



CHARNWOOD BOROUGH COUNCIL
AUTHORITY MONITORING REPORT

1st April 2019 to 31st March 2020

December 2020

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1. Executive Summary

- 1.1 This is the fifteenth Authority (Annual) Monitoring Report (AMR) prepared by Charnwood Borough Council and it monitors the period from 1st April 2019 to 31st March 2020. The format of the 2019/20 authority monitoring report reflects the monitoring framework set out in Appendix 3 of the Charnwood Local Plan 2011 to 2028 Core Strategy, adopted November 2015.
- 1.3 The report provides data and information for a number 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 – Work continues on the preparation of a new Local Plan setting out the strategic and detailed policies to deliver the Council’s vision for Charnwood up to 2037. A revised Local Development Scheme has been produced and took effect in April 2020.
- 1.5 Effective Cooperation – Cooperation and joint working across the wider sub-region continues to take place at both Member and officer level.
- 1.6 Housing and Development Needs – Markets still remain buoyant during the Covid 19 pandemic, reflecting the high demand for development in the Borough.
- 1.7 Local Plan Policies – The Core Strategy’s objectives are being delivered.
- 1.8 Infrastructure Delivery Plan – The infrastructure required to deliver the growth proposals in the Core Strategy has been identified.
- 1.9 Neighbourhood Planning – There are twelve designated Neighbourhood Areas in the Borough and five made Neighbourhood Plans with a further three undergone examination.
- 1.10 Contributions from Development – Section 106 Agreements have contributed £ towards services, facilities and infrastructure over the 2018/19 period.

2. Introduction

- 2.1 The Charnwood Authority Monitoring Report 2020 provides information and statistics on Charnwood Borough Council's work to prepare and implement planning policy. The Report provides critical information to help ensure that progress is being made towards the Council's desired outcomes. It also helps 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 Local planning authorities are required to publish a monitoring report at least annually under Section 35 of the Planning and Compulsory Purchase Act 2004. The content of the Authority Monitoring Report (AMR) 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) on plan-making, revised in March 2019 (Paragraph: 073 Reference ID: 61-073-20190315), which suggests that AMRs should:

- show progress with local plan preparation;
- report any activity relating to the duty to cooperate;
- show any information collected which relates to indicators in the plan; and
- report any policies which are not being implemented.

Local planning authorities can also use the AMR to:

- provide up-to-date information on the implementation of any neighbourhood plans that have been brought into force;
- help inform if there is a need to undertake a partial or full update of the local plan, when carrying out a review at least every 5 years from the adoption date; and
- highlight the contributions made by development and how these have been used.

- 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 forms the basis for much of this AMR.

4. Plan Preparation Progress

- 4.1 The adopted Charnwood Local Plan is made up of the Charnwood Local Plan 2011 to 2028 Core Strategy (2015) and the detailed 'saved' policies from the Borough of Charnwood Local Plan (2004). The Core Strategy was commenced at a time when local planning authorities were encouraged to prepare a portfolio of planning documents and it was intended to follow its adoption with a Site Allocations and Development Management document to provide the whole local plan.

- 4.2 However, changes to the planning system over the last few years now means that a single Charnwood Local Plan document will be prepared containing both strategic and non-strategic policies. This will cover the period to 2037 and replace the Core Strategy and remaining 'saved' policies from the Borough of Charnwood Local Plan.
- 4.3 A new local development scheme (LDS) took effect in April 2020, setting out the local development documents to be prepared and the timetable for their preparation. The LDS is available to view on the Borough Council's [website](#).
- 4.4 The LDS sets out the major consultation events which will inform the new Local Plan and the timetable for its preparation; however, this timetable now needs revision:
- Regulation 18 Consultation on scope of plan – July/August 2016 (completed)
 - Draft Local Plan Consultation – December 2019
 - Pre-submission Consultation – October 2020
 - Submission – January 2021
 - Inspector's report published – December 2021
 - Adoption of Local Plan – January 2022
- 4.5 Consultation was undertaken on the scope of the new Local Plan in 2016. In April 2018 an informal consultation was undertaken on the issues and options available for the new plan; this was titled 'Towards a Local Plan for Charnwood'. A Draft Local Plan has been prepared and consulted upon during 2019 and is available to view here: https://www.charnwood.gov.uk/local_plan_review. The next stage in the preparation of the Local Plan, the preparation of a Pre-submission Local Plan for further consultation prior to submission, is underway.
- 4.6 Strategic Policies
The strategic priorities for Charnwood are identified through the objectives set out in the Core Strategy. The means to deliver these priorities are established through the policies contained within the Core Strategy, thus identifying the strategic policies for the Borough. Saved policies ST/2 and CT/1 from the 2004 Local Plan, if considered in isolation, could have strategic implications but they do not represent "new" policies from those in the Core Strategy in terms of strategic priorities.

5. Maintaining Effective Cooperation

- 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 co-operation 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 exist at both Member and officer level. The effectiveness of these working relationships was shown through the Core Strategy Examination and the agreement of 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 have taken place on the preparation of a Strategic Growth Plan for the area and its associated evidence base to inform and align Local Plans in the HMA.
- 5.5 Work took place to produce a joint evidence of the objectively assessed need for development across the HMA before the introduction of the standard method in the new NPPF in July 2018. Further evidence has also been produced in a number of other areas to support the Plan including sustainability appraisal, strategic distribution, transport, infrastructure, flooding and landscape. This work is ongoing to ensure that we can plan proactively across a sub-regional level.
- 5.6 The Strategic Growth Plan (SGP) sets out the amount of homes and jobs needed and the agreement on their distribution across Leicester and Leicestershire. The relationship between the Charnwood Local Plan and the SGP is an important one, as the local plan will take its lead from the SGP's vision and strategy for Leicester and Leicestershire. The final version of the Leicester and Leicestershire Strategic Growth Plan was approved by Full Council on the 5th November 2018.
- 5.7 To provide a means for authorities to demonstrate that a plan is based on effective cooperation the NPPF (July 2018) has set out a new requirement that authorities should produce, maintain, and update a statement of common ground, throughout the plan-making process.
- 5.8 The statement of common ground (SOCG) is to be a written record of the progress made on strategic cross-boundary matters documenting where effective co-operation is and is not happening throughout the plan-making process. It forms part of the evidence required to demonstrate that the duty to cooperate has been complied with.

5.9 The SOCG is expected to contain:

- a short-written description and map of the areas covered by the statement, and a brief justification for these areas;
- the key strategic matters being addressed by the statement;
- the plan-making authorities responsible for joint working in the statement, and any additional signatories;
- governance arrangements for the cooperation process;
- the housing requirements in adopted and emerging policies relevant to housing in the area (if known);
- distribution of needs in the area, or the process for agreeing them (including unmet need);
- a record of where agreements have (or have not) been reached on key strategic matters and the process for reaching agreements; and
- any additional strategic matters to be addressed by the statement

5.10 The Strategic Growth Plan already fulfils much of what is required: it is a clear statement of acknowledged issues, it identifies the priorities and it sets out an agreed strategy for Local Plans. It provides a good foundation for a Statement of Common Ground. The Borough Council is currently working on the Statement of Common Ground with partners in the Leicester and Leicestershire HMA to take account of the latest evidence on Local Housing Needs and other cross-boundary matters. The first Statement will inform the Pre-Submission Charnwood Local Plan.

6. Housing and Development Needs Indicators

6.1 The national Planning Practice Guidance (PPG) recommends the use of local indicators for providing information on 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 Charnwood has house prices which are above those of the Leicester and Leicestershire HMA and the East Midlands average, but below the national average. It has seen comparatively strong house price growth in absolute and relative terms with median prices in LE11 growing by £162,725 over the last twenty years (Source: [Zoopla.co.uk](https://www.zoopla.co.uk)). However lower quartile prices at 7.1 times earnings are marginally below average; whilst rents relative to earnings are the lowest in the HMA at 24% of annual earnings. Land values are also towards the lower end of the range of the HMA authorities (HEDNA 2017).

6.3 Housing Delivery Test

The Core Strategy, adopted in November 2015, sets out a housing requirement of 820 dwelling per annum. This housing target has been well exceeded over the last four monitoring years. Charnwood therefore meets the latest proposed methodology for the new Housing Delivery Test as set out in the revised NPPF with a total delivery of 132% for 2019 (Published Feb.2020) compared with the housing requirement.

6.4 Five Year Supply of Deliverable Housing Sites

Local planning authorities are required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies. To ensure choice and competition in the market for land an additional 5% should be added to the capacity (moved forward from later in the plan period), and where there has been significant under delivery of housing over the previous three years the buffer should be increased to 20% to improve the prospect of achieving the planned supply (NPPF para.73).

6.5 As the housing target has been met over the last three monitoring years, the Council have applied a 5% buffer. The table below shows the position as of 31st March 2020.

	Charnwood Borough Housing Supply as at 31st March 2020	Charnwood Total
a	Charnwood Housing Requirement from 1 st April 2020 (1,105 dwellings per annum)	-
b	Number of dwellings required for 5 years 2020-2025, (5x 1,105)	5,525
c	Number of dwellings required for 5 years 2020-2025 including 5% to ensure choice and competition in the market for land. (NPPF Para 73a)	5,801
d	Expected supply of deliverable sites (dwellings from planning permissions likely to be built 2020 -2025)	4,754
e	Surplus over requirement (d-c)	-1047
f	Number of years supply (d divided by 1160 (c divided by 5))	4.10 years

6.5 The table above is informed by a list of specific sites. The calculation takes into account an additional buffer of 5% and accounts for the shortfall in homes earlier in the plan period. The Council is working towards a new Local Plan which will ensure that the land supply available for development in the Borough will exceed the 5 year requirement.

6.6 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 provides data at December 2020 and shows drops in the price of homes over the previous year. In terms of rent, there have been large changes in average rents across Charnwood over the last 12 months.

Postcode	Average Price Paid (last 12mths)	Value Change from previous 12mths	December 2019 Average Rent	Current Average Asking Rent
LE4 (Thurmaston, Birstall)	£191,390	-4.3%	£697pcm	£752pcm
LE7 (Syston, Wreake Valley)	£237,110	-16.3%	£790pcm	£986pcm
LE11 (Loughborough)	£195,899	-6.7%	£772pcm	£1,105pcm
LE12 (Outer Loughborough)	£219,442	-13.7%	£725pcm	£874pcm
Leicestershire	£209,436	-12.8%	£950pcm	£955pcm
East Midlands	£192,356	-11.9%	£832pcm	£872pcm

(Source: [Zoopla.co.uk](https://www.zoopla.co.uk))

6.7 Land Registry Transactions

The Land Registry records transaction data and provides an approximate guide to market activity. The table below shows a reduction in activity from 2019 in the East Midlands as would be expected due to the pandemic, but it also shows an unexpected increase in Charnwood. Overall there has been a significant increase in activity of 88.6% from 2011 in Charnwood.

Date	Number of completed applications			
	Charnwood	% Change from previous year	East Midlands	% Change from previous year
Sept 2020	4,369	12.2%	122,933	-11.3%
Sept 2019	3,893	-12.6%	138,606	2.6%
Sept 2018	4,453	17.7%	125,704	12.8%
Sept 2017	3,786	0.1%	111,411	0.24%
Sept 2016	3,782	7.5%	111,145	5.0%
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>2,053</i>	<i>88.6%</i>	<i>55,864</i>	<i>83.3%</i>

(Source: [Land Registry](https://www.landregistry.gov.uk))

6.8 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). There has been a 21.7% increase in overcrowded households in Charnwood between 2001 and 2011.

6.9 Self-Build and Custom Build Housing

The Self-build and Custom Housebuilding Act 2015 set out responsibility for a local authority to keep a self-build and custom housebuilding register and placed a duty on them to have regard to the register for the area when carrying out their planning, housing, land disposal and regeneration functions. The Housing and Planning Act 2016 amended the 2015 Act and introduced a duty for the local planning authority to grant planning permission for enough serviced plots of land to meet demand for self-build and custom housebuilding on the register in the authority's area, at 31st October each year:

“An authority to which this section applies must give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area arising in each base period.”

6.10 Time for compliance with this duty is three years and relevant authorities must give planning permission to enough suitable serviced plots of land to meet the demand which is established by reference to the number of entries added to the register during a base period. The first base period began on the day the register was established and ends on 30 October 2016. Each subsequent base period is the period of 12 months beginning immediately after the end of the previous base period. Subsequent base periods will therefore run from 31 October to 30 October each year.

6.11 At the end of each base period, relevant authorities have 3 years in which to grant planning permission for an equivalent number of plots of land, which are suitable for self and custom housebuilding, as there are entries for that base period:

Base Period	Entries	Cumulative Entries	Plot Requirement Cumulative
1 st Base Period (to 30/10/16)	4	4	-
2 nd Base Period (to 30/10/17)	35	39	-
3 rd Base Period	38	77	-

(to 30/10/18)			
4 th Base Period (to 30/10/19)	46	123	4
5 th Base Period (to 30/10/20)	38	161	39

6.12 Enough suitable development permissions have been given, which could include self-build and custom housebuilding, to meet the demand over the first base period with 74 suitable planning permissions being granted to 30th October 2019.

	Base Period 1 (period ending 30 October 2016)	Base Period 2 (year ended 30 October 2017)	Unallocated permissions
Permissions Required to meet legislative duty for individuals	4	32	
Relevant permissions granted Y/e 30 October 2017	27		23
Relevant permissions granted Y/e 30 October 2018	25	25	0
Relevant permissions granted Y/e 30 October 2019	22	22	15
Relevant Permissions granted Y/e 30 October 2020		20	20
Total Relevant permissions granted	74	67	58

6.13 The PPG suggests that authorities should consider how they can best support self-build and custom housebuilding in their area. This could include:

- developing policies in their Local Plan for self-build and custom housebuilding;
- using their own land if available and suitable for self-build and custom housebuilding and marketing it to those on the register;
- engaging with landowners who own sites that are suitable for housing and encouraging them to consider self-build and custom housebuilding and facilitating access to those on the register where the landowner is interested; and

- working with custom build developers to maximise opportunities for self-build and custom housebuilding.

6.14 The new Local Plan will seek to address the issue of plot provision and meet the requirements of legislation. However, the plan is not timetabled for adoption until 2022 and as such will not provide an immediate solution.

6.15 Unfortunately, there is currently no land specifically available and dedicated to self-build housing in the Borough, Charnwood Borough Council is not a major landowner itself and does not provide plots but the local planning authority can take the requirement for self-build plots into consideration when determining a planning application. However, this is not the sole determining factor and is balanced alongside all other relevant material considerations when reaching a decision.

6.16 Employment Land

Tracking the location of new strategic employment land that is delivered can help determine areas of demand within the Borough. A more detailed breakdown of all the B Use Class employment floorspace that is known to be available for future development is provided in the Borough Council’s [Strategic Housing and Employment Land Availability Assessment \(SHELAA\)](#).

7. Local Plan Policies

7.1 The Charnwood Local Plan 2011 to 2028 Core Strategy includes a monitoring framework which provides 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 and Green (RAG) status to judge performance against the relevant Core Strategy target.

Red	Issue identified
Amber	Risk identified but not yet an issue
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	2019/20	TOTAL AT 2020	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 	<p>1,802 homes at April 2014</p> <p>723 homes completed 2014/15</p> <p>831 homes completed 2015/16</p> <p>943 homes completed 2016/17</p> <p>1,107 homes completed 2017/18</p> <p>1,117 homes completed 2018/19</p>	993 homes completed 2019/20	7,516 homes at 31 ST March 2020	There is an oversupply of 136 homes from the 7,380 homes cumulative requirement target at 2020. The target next year may not be reached due to the Covid-19 Pandemic.
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 	<p>1,802 homes at April 2014</p> <p>723 homes completed 2014/15</p> <p>831 homes completed 2015/16</p> <p>943 homes completed 2016/17</p> <p>1,107 homes completed 2017/18</p> <p>1,117 homes completed 2018/19</p>	993 homes completed 2019/20	7,516 homes at 31 ST March 2020	The monitoring indicators reflect the original Core Strategy trajectory. However, this has been re-profiled since 2017 to take into account our land supply monitoring (see below in para 7.3). Therefore, whilst it is not an entirely accurate reflection of current circumstances due to the re-profiled trajectory, the completions for 2019/20 were 415 below those expected in the original Core Strategy trajectory. The overall shortfall from the Core Strategy's housing trajectory is 1,282 homes. Permissions exist to recover this undersupply against trajectory over the plan period.
Number of	• 590 by	401 homes	126 homes	1165	The original Core Strategy

INDICATOR	TARGET	BASELINE	2019/20	TOTAL AT 2020	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 	<ul style="list-style-type: none"> at April 2014 108 homes completed 2014/15 109 homes completed 2015/16 182 homes completed 2016/17 126 homes completed 2017/18 113 homes completed 2018/19 	completed 2019/20	homes at March 2020	trajectory has been re-profiled since 2017 to take into account our land supply monitoring (see below in para 7.3). There is an overall shortfall against that expected at the PUA by the original Core Strategy trajectory. However, permissions exist to recover this undersupply against trajectory over the plan period.
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 	<ul style="list-style-type: none"> 412 homes at April 2014 235 homes completed 2014/15 242 homes completed 2015/16 295 homes completed 2016/17 435 homes completed 2017/18 470 homes completed 2018/19 	492 homes completed 2019/20	2581 homes at 31 st March 2020	The original Core Strategy trajectory has been re-profiled since 2017 to take into account our land supply monitoring (see below in para 7.3). There is an overall shortfall against that expected at Loughborough and Shepshed by the original Core Strategy trajectory. However, permissions exist to recover this undersupply against trajectory over the plan period.
Number of homes completed at Service Centres	<ul style="list-style-type: none"> • 1,472 by April 2016 	778 homes at April 2014	325 completed 2019/20	3,055 homes at 31 st March	The original Core Strategy trajectory has been re-profiled since 2017 to take into account our land

INDICATOR	TARGET	BASELINE	2019/20	TOTAL AT 2020	COMMENTARY
	<ul style="list-style-type: none"> • 3,122 by April 2021 • 3,397 by April 2026 • 3,460 by April 2028 	<p>324 homes completed 2014/15</p> <p>418 homes completed 2015/16</p> <p>340 homes completed 2016/17</p> <p>421 completed 2017/18</p> <p>449 completed 2018/19</p>		2020	supply monitoring (see below in para 7.3). There is an overall oversupply of homes in Service Centres against that expected by the original Core Strategy trajectory.
Number of homes completed in the Rest of the Borough	<ul style="list-style-type: none"> • 403 by April 2016 • 887 by April 2028 	<p>211 homes at April 2014</p> <p>56 homes completed 2014/15</p> <p>62 homes completed 2015/16</p> <p>126 homes completed 2016/17</p> <p>125 homes completed 2017/18</p> <p>85 homes completed 2018/19</p>	50 homes completed 2019/20	715 homes at 31 st March 2020	The original Core Strategy trajectory has been re-profiled since 2017 to take into account our land supply monitoring (see below in para 7.3). There is an overall shortfall in the Rest of the Borough against that expected by the original Core Strategy trajectory. However, permissions exist to recover this undersupply against trajectory over the plan period.
Amount of Employment land delivered at the Principal Urban Area	<ul style="list-style-type: none"> • 46 Ha by 2028 	<p>2 hectares at April 2014</p> <p>0.5 hectares</p>	0.00 hectares completed 2019/20	5.7 hectares at 31 st March 2020	The monitoring period to 2028 has yet to end so the indicator cannot be completed but progress is being made.

INDICATOR	TARGET	BASELINE	2019/20	TOTAL AT 2020	COMMENTARY
		<p>completed 2014/15</p> <p>1.38 hectares completed 2015/16</p> <p>1.15 hectares completed 2016/17</p> <p>0 hectares completed 2017/18</p> <p>0.67 hectares completed 2018/19</p>			
Amount of Employment land delivered at Loughborough and Shepshed	• 22 Ha by 2028	<p>0 hectares at April 2014</p> <p>0 hectares completed 2014/15</p> <p>0 hectares completed 2015/16</p> <p>0.82 hectares completed 2016/17</p> <p>0 hectares completed 2017/18</p> <p>0 hectares completed 2018/19</p>	0 hectares completed 2019/20	0.82 hectares at 31 st March 2020	The monitoring period to 2028 has yet to end so the indicator cannot be completed but progress is being made.
Amount of Employment land delivered at Service Centres	• 7 Ha by 2028	0 hectares at April 2014	3.04 hectares completed 2019/20	6.90 hectares at 31 st March	The monitoring period to 2028 has yet to end so the indicator cannot be completed but good

INDICATOR	TARGET	BASELINE	2019/20	TOTAL AT 2020	COMMENTARY
		1.27 hectares completed 2014/15		2020	progress is being made.
		0 hectares completed 2015/16			
		0.83 hectares completed 2016/17			
		1.76 hectares completed 2017/18			
		0 hectares completed 2018/19			

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 and is shown below to reflect the position as at 31st March 2020.

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	831	943	1107	1117	993									7516
PUA - Estimated completions from commitments										34	6	53						93
LOUGHBOROUGH / SHEPSHED – Estimated completions from commitments										294	586	492	158	29	30			1589
SERVICE CENTRES – Estimated completions from commitments										260	332	342	185	147	42			1308
REST OF BOROUGH– Estimated completions from commitments										46	28	57	4					135
TOTAL ALL – Estimated completions from commitments										634	952	944	347	176	72			3125
Estimated completions from WEST OF LOUGHBOROUGH SUE											10	120	180	210	250	250	250	1270
Estimated completions from NORTH EAST OF LEICESTER SUE											75	175	250	275	200	200	200	1375
Estimated completions from DIRECTION OF GROWTH NORTH OF BIRSTALL												130	175	175	175	150	150	955
Estimated total completions										634	1037	1369	952	836	697	600	600	6725
Estimated cumulative completions	697	1200	1802	2525	3356	4299	5406	6523	7516	8150	9187	10556	11508	12344	13041	13641	14241	
Annualised housing requirement	820	820	820	820	820	820	820	820	820	820	820	820	820	820	820	820	820	
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	-744	-621	-334	-37	136	-50	167	716	848	864	741	521	301	
MANAGE - Annual requirement taking account of past/projected completions	820	828	849	867	878	882	876	853	824	803	827	792	677	608	532	450	299	

Commitments are as of 31st March 2020 and relate to sites with planning permission or with a resolution to grant permission subject to S.106.

7.4 High Quality Design

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	2019/20	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	2019/20	TOTAL AT 2020	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 	<p>452 affordable homes at April 2014</p> <p>155 affordable homes completed 2014/15</p> <p>181 affordable homes completed 2015/16</p> <p>180 affordable homes completed 2016/17</p> <p>253 affordable</p>	199 affordable homes completed 2019/20	1,609 affordable homes at 31 st March 2020	The first 5 year monitoring period to April 2016 was completed and met with an oversupply of 88 affordable homes. The 199 affordable homes completed in 19/20 means that supply remains on track, although just below expected trajectory.

		homes completed 2017/18			
		189 affordable homes completed 2018/19			

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	2019/20	COMMENTARY
Decisions made in accordance with the houses in multiple occupation policy	100% of decisions taken in accordance with the houses in multiple occupation policy	100%	There have been no decisions taken which are contrary to CS4.

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	2019/20	TOTAL AT 2020	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 	<p>0 pitches at April 2014</p> <p>0 pitches completed 2014/15 to 2016/17</p> <p>0 pitches completed 2017/18</p> <p>0 pitches completed 2018/19</p>	0 pitches completed 2019/20	0 pitches at 31 st March 2020	The first 5-year monitoring period target was not met. This is largely due to the delays associated with the strategic sites in the Core Strategy. However, planning permissions exist to recover this position within the plan period.
Transit Gypsy and Traveller Pitches delivered	<ul style="list-style-type: none"> • At least 10 pitches in total by 2028 	<p>0 pitches at April 2014</p> <p>0 pitches completed</p>	0 pitches completed 2019/20	0 pitches at 31 st March 2020	The monitoring period to 2028 has yet to end so the indicator cannot be completed but

		2014/15 to 2018/19			progress is being made.
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 completed 2014/15 to 2018/19	0 pitches completed 2019/20	0 pitches at 31 st March 2020	The monitoring period to 2028 has yet to end so the indicator cannot be completed but progress is being made.

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	2019/20	TOTAL AT 2020	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 1.38 hectares completed 2015/16 2.8 hectares completed 2016/17 1.76	3.04 hectares completed 2019/20	13.42 hectares completed at 31 st March 2020	The monitoring period to 2028 has yet to end so the indicator cannot be completed but progress is being made.

		hectares completed 2017/18 0.67 hectares completed 2018/19			
Number of new jobs in Charnwood Borough up to 2028	12,000 new jobs in Charnwood by 2028	2000 new jobs at April 2014		4,000 new jobs at 31 st March 2018* *Latest available information	The monitoring period to 2028 has yet to end so the indicator cannot be completed but good progress is being made.
Unemployment levels in Charnwood Borough	To reduce the unemployment levels in Charnwood by 2028	5.4% at April 2014 3.3% at 2015/16 3.7% at 2016/17 3.6% at 2017/18 4.1% at 2018/19	2.6% at 2019/20	Not applicable	The monitoring period to 2028 has yet to end so the indicator cannot be completed but good progress is being made.

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. 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 	<ul style="list-style-type: none"> • Redevelopment of the former Baxter Gate Hospital by Cineworld to deliver an eight screen cinema and seven restaurants is complete. Land to the west of Aumberry Gap is being redeveloped as purpose built student accommodation and ancillary uses • Redevelopment to deliver dwellings on the Windmill Road site (Sowden)

	<ul style="list-style-type: none"> • 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 	<p>and the site off Wharncliffe Road (Jelson) is complete. Vacant land off Clarence Street has also been redeveloped to accommodate commercial development.</p> <ul style="list-style-type: none"> • GCR have completed work on the bridge and work is being undertaken on the restoration of the bridge spanning the Grand Union Canal. Further work is still required to effect the connection including reconstruction of sections of the embankment between the canal crossing and the Midland Main Line. • A substantial part of the former Astra Zeneca site has been let to AlmacPharma Services who recently announced expansion plans which are progressing well. 3M sold its Morley Street site in Loughborough and relocated its employees to new offices on the site. The 3M drugs delivery arm has been sold on to Kindeva and additional floorspace let to the Department of Health and Social Care Lighthouse Labs. <p>The monitoring period to 2028 has yet to end so the indicator cannot be completed but good progress is being made.</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	A Task and Finish group has been set up to progress the proposals for public realm improvements. CCTV cameras have been installed. The monitoring period to 2028 has yet to end so the indicator cannot be completed but progress is being made and it is anticipated that the public realm improvements will be completed in 2022/23.

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	2019/20	TOTAL AT 2020	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 600 sqm comparison retail floorspace completed 2015/16 0 sqm comparison retail floorspace completed 2016/17 0 sqm comparison retail floorspace completed 2017/18 509 sqm comparison retail floorspace completed 2018/19	0 sqm comparison retail floorspace completed 2019/20	8,207 sqm comparison retail floorspace at 31 st March 2020	The monitoring period to 2028 has yet to end so the indicator cannot be completed but good progress is being made. In addition to this there has been 12,892 sqm of floorspace delivered at Cost Co classed as sui generis development.

	8,800 sqm net of new convenience retail floorspace by 2028	<p>9,347 sqm convenience retail floorspace at April 2014</p> <p>558 sqm convenience retail floorspace completed 2015/16</p> <p>0 sqm convenience retail floorspace completed 2016/17</p> <p>0 sqm convenience retail floorspace completed 2017/18</p> <p>2,076 sqm convenience retail floorspace completed 2018/19</p>	0 sqm convenience retail floorspace completed 2019/20	12,730 sqm convenience retail floorspace at 31 st March 2020	
	9,600 sqm net of commercial leisure floorspace by 2028	<p>6,525 sqm commercial leisure floorspace at April 2014</p> <p>880 sqm commercial leisure floorspace completed 2015/16</p> <p>2,948 sqm commercial leisure floorspace completed 2016/17</p>	0 sqm commercial leisure floorspace completed 2019/20	10,353 sqm commercial leisure floorspace at 31 st March 2020	

		0 sqm commercial leisure floorspace completed 2017/18			
		0 sqm commercial leisure floorspace completed 2018/19			
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 43.2% during 2015/16 100% during 2016/17 0% during 2017/18 0% during 2018/19	0% during 2019/20	14% at 31 st March 2020	The monitoring period to 2028 has yet to end so the indicator cannot be completed. Loughborough district centre locations and the Leicester PUA have a significant impact on this indicator, affecting the percentage.
Number of voids in Loughborough town centre	No net increase in the number of vacant retail units in Loughborough town centre	12.35% at April 2014 2014/15 11.26% 2016/17 8.62% 2017/18 8.78% 2018/19 N/A	8.64% 2019/20	8.64% at 31 st March 2020	A reduction in the number of voids from the baseline is shown in the latest figures. Due to the pandemic the voids figure maybe higher in the next AMR.

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	2019/20	TOTAL AT 2020	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 0.83 hectares completed 2016/17 1.76 hectares completed 2017/18 0.00 hectares completed 2018/19	3.04 hectares completed 2019/20	6.90 hectares at 31 st March 2020	The monitoring period to 2028 has yet to end so the indicator cannot be completed but good progress is being made.
INDICATOR	TARGET	2019/20		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 2020	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 2020	Local Wildlife Site Review underway at present and results will inform the next monitoring period.
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 2020	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 2020	No loss of Regionally Important Geological Sites.
INDICATOR	TARGET	2019/20		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

Heritage assets contribute to the quality of the environment which our communities enjoy. 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 2020	COMMENTARY
Number of Heritage Assets at Risk	Reduction in the number of Heritage Assets at Risk at 2028	10 at April 2014	10 at March 2020	The monitoring period to 2028 has yet to end so the indicator cannot be completed.
Number of Listed Buildings	No net loss of listed buildings at 2028	781 at April 2014	787 at 31 st March 2020	No net loss of listed buildings.
Number of Historic Parks and Gardens	No net loss of Registered Parks and Gardens at 2028	5 at April 2014	5 at March 2020	No loss of a Registered Park and Garden.
Number of Scheduled	No net loss of Scheduled	21 at April 2014	21 at March	No loss of a Scheduled Monument.

Monuments	Monuments at 2028		2020	
Number of Conservation Areas	No net loss of Conservation Areas at 2028	38 at April 2014	38 at March 2020	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. Work is progressing to secure the restoration of the historic assets as part of the development of the adjacent land for a sustainable urban extension.

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	2019/20	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	2019/20	TOTAL AT 2020	COMMENTARY
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 0 MWe completed in 2015/16 7.6 MWe completed in 2016/17 6.095 MWe completed in 2017/18 0 MWe completed in 2018/19	0.81 MWe completed in 2019/20	52.91 MWe at March 2020	The monitoring period to 2028 has yet to end but the target has already been significantly exceeded.
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	2019/20	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.
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7.18 South Charnwood: Edge of Leicester

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

The North East of Leicester SUE is an important component of the strategic development proposals contained in the Core Strategy and outline planning permission has been granted for the site. 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	2019/20	COMPLETED AT 2020	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 2015/16 0 homes completed 2016/17 0 homes completed 2017/18 0 homes completed 2018/19	0 homes completed 2019/20	0 homes at 31 st March 2020	The monitoring period to 2021 has yet to end so the indicator cannot be completed. There is a significant risk this target will not be met. Progress is however being made and reserved matters permission has been granted for the first 600 homes in February 2020.
Permanent Gypsy and Traveller Pitches delivered up to 2028	4 pitches by 2028	0 pitches at April 2014 0 pitches completed 2015/16 to 2016/17 0 pitches completed 2017/18 0 pitches completed 2018/19	0 pitches completed 2019/20	0 pitches at 31 st March 2020	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 2015/16 to 2016/17 0 pitches completed 2017/18 0 pitches completed 2018/19	0 pitches completed 2019/20	0 pitches at 31 st March 2020	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 2015/16 to 2016/17 0 hectares completed 2017/18 0 hectares completed 2018/19	0 hectares completed 2019/20	0 hectares at 31 st March 2020	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 • Delivery of School 3 by 3,500 homes 	0 schools at April 2014 0 schools completed 2015/16 0 schools completed 2016/17 0 schools completed 2017/18 0 schools completed 2018/19	0 schools completed 2019/20	0 schools at 31 st March 2020	The development has yet to commence so the indicator cannot be completed.

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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	2019/20	COMPLETED AT 2020	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 	<p>0 homes at April 2014</p> <p>0 homes completed 2015/16</p> <p>0 homes completed 2016/17</p> <p>0 homes completed 2017/18</p> <p>0 homes completed 2018/19</p>	0 homes completed 2019/20	0 homes at 31 st March 2020	The first monitoring period to 2021 has yet to end so the indicator cannot be completed. There is a significant risk this target will not be met. Progress is however being made and hybrid application has been received and this is due to be determined in the next monitoring period. (Granted Nov. 2020)
Number of pitches for Travelling Showpeople at North Birstall Direction of Growth	4 pitches by 2028	<p>0 pitches at April 2014</p> <p>0 pitches completed 2015/16</p> <p>0 pitches completed 2016/17</p> <p>0 pitches completed 2017/18</p> <p>0 pitches completed 2018/19</p>	0 pitches completed 2019/20	0 pitches at 31 st March 2020	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	<p>0 hectares at April 2014</p> <p>0 hectares completed 2015/16</p>	0 hectares completed 2019/20	0 hectares at 31 st March 2020	The monitoring period to 2028 has yet to end so the indicator cannot be completed.

		0 hectares completed 2016/17			
		0 hectares completed 2017/18			
		0 hectares completed 2018/19			
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 2015/16 0 schools completed 2016/17 0 schools completed 2017/18 0 schools completed 2018/19	0 schools completed 2019/20	0 schools at 31 st March 2020	The monitoring period to 2028 has yet to end so the indicator cannot be completed. Outline consent was granted on 5 th November 2020 including erection of a primary school, construction on site has yet to commence.

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	2019/20	COMPLETED AT 2020	COMMENTARY
Amount of employment land delivered at Watermead Regeneration Corridor	At least 16 hectares by 2028	0 hectares at April 2014 0 hectares completed 2015/16 0 hectares completed 2016/17	0 hectares completed 2019/20	0 hectares at 31 st March 2020	The monitoring period to 2028 has yet to end so the indicator cannot be completed.

		0 hectares completed 2017/18			
		0 hectares completed 2018/19			
Amount of office development delivered at Watermead Regeneration Corridor	8,750 sqm by 2028	0 sqm at April 2014 0 sqm completed 2015/16 0 sqm completed 2016/17 0 sqm completed 2017/18 0 sqm completed 2018/19	0 sqm completed 2019/20	0 sqm at 31 st March 2020	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. There is a resolution to grant outline planning permission for the site. 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	2019/20	COMPLETED AT 2020	COMMENTARY
Number of homes delivered at the West of Loughborough Sustainable Urban	<ul style="list-style-type: none"> • 760 homes by 2021 • 1,960 homes by 2026 • 2,440 	0 homes at April 2014 0 homes completed 2015/16	0 homes completed 2019/20	0 homes at 31 st March 2020	The monitoring period to 2021 has yet to end so the indicator cannot be completed. There is a

Extension	homes by 2028	0 homes completed 2016/17 0 homes completed 2017/18 0 homes completed 2018/19			significant risk this target will not be met. Progress is however being made with a reserved matters application for 450 homes received and due to be determined in the next monitoring year.
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 homes completed 2015/16 0 homes completed 2016/17 0 homes completed 2017/18 0 homes completed 2018/19	0 homes completed 2019/20	0 hectares at 31 st March 2020	The monitoring period to 2028 has yet to end so the indicator cannot be completed.
Delivery of schools at the West of Loughborough Sustainable Urban Extension	<ul style="list-style-type: none"> • Delivery of School 1 by 600 homes • Delivery of School 2 by 2028 	0 schools at April 2014 0 schools completed 2015/16 0 schools completed 2016/17 0 schools completed 2017/18 0 schools completed 2018/19	0 schools completed 2019/20	0 schools at 31 st March 2020	The monitoring period to 2028 has yet to end so the indicator cannot be completed. Progress is however being made with a reserved matters application including a primary school received and due to be determined in the next

					monitoring year.
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 2015/16 0 pitches completed 2016/17 0 pitches completed 2017/18 0 pitches completed 2018/19	0 pitches completed 2019/20	0 pitches at 31 st March 2020	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 2015/16 0 pitches completed 2016/17 0 pitches completed 2017/18 0 pitches completed 2018/19	0 pitches completed 2019/20	0 pitches at 31 st March 2020	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	2019/20	COMPLETED BY 2020	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 2015/16 0 hectares completed 2016/17 0 hectares completed 2017/18 0 hectares completed 2018/19	0 hectares completed 2019/20	0 hectares at 31 st March 2020	The monitoring period to 2028 has yet to end so the indicator cannot be completed.
Amount of floorspace created for an innovation centre at the Loughborough Science and Enterprise Park	3,000 to 6,000 sqm by 2028	0 sqm at April 2014 0 sqm completed 2015/16 0 sqm completed 2016/17 0 sqm completed 2017/18 0 sqm completed 2018/19	0 sqm completed 2019/20	0 sqm at 31 st March 2020	The monitoring period to 2028 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 2015/16 0 sqm completed 2016/17	0 sqm completed 2019/20	0 sqm at 31 st March 2020	The monitoring period to 2028 has yet to end so the indicator cannot be completed.

		0 sqm completed 2017/18			
		0 sqm completed 2018/19			
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 2015/16 0 sqm completed 2016/17 0 sqm completed 2017/18 0 sqm completed 2018/19	0 sqm completed 2019/20	0 sqm at 31 st March 2020	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 2015/16 0 sqm completed 2016/17 0 sqm completed 2017/18 0 sqm completed 2018/19	0 sqm completed 2019/20	0 sqm at 31 st March 2020	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.

INDICATOR	TARGET	2019/20	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 adopted Charnwood Local Plan 2011 to 2028 Core Strategy. Issues have been identified with indicators for Policy CS1 – Development Strategy in relation to housing supply and Policy CS5 – Gypsies, Travellers and Travelling Showpeople in relation to the delivery of development.

There has been a small shortfall in overall completions against the cumulative requirement and against the housing trajectory in the Core Strategy. This deficit is a result of delays in the delivery of the strategic Sustainable Urban Extension sites in the Core Strategy. In terms of location it is made up of shortfalls at Leicester PUA, Loughborough and Shepshed and in the Rest of the Borough. There has been an oversupply in the Service Centres; however, this has not been sufficient to overcome the undersupply at the other locations.

The lack of progress with delivery of the SUEs has also resulted in an issue with achieving the indicator for the provision of Permanent Gypsy and Traveller Pitches.

There have been no other 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 targets 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 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](#).

8.2 A new Infrastructure Delivery Plan is in preparation to support the delivery of the Charnwood Local Plan. It will set out the infrastructure that will be required to support growth and mitigate the impacts of growth. The Borough Council has worked closely with infrastructure providers to understand the range of requirements and provide the necessary evidence to demonstrate deliverability of the plan.

9. Neighbourhood Plan Progress

9.1 Neighbourhood Plans give communities the ability to shape development in their area. Twelve locations in Charnwood have been designated as Neighbourhood Plan areas. Five Neighbourhood Plans have been made and form part of the development plan for the relevant parishes.

9.2 The table below provides a brief summary of Neighbourhood Plan activity at December 2020. Additional information can be found on the Borough Council's Neighbourhood Planning [website](#).

Parish	Stage	Commentary
Thurcaston & Cropston	Plan Made 15/12/16	Referendum held on 24/11/16 with a 96.4% "Yes" vote. Cabinet resolved to make the plan part of the development plan for Charnwood on 15/12/16.
Barrow upon Soar	Plan Made 02/05/18	Referendum held on 08/02/18 with a 94.7% "Yes" vote. Cabinet resolved to make the plan part of the development plan for Charnwood on 02/05/18.
Thrussington	Plan Made 13/09/18	Referendum held on 02/08/18 with a 96.5% "Yes" vote. Cabinet resolved to make the plan part of the development plan for Charnwood on 13/09/18.
Quorn	Plan Made 06/06/19	Referendum held on 02/05/19 with an 84.6% "Yes" vote. Cabinet resolved to make the plan part of the development plan for Charnwood on 06/06/19.
Sileby	Plan Made 16/01/20	Referendum held on 21/11/19 with an 89.8% "Yes" vote. Cabinet resolved to make the plan part of the development plan for Charnwood on 16/01/20.
The Wolds Villages (Burton on the Wolds/Cotes/Prestwold/Hoton)	Decision Statement 02/04/20	Examiner's report published 28/02/20. Decision statement to hold referendum published 02/04/20. Referendum delayed until mid-2021 due to Coronavirus legislation.

Rearsby	Designated 25/08/15	Regulation 14 consultation ended 25/02/19. The plan was previously withdrawn on 15/12/17.
Rothley	Designated – 21/12/15	Examiner’s report received on 08/12/20.
Queniborough	Designated – 28/03/17	Regulation 16 consultation ended 12/10/20. Examination currently underway.
Woodhouse	Designated – 03/05/18	Regulation 14 consultation ended 21/12/20.
Anstey	Designated – 17/09/19	Gathering information
Cossington	Designated 17/03/20	Gathering Information

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 2019/20 by Charnwood Borough Council. Information from Leicestershire County Council on monies they have received will be available in the new year, and we will publish an update to this section when it becomes available

Type of Contribution	Value of Contribution
Community Facilities	£ 71,656.37
Open Space	£ 279,676.54
Healthcare	£ 345,241.25
Education	£0
Police	£ 219,823.85
Affordable Housing	£378,065.33
Transport	£ 0
Monitoring	£0
Grand Total	£1,294,463.34

10.5 The following table provides more detail and identifies these contributions by individual site.

Application Number	Address	Village/Town	Type of Contribution	Value of Contribution
P/16/0732/2	Gynsills Lane	Anstey	Commutated sum towards affordabel housing with in Council'd administrative area	300,794.23
P/14/0428/2	Fairhaven Farm, Cropston Road	Anstey	Health contribution - to support additional capacity for consultations as the Anstey Surgery	84,662.80
P/14/0428/2	Fairhaven Farm, Cropston Road	Anstey	Police contribution - start up equipment, additional premises and hub equipment	57,668.80
P/13/2340/2	Land at Cropston Road	Anstey	Healthcare contribution - improving/extending Anstey GP Surgery	16,319.50
P/13/2340/2	Land at Cropston Road	Anstey	Police contribution	17,059.96
P/88/1348/2	Fishpool Way & Mallard Road	Barrow upon Soar	Public Open Space Maintenance Contribution	29,012.80
P/01/0149/2 P/03/1662/2	Land at Havelock St/ Rosebery St.	Loughborough	Maintenance - Open Space	7,500.00
P/03/2984/2 P/11/1720/2	Land at The Former Rectory, Steeple Row	Loughborough	Maintenance - Wildlife Garden	1,132.79
P/14/2404/02	The Former Moseley Buildings, Derby Road	Loughborough	Healthcare towards operation or improvement and maintenance of	60,906.35

Application Number	Address	Village/Town	Type of Contribution	Value of Contribution
			healthcare facilities of Woodbrook Medical Practice	
P/14/2404/02	The Former Moseley Buildings, Derby Road	Loughborough	Offsite children's play space contribution - provision and enhancement of childrens play facilities at the recreation ground at Radmoor Road	32,241.55
P/14/2404/02	The Former Moseley Buildings, Derby Road	Loughborough	Off site youth/adult open space contribution - towards the provision and enhancement of childrens play facilities at the recreation ground at Radmoor Road	21,353.22
P/14/2043/2	Beacon Road	Loughborough	Offsite open space contribution - only payable in lieu of on-site provision for the improvement and/or provision of childrens play spaces at the site or at Holt Drive Play Area	9,269.09
P/14/2043/2	Beacon Road	Loughborough	Offsite open space contribution - only payable in lieu of on-site provision for the improvement and/or provision of youth/adult recreational spaces at Lodge Farm Recreation Ground	31,152.37
P/13/1008/2	land at Halstead Road	Mountsorrel	Healthcare-improving and/or extending Alpine House Surgery	58,054.91
P/17/0388/2	Land at Clear View Farm, Loughborough Road	Quorn	Medical Centre Contribution - towards mitigation of the impact on Quorn medical centre and provision of a new patient lift	23,328.77
P/16/0987/2	61 Station Road	Rearsby	Affordable housing - commuted sum - footpath link	77,271.10
P/14/1687/2	Land at Hathern Road	Shepshed	Healthcare - to allow for improvements to medical practices in the area to cater with additional patients	101,968.92
P/14/1687/2	Land at Hathern Road	Shepshed	Leicestershire Constabulary Police extending existing premises at Syston, Loughborough or Enderby	145,095.09

Application Number	Address	Village/Town	Type of Contribution	Value of Contribution
			.	
P/14/1687/2	Land at Hathern Road	Shepshed	Public Realm - to improve the public realm of Shepshed town centre	71,656.37
P/11/1583/2 P/15/1814/2	Land at Iveshead Road	Shepshed	Open space maintenance	43,356.00
P/11/1583/2 P/15/1814/2	Land at Iveshead Road	Shepshed	Open space maintenance	20,850.00
P/18/0586/2	North side of Tickow Lane	Shepshed	Towards the provision by Shepshed Town Council of a skate bowl at Oakley Road playing fields	83,808.72
Total			LCC	£N/A
			CBC	£1,294,463.34
			Grand Total	£1,294,463.34

10.5 Planning obligations through Section 106 Agreements contributed £1,294,463.34 towards services, facilities and infrastructure over the 2019/20 period. The table only shows receipts from CBC, the LCC Section 106 Agreements receipts will be published in an updated AMR published in the New Year. Also 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.