



Charnwood Local Plan 2011 to 2028

Annual Monitoring Report 2014 to 2015

December 2015

CHARNWOOD BOROUGH COUNCIL
AUTHORITY MONITORING REPORT

1st April 2014 to 31st March 2015

December 2015

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1. Executive Summary

- 1.1 This is the eleventh Annual Monitoring Report (AMR) prepared by Charnwood Borough Council and it monitors the period from 1st April 2014 to 31st March 2015. The format of the 2014/15 AMR has been revised following the adoption of the Charnwood Local Plan 2011 to 2028 Core Strategy to provide the annual monitoring report under the monitoring framework set out at appendix 5 of the Core Strategy.
- 1.3 The report contains several sections which includes a set of indicators to see how our policies are performing and what effect they are having on Charnwood. The report also looks at the progress of plan preparation; the duty to cooperate; development needs; delivery of local plan policies; infrastructure delivery; neighbourhood planning; and developer contributions.
- 1.4 Plan Preparation – Adoption of the Core Strategy represents a significant advancement of the Local Development Scheme and progress can now be made on other Local Plan documents.
- 1.5 Duty to Cooperate – Cooperation and joint working across the wider sub-region continues to take place.
- 1.6 Housing and Development Needs – Markets are improving following the economic downturn and a five year housing supply is identified.
- 1.7 Local Plan Policies – No issues with the delivery of the Core Strategy's objectives have been recognised.
- 1.8 Infrastructure Delivery Plan – The infrastructure required to deliver the growth proposals in the Core Strategy are identified, this provides assistance in enabling the delivery of these developments.
- 1.9 Neighbourhood Planning – There are four designated Neighbourhood Areas in the Borough with a fifth undergoing consultation.
- 1.10 Contributions from Development – Section 106 Agreements have contributed £1,435,142.90 towards services, facilities and infrastructure over the 2014/15 period.

2. Introduction

- 2.1 Welcome to the Charnwood Annual Monitoring Report 2015. This Report provides information and statistics on Charnwood Borough Council's work to prepare and implement planning policy. The Report provides critical information to help us ensure that progress is being made towards the desired outcomes. It also helps us understand what is happening now and may happen in the future; trends which can be assessed against existing policies and targets to determine whether any actions are necessary to ensure that the Council's planning objectives are being achieved.

3. Background

- 3.1 All local authorities are required to publish an annual monitoring report (AMR) under Section 35 of the Planning and Compulsory Purchase Act 2004.). The content which should be included within AMRs is prescribed by Regulation 34 of the Town and Country Planning (Local Planning) Regulations 2012. Guidance on this is set out in the national Planning Practice Guidance (PPG) which suggests that AMRs should:

- show progress with Local Plan preparation;
- report any activity relating to the duty to cooperate;
- show how the implementation of policies in the Local Plan is progressing;
- report on planning matters;
- provide information on the implementation of neighbourhood plans;
- determine the need for a full or partial Local Plan review; and
- highlight the contributions made by development.

- 3.2 The Charnwood Authority Monitoring Report has been developed to include the information required by the Regulations and that recommended by the PPG. The Charnwood Monitoring Framework set out in Appendix 3 of the Charnwood Local Plan 2011 to 2028 Core Strategy will form the basis for much of this AMR.

4. Plan Preparation Progress

- 4.1 The Charnwood Local Plan is to be made up of two principal documents which will provide the basis for decisions to be made on planning applications; the **Core Strategy** and an **Allocations and Policies** document. These are accompanied by a **Proposals Map**. Detailed guidance on specific areas is provided through **Supplementary Planning Documents**. The process of preparing the Local Plan is explained by the **Statement of Community Involvement**, which sets out a strategy for engaging people, and the **Local Development Scheme (LDS)** which explains the documents and the timetable for preparing them.

- 4.2 The Charnwood Local Development Scheme (April 2015) provides the timetable for producing the Local Plan. The LDS is available to view on the Borough Council's [website](#). Progress against the timetable is summarised below.
- 4.3 The Charnwood Local Plan 2011 to 2028 Core Strategy was adopted by the Council on 9th November 2015. This followed submission to the Secretary of State in December 2013 and the following major consultations and events during it's preparation:
- Issues and Options (May 2004 and June 2005);
 - Preferred Options (February 2006 and October 2008);
 - Supplementary Consultation (June 2012);
 - Pre-Submission (June 2013);
 - Examination Hearings (March 2014, December 2014 and January 2015); and
 - Main Modifications (April 2015 and July 2015).
- 4.4 The Allocations and Policies document commenced with scoping consultations in May, June and July 2013. A consultation on Issues and Options took place in January 2014. Substantive work on the document was delayed whilst the Examination of the Core Strategy examination was happening and pending the outcome of that process. The adoption of the Core Strategy allows work to be done on the remaining allocations and policies. The Local Development Scheme sets out the milestones and timetable.

5. Duty to Cooperate

- 5.1 The Duty to Cooperate was introduced through the Localism Act 2011 and is a legal duty for local planning authorities, county councils and public bodies to engage constructively, actively and on an ongoing basis on strategic cross boundary matters when preparing local plans. The duty to cooperate is not a duty to agree but local planning authorities should make every effort to secure the necessary cooperation on strategic cross boundary matters.
- 5.2 Charnwood forms part of the wider Leicester and Leicestershire Housing Market Area (HMA). Charnwood Borough Council has a history of co-operation and joint working with the other authorities in the area on a variety of topics including strategic housing matters, employment land, green infrastructure, gypsy and traveller accommodation needs and the Community Infrastructure Levy.
- 5.3 Clear and on-going mechanisms for co-operation between the HMA authorities at both Member and officer level has most recently been shown through the Core Strategy Examination which received the Strategic Housing Market Assessment (SHMA) 2014 and a Memorandum of Understanding between all of the authorities in the HMA on housing requirements and capacity. In his Report on the

Examination into the Core Strategy the Planning Inspector concluded that the Council had complied with the duty to co-operate.

- 5.4 The Council continues to work with the HMA authorities at officer and Member level through the Strategic Planning Group (SPG) and the Members Advisory Group (MAG). Cooperation and joint work is taking place on a Strategic Growth Plan and its associated evidence base to inform and align Local Plans in the HMA. Work is also taking place to create a combined authority for Leicester and Leicestershire which would have responsibilities for strategic land use planning; strategic transport planning and investment; and, setting the strategic direction for the commissioning of local skills' programmes.

6. Housing and Development Needs Indicators

- 6.1 The national Planning Practice Guidance (PPG) recommends the use of local indicators for housing and economic development needs. The PPG suggests indicators could include data such as currently available housing and employment land; housing and employment planning permissions; and, market signals such as house prices, rents, rate of development or overcrowding. This information allows short-term changes in housing and economic market conditions to be identified.

6.2 Five Year Supply of Deliverable Housing Sites

Local planning authorities are required to identify and update annually a list of specific sites with sufficient capacity to deliver five years' worth of housing against their housing target. To ensure choice and competition within the local land market an additional 5% should be added to the capacity (moved forward from later in the plan period), and where there is evidence of persistent under delivery the buffer should be increased to 20%.

- 6.3 In the absence of further guidance or a definition of what constitutes a "record of persistent under delivery", Charnwood has assessed housing delivery since the plan start date of 2011. The housing target has not been met in any of the monitoring years since 2011 and on that basis a 20% additional buffer has been added. The table below shows the position as of 31st March 2015.

	Charnwood Borough Housing Supply Estimate as at 31st March 2015	Charnwood Total
a	Charnwood Housing Requirement from latest SHMA evidence (2011-2028)	13,940 820 per annum
b	Actual Completions (2011-2015)	2,525
c	Expected Completions 1 st April 2015 to 31 st March 2016	855
d	Total Completions (2011-2016)	3,441
e	Housing Requirement Completions (2011 to 31 st March 2016) 5x820	4,100

f	Difference between actual/expected completions & requirement completions 2011-2016 =(b + c – e)	-659
g	Sedgefield Requirement for 5 years 2016-2021, (5x 820 plus shortfall at f).	4,759
h	Requirement for 5 years 2016-2021 with 20% buffer for under delivery in accordance with NPPF.	5,711
i	Expected supply of deliverable sites (planning permissions likely to be built 2016 -2021)	6,636*
j	Surplus over requirement (i – h)	925
k	Number of years supply (i / (h/5))	5.81 years

*includes sites that are awaiting signing of S.106's and the North East of Leicester SUE, West of Loughborough SUE and Direction of Growth at North of Birstall.

6.4 The table above is informed by a list of specific sites with sufficient capacity to deliver five years' worth of housing against the housing target. The calculation takes into account an additional buffer of 20% and accounts for the shortfall in homes between 2011 and 2015 within the first five years.

6.5 House Prices and Rents

A good indicator of the local housing market can be provided by examining information on house prices and rents. The table below shows data at October 2015 and shows an increase in the price of homes over the previous year, as part of a recovering housing market.

Postcode	Average Price Paid (last 12mths)	Change from previous 12mths	Current Average Asking Rent
LE4 (Thurmaston, Birstall)	£152,827	+2.23%	£585pcm
LE7 (Syston, Wreake Valley)	£236,007	+2.67%	£581pcm
LE11 (Loughborough)	£182,505	+1.90%	£799pcm
LE12 (Outer Loughborough)	£218,863	+1.90%	£667pcm
Leicestershire	£194,840	+2.45%	£761pcm
East Midlands	£179,460	+4.07%	£777pcm

(Source: Zoopla.co.uk)

6.6 Land Registry Transactions

The Land Registry records transaction data and provides an approximate guide to market activity. The table below shows a rise in activity of 4.8% from 2014 and a significant increase in activity of 51.9% from 2011.

Date	Number of completed applications			
	Charnwood	% Change from previous year	England and Wales	% Change from previous year
Sept 2015	3,517	4.8%	105,811	6.4%
Sept 2014	3,355	-1.0%	99,425	8.9%
Sept 2013	3,389	28.5%	91,262	25.7%
Sept 2012	2,638	13.9%	72,618	8.3%
Dec 2011	2,316	-	67,069	-
<i>Overall Change</i>	<i>1,201</i>	<i>51.9%</i>	<i>38,742</i>	<i>57.8%</i>

(Source: [Land Registry](#))

6.7 Overcrowding

Overcrowding can signal pressure on the housing market. The 2011 Census showed that 5.0% (3,305) of households in Charnwood over occupy their accommodation compared to 3.7% in Leicestershire, 5.5% in the East Midlands and 4.6% in England (Joint Strategic Needs Assessment 2015).

6.8 Employment Land

Tracking the location of new strategic employment land that is delivered can help determine areas of demand within the Borough. The table below shows the proposed delivery of employment land over time.

	2011 to 2015	2015 to 2020	2020 to 2025	2025 to 2028	Total
Leicester Principle Urban Area					
Commitments	2.5	6.1	0.9	0	9.5
NE of Leicester SUE	0	0	3.5	3.2	6.7
Watermead Corridor	0	3.3	8.7	6	18
North of Birstall Direction of Growth	0	3	5	4	12
<i>Sub-total</i>	<i>2.5</i>	<i>12.4</i>	<i>18.1</i>	<i>13.2</i>	<i>46.2</i>
Loughborough / Shepshed					
Commitments	1.3	10.4	2.3	1.7	15.6
West of Loughborough SUE	0	0	1.5	5	6.5
<i>Sub-total</i>	<i>1.3</i>	<i>10.5</i>	<i>3.8</i>	<i>6.7</i>	<i>22.3</i>
Service Centres					
<i>Sub-total</i>	<i>0</i>	<i>0.5</i>	<i>3.5</i>	<i>3</i>	<i>7</i>
Grand Total	3.8	23.4	25.4	22.9	75.5

7. **Local Plan Policies**

7.1 The Charnwood Local Plan 2011 to 2028 Core Strategy includes a monitoring framework. The framework includes a series of monitoring indicators for the individual policies which can help to understand whether the Core Strategy's objectives are being delivered. These indicators will be assessed using a Red,

Amber, Green (RAG) status to judge performance against the relevant target where:

Red	Issue identified
Amber	Risk but not an issue/Not completed
Green	On track/No issues

7.2 Development Strategy

Policy CS1 – Development Strategy

This policy sets out the type of new development which will be provided in the Borough by 2028 to meet the demands for homes, jobs and facilities from our community. To ensure that the development strategy envisaged by the Core Strategy is progressing accordingly the following indicators and targets will be used:

INDICATOR	TARGET	BASELINE	2014/15	TOTAL AT 2015	COMMENTARY
Total number of homes completed in accordance with Need (820 homes per annum)	<ul style="list-style-type: none"> • 4,100 by April 2016 • 8,200 by April 2021 • 12,300 by April 2026 • 13,940 by April 2028 	1,802 homes at April 2014	723 homes completed 2014/15	2,525 homes at March 2015	The first 5 year monitoring period to April 2016 has yet to end so the indicator cannot be completed. Completions for 14/15 were marginally below those expected by the trajectory. However, commitments provide sufficient scope for the trajectory to be met although a slight risk to this target should be noted.
Number of homes completed related to provision in the trajectory	<ul style="list-style-type: none"> • 3,469 by April 2016 • 9,922 by April 2021 • 14,033 by April 2026 • 15,436 by April 2028 	1,802 homes at April 2014	723 homes completed 2014/15	2,525 homes at March 2015	The first 5 year monitoring period to April 2016 has yet to end so the indicator cannot be completed. Completions for 14/15 were marginally below those expected by the trajectory. However, commitments provide sufficient scope for the trajectory to be met although a slight risk to this target should be noted.
Number of	• 590 by	401 homes	108	509	The first 5 year

INDICATOR	TARGET	BASELINE	2014/15	TOTAL AT 2015	COMMENTARY
homes completed at the Principal Urban Area	<ul style="list-style-type: none"> April 2016 • 2,546 by April 2021 • 4,866 by April 2026 • 5,726 by April 2028 	at April 2014	homes completed 2014/15	homes at 31 st March 2015	monitoring period to April 2016 has yet to end so the indicator cannot be completed. The target is currently on track to be met.
Number of homes completed at Loughborough and Shepshed	<ul style="list-style-type: none"> • 1,004 by April 2016 • 3,367 by April 2021 • 4,883 by April 2026 • 5,363 by April 2028 	412 homes at April 2014	235 homes completed 2014/15	647 homes at 31 st March 2015	The first 5 year monitoring period to April 2016 has yet to end so the indicator cannot be completed. Completions for 14/15 were marginally below those expected by the trajectory. However, commitments provide sufficient scope for the trajectory to be met although a slight risk to this target should be noted.
Number of homes completed at Service Centres	<ul style="list-style-type: none"> • 1,472 by April 2016 • 3,122 by April 2021 • 3,397 by April 2026 • 3,460 by April 2028 	778 homes at April 2014	324 homes completed 2014/15	1,102 homes at 31 st March 2015	The first 5 year monitoring period to April 2016 has yet to end so the indicator cannot be completed. The target is currently on track to be met.
Number of homes completed in the Rest of the Borough	<ul style="list-style-type: none"> • 403 by April 2016 • 887 by April 	211 homes at April 2014	56 homes completed 2014/15	267 homes at 31 st March 2015	The first 5 year monitoring period to April 2016 has yet to end so the indicator cannot be completed.

INDICATOR	TARGET	BASELINE	2014/15	TOTAL AT 2015	COMMENTARY
	2028				Completions for 14/15 were marginally below those expected by the trajectory. However, commitments provide sufficient scope for the trajectory to be met although a slight risk to this target should be noted.
Amount of Employment land delivered at the Principal Urban Area	• 46 Ha by 2028	2 hectares at April 2014	0.5 hectares completed 2014/15	2.5 hectares at 31 st March 2015	The monitoring period to 2028 has yet to end so the indicator cannot be completed.
Amount of Employment land delivered at Loughborough and Shepshed	• 22 Ha by 2028	0 hectares at April 2014	0 hectares completed 2014/15	0 hectares at 31 st March 2015	The monitoring period to 2028 has yet to end so the indicator cannot be completed.
Amount of Employment land delivered at Service Centres	• 7 Ha by 2028	0 hectares at April 2014	1.27 hectares completed 2014/15	1.27 hectares at 31 st March 2015	The monitoring period to 2028 has yet to end so the indicator cannot be completed.

7.3 Housing Trajectory

The delivery of housing forms an important component of the development strategy for the Borough. The Core Strategy contains a housing trajectory in Appendix 1. This has been updated below to reflect the position as at 31st March 2015.

CHARNWOOD BOROUGH	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	TOTALS
	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	
PAST COMPLETIONS	697	503	602	723														2525
PUA - Estimated completions from commitments					124	90	101	105	90	60	62							632
LOUGHBOROUGH / SHEPSHED – Estimated completions from commitments					259	321	428	353	254	234	217	114	101	54				2335
SERVICE CENTRES – Estimated completions from commitments					406	454	441	375	326	200	73	40	35	22				2372
REST OF BOROUGH– Estimated completions from commitments					66	112	184	126	80	57	2							629
TOTAL ALL – Estimated completions from commitments					855	977	1154	959	750	551	354	154	136	76	0	0	0	5968
Estimated completions from WEST OF LOUGHBOROUGH SUE						40	120	120	240	240	240	240	240	240	240	240	240	2440
Estimated completions from NORTH EAST OF LEICESTER SUE						25	175	250	300	300	325	325	325	325	300	300	300	3250
Estimated completions from DIRECTION OF GROWTH NORTH OF BIRSTALL							75	110	120	130	130	130	130	130	130	130	130	1345
Estimated total completions					855	1042	1524	1439	1410	1221	1049	849	831	771	670	670	670	13003
Estimated cumulative completions	697	1200	1802	2525	3380	4422	5946	7385	8795	10016	11065	11914	12745	13516	14186	14856	15526	13940
Annualised housing requirement	820	820	820	820	820	820	820	820	820	820	820	820	820	820	820	820	820	632
Cumulative requirement	820	1640	2460	3280	4100	4920	5740	6560	7380	8200	9020	9840	10660	11480	12300	13120	13940	
MONITOR - No. dwellings above or below cumulative requirement	-123	-440	-658	-755	-720	-498	206	825	1415	1816	2045	2074	2085	2036	1886	1736	1586	
MANAGE - Annual requirement taking account of past/projected completions	820	828	849	867	878	880	865	799	728	643	561	479	405	299	141	-123	-916	

Commitments are as of 31st March 2015 and relate to sites with planning permission or with a resolution to grant permission subject to S.106

7.4 Policy CS2 – High Quality Design

Achieving a high design quality in new development is an important component of the Core Strategy's Vision for Charnwood and is a Strategic Objective for the Plan. The following indicator monitors the application of Policy CS2 which seeks to ensure that new development makes a positive contribution to the built environment and is of a high quality, inclusive design.

INDICATOR	TARGET	2014/15	COMMENTARY
Decisions made in accordance with the Design policy	100% of decisions taken in accordance with the design policy.	100%	There have been no decisions taken which are contrary to CS2.

7.5 Meeting Our Housing Needs

Policy CS3 – Strategic Housing Needs

The provision of housing to meet the objectively assessed needs of the Borough is a key element of the Core Strategy. Alongside market housing, an integral part of this need is formed by households who cannot access housing through the open market. Policy CS3 seeks affordable housing provision to address this need and is monitored using the following indicator.

INDICATOR	TARGET	BASELINE	2014/15	TOTAL AT 2015	COMMENTARY
Number of affordable homes completed in the Borough	<ul style="list-style-type: none"> •700 by April 2016 •1,900 by April 2021 •2,700 by April 2026 •3,060 by April 2028 	452 affordable homes at April 2014	155 affordable homes completed 2014/15	607 affordable homes at 31 st March 2015	The first 5 year monitoring period to April 2016 has yet to end so the indicator cannot be completed. Progress is such that the target is likely to be met.

7.6 Policy CS4 – Houses in Multiple Occupation

Loughborough contains a high student population which results in market pressure for houses in multiple occupation. Policy CS4 seeks to ensure that the amenity of an area is not adversely affected by a concentration of these properties and the following indicator has been developed to monitor its success.

INDICATOR	TARGET	2014/15	COMMENTARY
Decisions made in accordance with the houses in multiple	100% of decisions taken in accordance with the houses in multiple	100%	There have been no decisions taken which are contrary to CS2.

occupation policy	occupation policy		
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7.7 Policy CS5 – Gypsies, Travellers and Travelling Showpeople

The needs of Gypsies, Travellers and Travelling Showpeople are a part of the housing needs of the whole community. Policy CS5 identifies the number of sites needed to meet the identified need and the following indicators have been introduced to monitor the success of this policy.

INDICATOR	TARGET	BASELINE	2014/15	TOTAL AT 2015	COMMENTARY
Permanent Gypsy and Traveller Pitches delivered	<ul style="list-style-type: none"> • 3 by April 2016 • 4 by April 2021 • 6 by April 2026 • 8 by April 2028 	0 pitches at April 2014	0 pitches completed 2014/15	0 pitches at 31 st March 2015	The first 5 year monitoring period to April 2016 has yet to end so the indicator cannot be completed. There is a risk this target will not be met.
Transit Gypsy and Traveller Pitches delivered	<ul style="list-style-type: none"> • At least 10 pitches in total by 2028 	0 pitches at April 2014	0 pitches completed 2014/15	0 pitches at 31 st March 2015	The monitoring period to 2028 has yet to end so the indicator cannot be completed.
Travelling Showpeople pitches delivered	<ul style="list-style-type: none"> • 16 pitches in total by 2028 including: • 4 pitches at North East Leicester SUE by 2028 • 4 pitches at West Loughborough SUE by 2028 • 4 pitches at North of Birstall DoG by 2028 	0 pitches at April 2014	0 pitches completed 2014/15	0 pitches at 31 st March 2015	The monitoring period to 2028 has yet to end so the indicator cannot be completed.

7.8 Economy and Regeneration

Policy CS6 – Employment and Economic Development

Improving economic activity and increasing employment opportunities are an important component of the Core Strategy and its Vision for Charnwood. Policy CS6 aims to ensure that the economic needs of our community and the economy are supported. The indicators below will allow the success of the policy to be monitored.

INDICATOR	TARGET	BASELINE	2014/15	TOTAL AT 2015	COMMENTARY
Amount of strategic employment land provided	75 Ha of employment land to be completed by 2028	2 hectares at April 2014	1.77 hectares completed 2014/15	3.77 hectares completed at 31 st March 2015	The monitoring period to 2028 has yet to end so the indicator cannot be completed.
Number of new jobs in Charnwood Borough up to 2028	12,000 new jobs in Charnwood by 2028	3,400 new jobs at April 2014	2,100 new jobs 2014/15	5,500 new jobs at 31 st March 2015	The monitoring period to 2028 has yet to end so the indicator cannot be completed.
Unemployment levels in Charnwood Borough	To reduce the unemployment levels in Charnwood by 2028	5.4% at April 2014	4.1% at 2014/15	Not applicable	The monitoring period to 2028 has yet to end so the indicator cannot be completed.

7.9 Policy CS7 – Regeneration of Loughborough

The Core Strategy recognises the role that Loughborough plays to the economic health of the Borough. To help maintain the economic potential of the town for commerce, industry and tourism a number of Regeneration Priorities are included in the Core Strategy. Policy CS7 includes those relevant to Loughborough which are not detailed elsewhere in the Core Strategy. The indicator below allows the success of the policy in supporting the regeneration of Loughborough to be assessed.

INDICATOR	TARGET	COMMENTARY
Delivery of sites and projects identified in the Loughborough Town Centre Regeneration Strategy up to 2028	<ul style="list-style-type: none"> • Redevelopment of vacant land adjoining the Inner Relief Road by 2020 • Redevelopment of all vacant previously developed sites within the Industrial Heritage Quarter by 2020 • Reconnection of the northern and southern sections of the Great Central Railway by 2020 • 50% successful re-occupation / redevelopment of the former Astra Zeneca site by 2020 and 100% by 2028 	<ul style="list-style-type: none"> • The redevelopment of the former Baxter Gate Hospital by Cineworld to deliver an eight screen cinema and seven restaurants is scheduled for completion at Easter 2016 • Redevelopment to deliver 38 dwellings has commenced on the Windmill Road site (Sowden) and site preparation work has commenced on the site off Wharncliffe Road (Jelson) which has planning permission for 101 homes • Discussions continue with GCR with a view to the submission of a planning permission in early 2016 for the approval of all works required to enable the reconnection of the railway

		<ul style="list-style-type: none"> • A substantial part of the site has been let to Almec Pharma Services which will be moving into the site by early 2017 bringing 180 jobs <p>The monitoring period to 2020 has yet to end so the indicator cannot be completed.</p>
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7.10 Policy CS8 – Regeneration of Shepshed

The Core Strategy recognises the need for regeneration at Shepshed because of a decline in businesses and jobs, employment sites being developed for housing and access to the town centre being difficult. Policy CS8 aims to help revitalise the town centre and the following indicator allows the success of this regeneration to be assessed.

INDICATOR	TARGET	COMMENTARY
Delivery of sites and projects identified in the Shepshed Town Centre Regeneration Strategy up to 2028	Public realm improvements to: i) Market Place; ii) Hall Croft ; iii) The Bullring. to be completed by 2028	Contracts have been awarded for the preparation of detailed proposals for improvements to the public realm in The Bull Ring and Field Street which will be the subject of consultation with stakeholders in the spring of 2016. The monitoring period to 2028 has yet to end so the indicator cannot be completed.

7.11 Policy CS9 – Town Centres and Shops

The Core Strategy directs retail and other “town centre” development to town and village centres to support their vitality and viability as the hearts of their communities. Policy CS9 directs an appropriate scale of development to suitable locations whilst promoting regeneration and supporting the existing hierarchy of centres in Charnwood. The indicators below allow the success of this policy to be examined.

INDICATOR	TARGET	BASELINE	2014/15	TOTAL AT 2015	COMMENTARY
Amount of net additional main town centre uses floorspace provided in Charnwood	32,800 – 41,600 sqm net of new comparison retail floorspace by 2028	6,446 sqm comparison retail floorspace at April 2014	652 sqm comparison retail floorspace completed 2014/15	7,098 sqm comparison retail floorspace at 31 st March 2015	The monitoring period to 2028 has yet to end so the indicator cannot be completed.

	8,800 sqm net of new convenience retail floorspace by 2028	9,347 sqm convenience retail floorspace at April 2014	749 sqm convenience retail floorspace completed 2014/15	10,096 sqm convenience retail floorspace at 31 st March 2015	12,892 sqm of floorspace at Cost Co sui generis.
	9,600 sqm net of commercial leisure floorspace by 2028	6,525 sqm commercial leisure floorspace at April 2014	0 sqm commercial leisure floorspace completed 2014/15	6,525 sqm commercial leisure floorspace at 31 st March 2015	
Percentage of new town centre uses floorspace in Loughborough town centre	70% of new retail and commercial leisure floorspace to be provided in Loughborough town centre by 2028	0% at April 2014	33.5% during 2014/15	3.8% at 31 st March 2015	The monitoring period to 2028 has yet to end so the indicator cannot be completed. Leicester PUA locations have a significant impact on this indicator.
Number of voids in Loughborough town centre	No net increase in the number of vacant retail units in Loughborough town centre	12.35%	11.26%	Not Applicable	There has been a reduction in the number of voids from the baseline.

7.12 Policy CS10 – Rural Economic Development

The Core Strategy seeks the sustained economic viability of rural enterprises and communities with Policy CS10 striving to maximise the potential of the rural economy. The following indicator allows this policy to be scrutinised.

INDICATOR	TARGET	BASELINE	2014/15	TOTAL AT 2015	COMMENTARY
Amount of Employment Land delivered at Service Centres	7 Ha of employment land by 2028	0 hectares at April 2014	1.27 hectares completed 2014/15	1.27 hectares at 31 st March 2015	The monitoring period to 2028 has yet to end so the indicator cannot be completed.
INDICATOR	TARGET	2014/15			COMMENTARY
Farm diversification schemes considered in accordance with Policy CS10	100% of decisions taken in accordance with the farm diversification policy	100%			There have been no decisions taken which are contrary to Policy CS10.

7.13 Our Environment

The Core Strategy includes Policy CS11 – Landscape and Countryside, Policy CS12 – Green Infrastructure and Policy CS13 – Biodiversity and Geodiversity which provide for the natural environment that our communities benefit from. The policies seek to support and protect the character of Charnwood’s landscape and countryside, its green infrastructure and biodiversity and geodiversity assets. The indicators below help us monitor the success of the policies.

INDICATOR	TARGET	BASELINE	TOTAL AT 2015	COMMENTARY
Number of Local Wildlife Sites	No net reduction in the number of Local Wildlife Sites	236 at April 2014	236 at 31 st March 2015	No loss of a Local Wildlife Site.
Number of Sites of Special Scientific Interest	No net reduction in the number of Sites of Special Scientific Interest	18 at April 2014	18 at 31 st March 2015	No loss of a Site of Special Scientific Interest.
Number of Regionally Important Geological Sites	No net reduction in the number of Regionally Important Geological Sites	5 at April 2014	5 at 31 st March 2015	No loss of Regionally Important Geological Sites.
INDICATOR	TARGET	2014/15		COMMENTARY
Number of schemes granted planning permission in Areas of Separation contrary to the policy	100% of decisions taken in accordance with the Area of Separation policy	100%		There have been no decisions taken which are contrary to Policy CS11.

7.14 Policy CS14 – Heritage

The quality of the environment which our communities enjoy benefits from our built heritage. There are a significant number of heritage assets and Policy CS14 aims to conserve and enhance them for their own value and for the wider contribution they make. A number of indicators are shown below which help us to assess whether the policies are having the desired beneficial result for our historic assets.

INDICATOR	TARGET	BASELINE	TOTAL AT 2015	COMMENTARY
Number of Heritage Assets at Risk	Reduction in the number of Heritage Assets at Risk at 2028	10 at April 2014	9 at March 2015	Church of St Mary, High Street, Sibleby removed.
Number of Listed Buildings	No net loss of listed buildings at 2028	781 at April 2014	780 at 31 st March 2015	The monitoring period to 2028 has yet to end so the indicator cannot be completed.

				Bridge, High St, Barrow upon Soar has been delisted.
Number of Historic Parks and Gardens	No net loss of Registered Parks and Gardens at 2028	5 at April 2014	5 at March 2015	No loss of a Registered Park and Garden.
Number of Scheduled Monuments	No net loss of Scheduled Monuments at 2028	21 at April 2014	21 at March 2015	No loss of a Scheduled Monument.
Number of Conservation Areas	No net loss of Conservation Areas at 2028	38 at April 2014	38 at March 2015	No loss of a Conservation Area.
Restoration of Historic Assets within Garendon Registered Park and Garden	Restoration of all historic assets and monuments within Garendon Registered Park and Garden at risk by 2028	5 historic assets at risk within Garendon Registered Park and Garden on the Council's 'At risk' register.	5 remain at risk	The monitoring period to 2028 has yet to end so the indicator cannot be completed.

7.15 Policy CS15 – Open Spaces, Sports and Recreation

The Core Strategy looks to provide access to high quality open spaces and opportunities for sport and recreation to ensure our communities benefit from enhanced health, well-being, cohesion and civic pride. Policy CS15 aims to meet the needs of our communities and will be monitored using the following indicators.

INDICATOR	TARGET	2014/15	COMMENTARY
Amount of open space and facilities provided through development	100% of new residential permissions to provide play and open space in accordance with standards set out in the play and open space strategy	100%	There have been no decisions taken which are contrary to Policy CS15.
Amount of existing open space, sport and recreation retained	100% of decisions taken in accordance with open spaces, sport and recreation policy	100%	There have been no decisions taken which are contrary to Policy CS15.

7.16 Policy CS16 – Sustainable Energy and Construction

The impacts of climate change can be addressed by mitigation and adaptation and Policy CS16 of the Core Strategy encourages sustainable design and construction and the provision of renewable energy. The following indicators have been established to help assess the success of this policy.

INDICATOR	TARGET	BASELINE	2014/15	TOTAL AT	COMMENTARY
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				2015	
Amount of new energy being provided from Renewable or low carbon energy developments	27.5 MWe of energy provision from decentralised and renewable sources of energy supply by 2028	38.4 MWe at April 2014	0 MWe completed in 2014/15	38.4 MWe at March 2015	The monitoring period to 2028 has yet to end but the target has already been significantly exceeded.
INDICATOR	TARGET	2014/15			COMMENTARY
Energy efficiency and low carbon and carbon renewable energy in new homes	100% of all new homes meet or exceed the Building Regulations requirements for energy efficiency	100%			There have been no new homes which do not meet or exceed Building Regulations.

7.17 Access and Travel

The Core Strategy includes Policy CS17 – Sustainable Travel and Policy CS18 – The Local and Strategic Road Network. These two policies aim to encourage a move from travel by private car to walking, cycling and public transport as well as maximising the efficiency of the local and strategic road network. The indicators will be used to measure the success of these policies in helping communities to access jobs and services.

INDICATOR	TARGET	2014/15	COMMENTARY
Amount of new development at Sustainable Urban Extensions, Directions of Growth and service centres with access to a half-hour frequency public transport service	100% of new houses to be within 400 metres of a local bus service	100%	There have been no decisions taken which are contrary to Policy CS17 and CS18.
Amount of new major developments that provide walking, cycling and public transport access to key facilities and services	100% of major developments to provide walking, cycling and public transport links to key facilities and services	100%	There have been no decisions taken which are contrary to Policy CS17 and CS18.

7.18 South Charnwood: Edge of Leicester

Policy CS19 – North East of Leicester Sustainable Urban Extension (SUE)

The North of Leicester SUE is an important component of the strategic development proposals contained in the Core Strategy. Policy CS19 seeks to ensure a comprehensively planned SUE consisting of all the items required by the

Core Strategy. The indicators below will help us monitor the success of the policy in delivering the SUE.

INDICATOR	TARGET	BASELINE	2014/15	COMPLETED AT 2015	COMMENTARY
Number of homes delivered at the North East Leicester Sustainable Urban Extension	<ul style="list-style-type: none"> 1,050 by 2021 2,650 by 2026 3,250 by 2028 	0 homes at April 2014	0 homes completed 2014/15	0 homes at 31 st March 2015	The monitoring period to 2021 has yet to end so the indicator cannot be completed. There is a risk this target will not be met.
Permanent Gypsy and Traveller Pitches delivered up to 2028	4 pitches by 2028	0 pitches at April 2014	0 pitches completed 2014/15	0 pitches at 31 st March 2015	The monitoring period to 2028 has yet to end so the indicator cannot be completed.
Number of pitches for Travelling Showpeople at the North East Leicester Sustainable Urban Extension	4 pitches by 2028	0 pitches at April 2014	0 pitches completed 2014/15	0 pitches at 31 st March 2015	The monitoring period to 2028 has yet to end so the indicator cannot be completed.
Amount of employment land delivered at the North East Leicester Sustainable Urban Extension	6.7 hectares (out of a total of 13 hectares) by 2028	0 hectares at April 2014	0 hectares completed 2014/15	0 hectares at 31 st March 2015	The monitoring period to 2028 has yet to end so the indicator cannot be completed.
Delivery of schools at the North East Leicester Sustainable Urban Extension	<ul style="list-style-type: none"> Delivery of School 1 by 1,000 homes Delivery of School 2 by 2,000 homes 	0 schools at April 2014	0 schools completed 2014/15	0 schools at 31 st March 2015	The development has yet to commence so the indicator cannot be completed.

	<ul style="list-style-type: none"> • Delivery of School 3 by 3,500 homes 				
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7.19 Policy CS20 – North of Birstall Direction of Growth

The North of Birstall Direction of Growth will be the second sustainable urban extension (SUE) adjacent to the Leicester Principal Urban Area and is also an important component of the strategic development proposals contained in the Core Strategy. The requirements for the SUE to provide a truly sustainable development are set out in Policy CS20. The following indicators will help us to assess the success of the policy.

INDICATOR	TARGET	BASELINE	2014/15	COMPLETED AT 2015	COMMENTARY
Number of homes delivered at North Birstall Direction of Growth	<ul style="list-style-type: none"> • 435 homes by 2021 • 1,085 homes by 2026 • 1,345 homes by 2028 	0 homes at April 2014	0 homes completed 2014/15	0 homes at 31 st March 2015	The first monitoring period to 2021 has yet to end so the indicator cannot be completed. There is a risk this target will not be met.
Number of pitches for Travelling Showpeople at North Birstall Direction of Growth	4 pitches by 2028	0 pitches at April 2014	0 pitches completed 2014/15	0 pitches at 31 st March 2015	The monitoring period to 2028 has yet to end so the indicator cannot be completed.
Amount of employment land delivered at North Birstall Direction of Growth	12 hectares (out of a total of 15 hectares) by 2028	0 hectares at April 2014	0 hectares completed 2014/15	0 hectares at 31 st March 2015	The monitoring period to 2028 has yet to end so the indicator cannot be completed.
Delivery of schools at North Birstall Direction of Growth	A primary school to be delivered by 2028	0 schools at April 2014	0 schools completed 2014/15	0 schools at 31 st March 2015	The monitoring period to 2028 has yet to end so the indicator cannot be completed.

7.20 Policy CS21 – Watermead Regeneration Corridor – Direction of Growth

The Core Strategy recognises the need for regeneration at Thurmaston and the restoration of old mineral workings. These can be achieved by maximising the

potential of the Watermead Country Park. Policy CS21 supports regeneration in the Corridor and the indicators set out below will help us monitor its implementation.

INDICATOR	TARGET	BASELINE	2014/15	COMPLETED AT 2015	COMMENTARY
Amount of employment land delivered at Watermead Regeneration Corridor	At least 16 hectares by 2028	0 hectares at April 2014	0 hectares completed 2014/15	0 hectares at 31 st March 2015	The monitoring period to 2028 has yet to end so the indicator cannot be completed.
Amount of office development delivered at Watermead Regeneration Corridor	8,750 sqm by 2028	0 sqm at April 2014	0 sqm completed 2014/15	0 sqm at 31 st March 2015	The monitoring period to 2028 has yet to end so the indicator cannot be completed.

7.21 North Charnwood: Loughborough and Shepshed

Policy CS22 – West of Loughborough Sustainable Urban Extension (SUE)

The West of Loughborough SUE is part of the wider West Loughborough Growth Area and is integral to the development strategy contained in the Core Strategy. Policy CS22 seeks to ensure that the development will meet the objectives of the Core Strategy by creating a sustainable, balanced community with a high quality, accessible environment. The indicators provided below will help us assess whether these objectives are being achieved by the policy.

INDICATOR	TARGET	BASELINE	2014/15	COMPLETED AT 2015	COMMENTARY
Number of homes delivered at the West of Loughborough Sustainable Urban Extension	<ul style="list-style-type: none"> • 760 homes by 2021 • 1,960 homes by 2026 • 2,440 homes by 2028 	0 homes at April 2014	0 homes completed 2014/15	0 homes at 31 st March 2015	The monitoring period to 2021 has yet to end so the indicator cannot be completed. There is a risk this target will not be met.
Amount of employment land delivered at the West of Loughborough Sustainable Urban Extension	6.5 hectares (out of a total of 16 hectares) by 2028	0 hectares at April 2014	0 hectares completed 2014/15	0 hectares at 31 st March 2015	The monitoring period to 2028 has yet to end so the indicator cannot be completed.
Delivery of schools at the	<ul style="list-style-type: none"> • Delivery 	0 schools at April	0 schools completed	0 schools at 31 st March	The monitoring period to 2028

West of Loughborough Sustainable Urban Extension	of School 1 by 600 homes • Delivery of School 2 by 2028	2014	2014/15	2015	has yet to end so the indicator cannot be completed.
Permanent Gypsy and Traveller Pitches delivered up to 2028 at the West of Loughborough Sustainable Urban Extension	4 pitches by 2028	0 pitches at April 2014	0 pitches completed 2014/15	0 pitches at 31 st March 2015	The monitoring period to 2028 has yet to end so the indicator cannot be completed.
Number of pitches for Travelling Showpeople at the West of Loughborough Sustainable Urban Extension	4 pitches by 2028	0 pitches at April 2014	0 pitches completed 2014/15	0 pitches at 31 st March 2015	The monitoring period to 2028 has yet to end so the indicator cannot be completed.

7.22 Policy CS23 – Loughborough University and Science & Enterprise Park

Loughborough University is an important part of the Charnwood economy, with regional and national importance in its fields of expertise. The Science and Enterprise Park is attached to the University and is one of the largest in the UK. The Core Strategy seeks to ensure the significant contribution it makes to the Borough's economy continues to grow into the future. Policy CS23 allocates an extension to the Science and Enterprise Park to allow for this growth. The indicators shown below will help assess the success of this policy. .

INDICATOR	TARGET	BASELINE	2014/15	COMPLETED BY 2015	COMMENTARY
Amount of land delivered for knowledge based business at the Loughborough Science and Enterprise Park	36 – 56 hectares by 2028	0 hectares at April 2014	0 hectares completed 2014/15	0 hectares at 31 st March 2015	The monitoring period to 2028 has yet to end so the indicator cannot be completed.
Amount of floorspace	3,000 to 6,000	0 sqm at April 2014	0 sqm completed	0 sqm at 31 st March	The monitoring period to 2028

created for an innovation centre at the Loughborough Science and Enterprise Park	sqm by 2028		2014/15	2015	has yet to end so the indicator cannot be completed.
Amount of floorspace created for 'Grow-on' space at the Loughborough Science and Enterprise Park	22,500 to 37,500 sqm by 2028	0 sqm at April 2014	0 sqm completed 2014/15	0 sqm at 31 st March 2015	The monitoring period to 2028 has yet to end so the indicator cannot be completed.
Amount of floorspace created for 'inward investment' space at the Loughborough Science and Enterprise Park	22,500 to 37,500 sqm by 2028	0 sqm at April 2014	0 sqm completed 2014/15	0 sqm at 31 st March 2015	The monitoring period to 2028 has yet to end so the indicator cannot be completed.
Amount of floorspace created for university space at the Loughborough Science and Enterprise Park	22,500 to 30,000 sqm by 2028	0 sqm at April 2014	0 sqm completed 2014/15	0 sqm at 31 st March 2015	The monitoring period to 2028 has yet to end so the indicator cannot be completed.

7.23 Infrastructure and Delivery

Policy CS24 – Delivering Infrastructure

New development often requires the provision of associated infrastructure to ensure that our communities have access to the things they need like roads, schools and open spaces. Policy CS24 ensures that the impacts of development are managed and mitigated through the delivery of essential infrastructure. The indicator below helps us to monitor this policy. This Monitoring Report also monitors the Infrastructure Delivery Plan (please see Section 8).

INDICATOR	TARGET	2014/15	COMMENTARY
Decisions made in accordance with the 'Delivering Infrastructure' policy	100% of decisions taken in accordance with the 'Delivering Infrastructure' policy	100%	There have been no decisions taken which are contrary to Policy CS24.

7.24 Summary

The Indicators in this section have been devised to monitor the progress of the recently adopted Charnwood Local Plan 2011 to 2028. There have been no indicators for which an issue has been identified; however, it should be noted that for many of the indicators the monitoring period has yet to end. For some of these indicators with phased targets over the plan period there is a risk this target may not be met.

8. Infrastructure Delivery Plan

- 8.1 The Charnwood Infrastructure Delivery Plan (IDP) has been prepared in conjunction with various public and private sector partners, including infrastructure providers and delivery agencies. It contains the schedule of the infrastructure necessary to support growth proposals in the Charnwood Local Plan 2011 to 2028 Core Strategy, and where known, the anticipated costs, funding partners and delivery timescale. The IDP is a live document updated annually, or as circumstance requires, ensuring that it contains the most up to date information possible. Revisions are likely to occur following significant stages in any of the strategic projects contained within the Core Strategy, such as the completion of Section 106 legal agreements.
- 8.2 The most recent Charnwood Infrastructure Delivery Plan (October 2013) was submitted as part of the evidence base for the Core Strategy examination in public and can be found on the Borough Council's Local Plan [website](#). Work is currently underway on an updated IDP which should be published shortly.

9. Neighbourhood Plan Progress

- 9.1 Neighbourhood Plans give communities the ability to shape development in their area. Several locations in Charnwood have been designated as Neighbourhood Plan areas, providing them with the status needed to prepare a Neighbourhood Plan. They are: Burton on the Wolds; Barrow upon Soar; Rearsby; and Thurcaston and Cropston. A number of other parishes have also indicated an interest in pursuing Neighbourhood Plans but are yet to have their area formally designated.
- 9.2 The table below provides a brief summary of Neighbourhood Plan activity over the past year. Additional information can be found on the Borough Council's Neighbourhood Planning [website](#).

Parish	Stage	Commentary
Barrow upon Soar	Designated	Issues and options are being scoped and preparation of an initial draft is underway.
Thurcaston & Cropston	Designated	Issues and options are being scoped and preparation of an initial draft is underway.
Burton on the Wolds	Designated	Issues and options are being scoped.

(Wolds Villages)		
Rearsby	Designated	Evidence gathering and scoping issues.
Rothley	Applied for Area Designation	Consultation on area designation ends in December 2015.
Quorn	-	Discussions are underway to establish an appropriate area for designation.
South Croxton	-	Officers in contact with Parish Council to discuss process.
Queniborough	-	Following initial discussions the Parish Council have decided not to proceed at this time (2014/15).

10. Contributions Made by Development

10.1 The planning process requires developers to help manage the impacts from development. Section 106 legal agreements, often 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 loss of existing); or
- Mitigating a development's impact (e.g. through increasing public transport provision).

10.2 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.

10.3 The AMR will show how these planning obligations have been used to provide infrastructure improvements directly related to new development. Many of these obligations are related to the strategic developments or policies contained in the Charnwood Local Plan 2011 to 2028 Core Strategy and will increase as the plan is implemented.

10.4 The table below summarises the contributions from developments which have been received in 2014/15 by Leicestershire County Council (LCC) and Charnwood Borough Council (CBC).

Application Number	Address	Type of Contribution	Value of Contribution
P/12/2569/2	Farley Way, Quorn	LCC - Education; Library; Bus Stop; Travel Packs; Bus	£94,681.35

		Passes; Monitoring	
P/12/1741/2	Hallfields Lane, Rothley	LCC – Library; Transport Packages; Highways; Monitoring	£55,248.77
P/11/2842/2	Bramcote Road, Loughborough	LCC – Education; Footpath; Transport; Library CBC - Healthcare	£202,943.08 £888.84
P/07/2604/2	Mill Road, Rearsby	LCC - Education	£125,090.00
P/10/1660/2	Seagrave Road, Sileby	LCC - Education	£428,136.93
P/11/1213/2	Nursery Grove, Barrow upon Soar	LCC - Education	£42,903.70
P/00/2507/2	Hallam Fields, Birstall	LCC – Park and Ride	£67,195.76
P/14/0229/2	North Road, Loughborough	LCC - Monitoring	£569.16
P/10/1772/2	Stanage Road, Sileby	LCC - Education	£114,728.99
P/13/1800/2	Cherry Tree, Hume Road, Loughborough	LCC – Library CBC – Offsite Play and Youth Recreation	£570.00 £23,033.00
P/03/2002/2	Springfield Road, Loughborough	CBC – Open Space Maintenance	£1,503.00
P/10/1155/2	Land North of Barkby Road, Syston	CBC – LEAP Contribution; Healthcare; Youth Recreation	£132,473.39
P/12/1768/2	Silverdale Drive, Thurmaston	CBC – Recreation facilities	£51,668.67
P/13/1770/2	Gladstone Street, Anstey	CBC – Offsite Play and Youth Recreation	£17,720.00
P/11/2540/2	Strancliffe Hall, Barrow upon Soar	CBC – Healthcare; Play and Youth Recreation	£65,865.02
Total		LCC	£1,132,067.74
		CBC	£303,075.20
		Grand Total	£1,435,142.90

10.5 Planning obligations through Section 106 Agreements contributed £1,435,142.90 towards services, facilities and infrastructure over the 2014/15 period. The table only shows receipts to CBC and LCC through Section 106 Agreements. Developments will have made contributions towards services, facilities and infrastructure through other means such as Section 278 Agreements for highways works or the provision of on-site facilities, such as open space, by the developer themselves.