period where a large amount of development was under construction within the Borough including 3 Sustainable Urban Extensions (SUEs) - one at the west of Loughborough (Garendon Park), one north of Birstall (Broadnook) and the final at the northeast of Leicester (Thorpebury). It's expected the number of contributions will increase as development progresses on these sites, and others in the Borough. It's also expected the level of monitoring contribution, site inspection fees and the approval of detail fees will increase due to the change in legislation.

7.2 Contributions have been received in the reporting period and/or have been spent, transferred or held by the Borough Council for further spend is outlined in the table below.

**Table 9. Summary of Section 106 financial contribution received during 2022/23**

Planning Application Reference	Site	Location	Contribution	Amount received	Status
Outdoor Sports					
P/14/1590/2	The Maltings, High Street	Sileby	Children's Playgroup	£23,235	Held in project code DW389 – X514
P/14/1590/2	The Maltings, High Street	Sileby	Youth and adult recreation facilities	£15,388	Held in project code DW389 – X514
P/18/0662/2	Linkfield Farm, Loughborough Road	Mountsorrel	Outdoor Sports Facilities	£80,411	Held in project code DW378 – X514
P/18/0662/2	Linkfield Farm, Loughborough Road	Mountsorrel	Young People Recreational Equipment	£54,365	Held in project code DW378 – X514
P/19/2139/2	Loughborough Road	Quorn	Offsite Outdoor Sports Facilities	£14,783	Held in project code DW381 – X514
P/19/2139/2	Loughborough Road	Quorn	Offsite Outdoor Sports Facilities	£15,262	Held in project code DW381 – X514

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P/20/1347/2	Rear of 62 Iveshead Road	Shepshed	Offsite Sports Contribution	£16,511	Held in project code DW415 – X514
P/20/1347/2	Rear of 62 Iveshead Road	Shepshed	Youth and Adult	£64,643	Held in project code DW415 – X514
P/19/2139/2	Loughborough Road	Quorn	Provisions for young people	£56,812	Held in project code DW381 – X514
P/19/2139/2	Loughborough Road	Quorn	Provisions for young people	£58,651	Held in project code DW381 – X514
Total				£400,061	

<b>Open Space</b>					
P/15/0047/2	Land East of Seagrave Road	Sileby	Public Open Space Contribution	£246,283	Held in project code DW378 – X514
P/19/0447/2	Land at 195 Seagrave Road	Sileby	Offsite Open Space	£45,951	Held in project code DW410 – X514
P/20/1347/2	Rear of 62 Iveshead Road	Shepshed	Offsite Open Space	£15,446	Held in project code DW415 – X514
Total				£307,680	

<b>Open space Maintenance</b>					
P/11/1213/2	Land off Nursery Grove	Barrow upon Soar	Maintenance of Open Space	£4,172	Held in project code DW285 – X515
Total				£4,172	

<b>Allotments</b>					
P/18/0662/2	Linkfield Farm, Loughborough Road	Mountsorrel	Allotments	£6,615	Held in project code DW378 – X514
P/19/2139/2	Loughborough Road	Quorn	Allotments	£6,911	Held in project code DW381 – X514
P/19/2139/2	Loughborough Road	Quorn	Allotments	£7,135	Held in project code DW381 – X514
P/20/1806/2	The Maltings, Knightthorpe Road	Loughborough	Allotments	£28,535	Held in project code DW411 – X514
P/21/0535/2	Land off Homefield Road	Sileby	Allotments	£3,578	Held in project code DW422 – X514
Total				£52,774	

<b>Biodiversity</b>					
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*Text in red provides instructions and should be deleted as template is completed*

P/18/2058/2	Saley Close	Shepshed	Biodiversity	£23,725	Held in project code DW412 – X017
P/22/0669/2	Land off Gaddesby Lane	Rearsby	Biodiversity	£15,971	Held in project code DW404 – X017
P/20/1905/2	128 Cotes Road	Barrow upon Soar	Biodiversity	£3,794	Held in project code DW403 – X017
P/20/2236/2	125 Cotes Road	Barrow upon Soar	Biodiversity	£11,038	Held in project code DW408 – X017
P/21/1571/2	Land at Ferriers Close	Wymeswold	Biodiversity	£10,239	Held in project code DW419 – X017

Total £64,767

#### Community Facilities

P/19/2139/2	Loughborough Road	Quorn	Community facilities	£16,821	Held in project code DW381 – X514
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Total £16,821

#### Healthcare

P/15/0047/2	Land at Seagrave Road	Sileby	Healthcare	£51,700	Held in project code DW386 – X513
P/18/0662/2	Linkfield Farm, Loughborough Road	Mountsorrel	Healthcare	£27,554	£5,666.02 spent balance held in project code DW378 X513
P/19/0447/2	Land at 193 Seagrave Road	Sileby	Healthcare	£7,902	Held in project code DW410 – X513
P/19/2139/2	Loughborough Road	Quorn	Healthcare	£30,666	Held in project code DW381 – X513
P/19/2139/2	Loughborough Road	Quorn	Healthcare	£31,526	Held in project code DW381 - X513
P/20/1347/2	Rear of 62 Iveshead Road	Shepshed	Healthcare	£36,964	Held in project code DW415 - X513

Total £186,312

#### Police Contribution

P/13/1008/2	Land at Halstead Road	Mountsorrel	Police Authority Contribution	£18,360	Held in project code DW316 – X516
P/14/1833/2	Land west of Loughborough	Loughborough	Police Authority Contribution	£144,446	Held in project code DW407 – X516

Total £162,806



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Affordable housing					
P/17/2391/2	Land at 195 Seagrave Road	Sileby	Affordable Housing	£50,000	Held in project code DW395 – X514
P/19/0447/2	Land at 193 Seagrave Road	Sileby	Affordable Housing	£64,387	Held in project code DW410 – X514
P/21/2007/2	Land at Meadow Way	Birstall	Affordable Housing	£475,000	Held in project code DW409 – X514
			Total	£589,387	
Student Welfare Support					
P/18/0662/2	Land West of Aumbery Gap	Loughborough	Student welfare support	£12,567	Held in project code DW371 – X017
			Total	£12,567	
Monitoring Fee					
P/14/1833/2			Monitoring fee	£2,100	Towards monitoring officer post
P/16/1660/2			Monitoring fee	£2,857	Towards monitoring officer post
P/21/1549/2	185 Barkby Road	Syston	Monitoring fee	£526	Towards monitoring officer post
			Total	£5,483	

**Table 10. Summary of Section 106 monies received during 2022/23**

Type of Infrastructure	Amount
Outdoor Sports – including provisions for children, young people and youth, Outdoor Sports, and LEAP. Contributions relating to sport and recreational use.	£400,061
Open Space - Parks and Amenity Open Space, Natural and Semi Natural Open Space.	£307,680
Open Space Maintenance	£4,172
Allotment Provision	£52,774
Biodiversity Enhancement	£64,767
Community Facilities	£16,821
Healthcare	£186,312

*Text in red provides instructions and should be deleted as template is completed*

Police	£162,806
Affordable Housing	£589,387
Student Welfare	£12,567
Monitoring Fee	£5,484
<b>Total</b>	<b>£1,802,831</b>

## 8. Affordable Housing Contributions

- 8.1 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.
- 8.2 During 2022/23 a total of 117 affordable dwellings were completed at a wide range of locations across Charnwood with the largest numbers being offered in Sileby followed by Shepshed and Loughborough. The table below provides a summary of delivery of affordable homes in 2022/23. Further information on the delivery of housing is set out in the Council's Annual Monitoring Report.

**Table 11. Affordable Housing Completions During 2022/23**

Planning Application	Site	Location	Affordable Dwellings Completed 2022/23
P/20/1806/2	Former Maltings Pub Car Park, Knighthorpe Road	Loughborough	12
P/17/1832/2	Lodge End	Quorn	10
P/13/1826/2	Tickow Lane	Shepshed	12
P/19/2139/2	Loughborough Road	Quorn	8
P/19/2162/2	Ratcliffe Road	Sileby	30
P/15/0047/2	Seagrave Road	Sileby	36
P/00/2507/2	Bridge Green	Birstall	1
P/21/0571/2	Thorpebury	Barkby	8
<b>Total</b>			<b>117</b>

- 8.3 In addition the Borough Council has collected £589,806 of contributions towards affordable housing in the Borough and one property has been transferred to the Borough Council in line with section 106 attached to P/17/0881/2.

## 9. Future Infrastructure Delivery and the Infrastructure Delivery Plan

- 9.1 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.

- 9.2 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.
- 9.3 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.
- 9.4 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.

END