

Borough of Oadby & Wigston

Directorate of Community Services

Local Infrastructure Plan

2009 – 2010



**Directorate of Community Services
Oadby and Wigston Borough Council
October 2009**

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1. INTRODUCTION

- 1.1 Sustainable development is an objective of the planning system. The Local Development Framework is crucial in helping to create sustainable communities. Through its integration with the Sustainable Community Strategy it sets out the vision and strategic objectives for achieving an improved quality of life for the local community and seeks to ensure environmental, economic and social well-being.
- 1.2 A key component of the Local Development Framework is the Core Strategy, which includes the identification of an appropriate spatial strategy and associated Core Strategy Policies and Strategic Objectives to guide development. The strategy and policies will however only be effective if they can be successfully delivered.
- 1.3 The importance of delivery is highlighted in Planning Policy Statement 12, paragraph 4.4 (June 2008) which states: -

“The delivery strategy is central. It needs to show how the objectives will be delivered, whether through actions taken by the Council as a planning authority, such as determining planning applications, or through actions taken by other parts of the Council, or other bodies. Particular attention should be given to the co-ordination of these different actions so that they pull together towards achieving the objectives and delivering the vision. The strategy needs to set out as far as practicable when, where and by whom actions will take place. It needs to demonstrate that the agencies / partners necessary for its delivery have been involved in its preparation, and the resources required have been given due consideration and have a realistic prospect of being provided in the life of the strategy. If this is not the case, the strategy will be undeliverable.”

- 1.4 Successful implementation of the Core Strategy depends, therefore, not only on the actions of Oadby and Wigston Borough Council but upon co-ordinated and sustained action by a wide range of other organisations. This requires a shared vision and shared objectives. It involves ensuring related strategies are consistent with the East Midlands Regional Plan and that there is co-ordinated action to deliver effectively the essential physical, social, environmental and economic infrastructure on time. Such delivery requires that appropriate mechanisms are in place that will be supported by relevant agencies and organisations involved.
- 1.5 Appendix 2 of the Oadby and Wigston Core Strategy Proposed Submission Draft Document (October 2009) contains the essential items for the Local Infrastructure Plan which is an implementation schedule that sets out, for each of the identified types of infrastructure, delivery agents, timescales and funding. The Local Infrastructure Plan, in its entirety, can be viewed in Appendix A of this document.
- 1.6 Delivery of the infrastructure set out in the Local Infrastructure Plan has been phased to reflect the likely availability of funding and programme of work anticipated to take place up to 2026. The delivery agencies identified range across the spectrum of national and locally based organisations in both the public and private sectors. The intention is for the Local Infrastructure Plan to provide the guidance necessary to ensure that appropriate co-ordination and

joint working occurs to secure successful delivery of the Local Development Frameworks proposals.

- 1.7 Successful delivery requires the provision of an appropriate range and level of supporting infrastructure. Recognition of this is evident in the Government's draft guidance on the Community Infrastructure Levy (CIL) (August 2008) provided by the Planning Advisory Service (PAS), which states in its advice note 'Implementing your Local Development Framework – the integration of infrastructure and development in plan making':

“Making effective Local Development Frameworks demands the integration of infrastructure and development within plan-making. Good planning recognises that places are a mix of activities and systems and supports the provision of appropriate infrastructure. To make places work, there must be a means by which a plan is implemented otherwise that plan will remain a dream.”

- 1.8 The Proposed Submission Draft Oadby and Wigston Core Strategy Document (October 2009) details the intention to prepare a Local Infrastructure Plan alongside the Core Strategy which will provide: -

- An overview of the action required to deliver the Local Development Framework;
- Who will be responsible for delivery; and
- A broad indication of phasing, costs and funding mechanisms.

- 1.9 The Local Infrastructure Plan covers the period of the Core Strategy and the East Midlands Regional Plan (March 2009), 2006 to 2026. Some of the developments within the Local Infrastructure Plan are listed as 'complete'. These are included because they have been completed since April 2006.

- 1.10 The Green Infrastructure Plan (October 2009), also being submitted as evidence to support the Core Strategy, will include more information on the maintenance and delivery of the Borough's Green Infrastructure and open space.

2. SCOPE OF THE LOCAL INFRASTRUCTURE PLAN

- 2.1 The scope of the Local Infrastructure Plan, building on from the Core Strategy's Strategic Objectives and Core Policies, will be to establish what needs to be done and by when, as well as who needs to do it and what the priorities for action are. Capital and, where appropriate, revenue costs will need to be identified together with external sources of funding.

- 2.2 The Local Infrastructure Plan has to consider a number of interrelated matters:

- The infrastructure required;
- Identification of the delivery mechanisms required;
- Identification of the key delivery agencies / organisations;
- Identification of the funding sources to facilitate delivery, and,
- Establishment of an effective monitoring and review process.

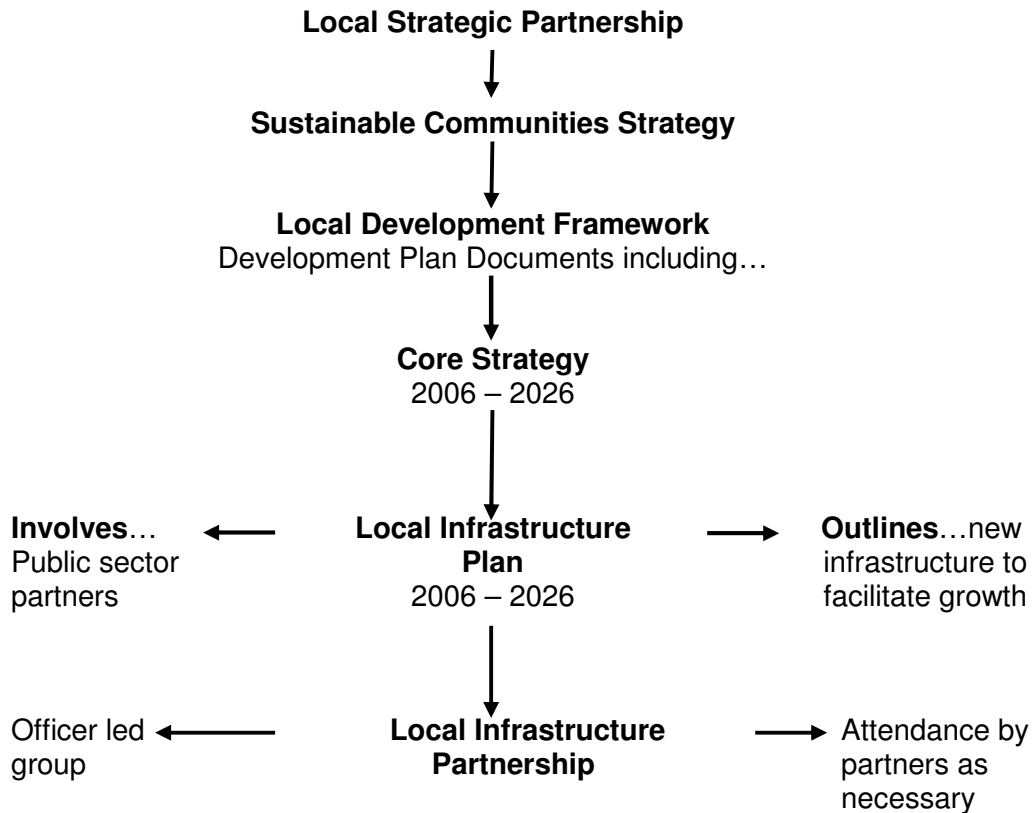
- 2.3 The Local Infrastructure Plan has to be comprehensive and proactive, and, at the same time, realistic. It has to be integrated and co-ordinated with a wide range of plans and programmes that impact on spatial planning. It will need to

be an evolving document which is regularly updated. Such updates will be influenced, in part, by the conclusions from regular monitoring.

3. BACKGROUND

- 3.1 Successful delivery of the East Midlands Regional Plan (March 2009) and the Local Development Framework will be supported by the Leicester and Leicestershire Housing Market Area Authorities Growth Infrastructure Assessment (April 2009). It is important, therefore, that it is clear what needs to be done at all levels to ensure that the Local Development Frameworks vision, objectives, spatial strategy and policies are delivered in a sustained and sustainable manner.
- 3.2 The Oadby and Wigston Local Infrastructure Plan must not duplicate the Leicester and Leicestershire Housing Market Area Authorities Growth Infrastructure Assessment (April 2009) but identify the local infrastructure requirements that will complement these more strategic proposals and are necessary to aid the delivery of development and growth in Oadby and Wigston.
- 3.3 Successful implementation will require responses to a number of challenges. These relate to 'investment' in the widest sense and issues covering: -
 - The need for commitment to deliver across a wide range of organisations;
 - The need for greater integration and co-ordination of the investment decisions of such organisations;
 - The need to ensure the capacity of such delivery agencies to support implementation;
 - A recognition that behavioural change is a key component of successful delivery, particularly in the case of a more sustainable use of natural resources and the environmental impact of the activities on the local community;
 - The need for improved management of existing physical infrastructure assets and the way new assets are delivered; and,
 - The need for investment in additional infrastructure to meet the challenges of growth.
- 3.4 To implement the Local Infrastructure Plan, Oadby and Wigston Borough Council has consulted with members of the Local Strategic Partnership and other key stakeholders. In line with guidance set out by the Planning Advisory Service, Officers have met with all key stakeholders both within the Local Authority and in other public sector organisations and have discussed a wealth of infrastructure deemed important by each public sector organisation that is seen to be important when considering the pressures put upon infrastructure when facing the proposition of new development in the Borough. In doing so, this has created the Local Infrastructure Partnership, which is an Officer-led sub-committee to aid the delivery of the Local Infrastructure Plan through linking policy within the Local Development Framework to the work of Leicestershire County Council's Local Strategic Partnership; the Leicestershire Together Sustainable Community Strategy (2008); Oadby and Wigston Borough Council's Local Strategic Partnership; and, the Borough Council's Sustainable Community Strategy (2008).
- 3.5 The Local Infrastructure Plan will be reviewed annually by the Borough Council liaising with the representatives of the Local Infrastructure Partnership. The

Local Infrastructure Partnership will not be onerous, but rather, attendance and participation from internal Council Officers and external partners of the Local Strategic Partnership will only be sought when necessary.



- 3.6 The Local Infrastructure Plan will seek to demonstrate that the proposed strategy is realistic and deliverable which is one of the key tests of soundness set out in Planning Policy Statement 12.

4. DELIVERY MECHANISMS / AGENCIES

- 4.1 The East Midlands Regional Plan (March 2009) sets out regional and sub-regional spatial planning policies of relevance to Oadby and Wigston Borough Council and proposes an ambitious and challenging response to the economic, environmental and social needs projected for the plan period.
- 4.2 It is recognised that to deliver these as well as the targets set out within the Leicester and Leicestershire Housing Market Area Authorities Growth Infrastructure Assessment (April 2009), a fundamental shift in the way natural, physical and financial resources are used is required. Equally it is recognised that delivery will only be effective if it is integrated and co-ordinated with a range of other national and regional measures likely to have a bearing on land use, such as health, cultural and social issues, economic development, learning and skills and environmental infrastructure.
- 4.3 There has already been considerable engagement in the background work that will inform the Local Infrastructure Plan. To ensure continued successful engagement amongst the key agencies a range of mechanisms will need to be maintained and/or developed. At the regional and sub-regional level, engagement is likely to be through existing liaison arrangements. At the local

level, this is likely to be through an evolving dialogue between the members of the Local Strategic Partnership via the Local Infrastructure Partnership Sub-Committee.

- 4.4 Further to all the above, the Local Planning Authority will have a continuing role in the delivery of new infrastructure to support development through the planning application decision making process (particularly when seeking developer contributions) and as a service provider to the local community. This shall be achieved directly by way of investment in new provision and indirectly by way of the promoting and encouraging local people and key stakeholders to adapt and change to a more sustainable way of living.

5. INFRASTRUCTURE REQUIREMENTS

- 5.1 'Infrastructure' means the facilities and services that help local people to live their everyday lives. It can range from strategic provision, such as a new road or school, to the creation of a local play-space. Providing the appropriate range and scale of accessible supporting social, community, economic, environmental and physical infrastructure is crucial to delivering healthy and sustainable communities. The Proposed Submission Draft Oadby and Wigston Core Strategy Document (October 2009) focuses on the Council's role in facilitating such communities and the mechanisms for delivering infrastructure.
- 5.2 Increasingly, the view is expressed that infrastructure provision historically has not kept pace with development. This has resulted in increasing concern that future growth will exacerbate the position unless a substantial and co-ordinated effort is made to ensure that new development is accompanied by appropriate infrastructure.
- 5.3 The Government has acknowledged that a full range of facilities need to be provided to support the new development required to meet the country's housing needs. The East Midlands Regional Plan (March 2009) seeks to ensure that all new development is sustainable and provides well designed living environments supported by social, community, economic, physical and green infrastructure.
- 5.4 It is, however, crucial that infrastructure programmes, whether for transport, utilities or social infrastructure, plan to meet the additional needs created through new development. Responsible agencies must commit the resources needed to implement these programmes and co-ordinate delivery with development. In examining future infrastructure requirements there should be an emphasis on better management and making better use of existing provision before tackling identified deficiencies and looking to meet new demands.
- 5.5 Whilst better management has a key role to play in maximising the efficiency of current infrastructure, it is inevitable that investment at all levels will be necessary if the challenge of creating more sustainable communities is to be met.
- 5.6 Delivery of new infrastructure will be dependant upon maximising the contribution from the development process through developer contributions whilst recognising that a contribution from the public sector will at times be necessary. This includes the Government's role in providing the necessary investment to achieve sustainable growth including appropriate revenue

support to those agencies required to manage or serve such development. In its draft guidance note on the Community Infrastructure Levy (August 2008), the Government states: -

“Core public funding will continue to bear the main burden and infrastructure planning will need to take account of all the funding streams available to local communities”.

- 5.7 The Local Infrastructure Plan has brought together the results of extensive work to identify existing levels of infrastructure for transport, utility services and waste, education, health and social care, housing and emergency services, community facilities and meeting places, green infrastructure, culture, leisure and recreation provision.
- 5.8 New development will be expected to contribute to the provision of associated infrastructure required to access / service it. The planning system must aim to ensure that mitigating measures will be taken to reduce the impact of a development or that a development proposal will exacerbate an existing infrastructure shortfall.
- 5.9 The Local Infrastructure Plan will provide an overview of infrastructure requirements and, where known, who is responsible for delivery, a broad indication of phasing, costs and funding mechanisms at the local level.
- 5.10 It will act as a focus for delivery by encouraging direct action and coordination by others. It should not be seen as a detailed investment programme. This will rightly be the shared responsibility of the relevant infrastructure providers.
- 5.11 The Local Infrastructure Plan, building on work already done at the regional, sub regional and county level, will set out current information on programmed and planned infrastructure. To avoid the schedule being seen as simply a ‘shopping list’ of desired provision a broad indication of priorities will be given by classifying each scheme as either:

Complete: development of infrastructure to support additional demand as a result of growth in the Borough has been completed.

Essential (committed): to enable the growth of the Borough over the plan period of 2006 – 2026, development of this item within the Local Infrastructure Plan is deemed to be essential by Oadby and Wigston Borough Council. Funding for this development has been committed.

Essential (non-committed): to enable the growth of the Borough over the plan period of 2006 – 2026, development of this item within the Local Infrastructure Plan is deemed to be essential by Oadby and Wigston Borough Council. Funding for this development has not been committed.

Optional (committed): to enable the growth of the Borough over the plan period of 2006 – 2026, development of this item within the Local Infrastructure Plan is deemed to be necessary by Oadby and Wigston Borough Council. However, at this stage, the item of infrastructure is not deemed as critical as other items of development to enable sustainable development in the Borough and therefore is listed as optional at this stage. Funding for this development has been committed.

Optional (non-committed): to enable the growth of the Borough over the plan period of 2006 – 2026, development of this item within the Local Infrastructure Plan is deemed to be necessary by Oadby and Wigston Borough Council. However, at this stage, the item of infrastructure is not deemed as critical as other items of development to enable sustainable development in the Borough and therefore is listed as optional at this stage. Funding for this development has not been committed.

- 5.12 At present, there are no clear guidelines set out to Local Planning Authorities on how to prioritise development of infrastructure with the Local Infrastructure Plan. Therefore, Oadby and Wigston Borough Council has set each item as either complete; essential (committed); essential (non-committed); optional (committed); or, optional (non-committed) based upon local knowledge and understanding of the pressures that the Borough shall face over the period of 2006 – 2026 as a result of working in partnership with Leicestershire County Council and other partners on the Borough Council Local Strategic Partnership.

6. FUNDING

- 6.1 To meet the twin challenges of creating sustainable communities and achieving the scale of growth required, the co-ordination of a large variety of funding sources and mechanisms is required. As identified in the Leicester and Leicestershire Housing Market Area Growth Infrastructure Assessment (April 2009), without adequate funding sources and arrangements, delivery will falter as a result of a funding gap. Partnerships between private and public sector funding streams may enable the funding gap identified in the Growth Infrastructure Assessment to be reduced. However, at this stage, the Borough Council acknowledges that further work is needed to understand the full extent of the funding gap that faces the Borough in relation to provision of infrastructure to support additional growth.
- 6.2 The variety of funding sources can be categorised as follows:
- Developer contributions to deliver the required infrastructure that proposed development, if implemented, would create a need for.
 - Public sector funding including national, regional, strategic, local and capital grants, as well as revenue spending from public service providers and the relevant infrastructure providers.
- 6.3 The Council will endeavour to maximise developer contributions received through the planning process, reflecting the planning system's important role in delivering new infrastructure. To this end, the Borough Council emerging Planning Obligations and Developer Contribution Supplementary Planning Document will seek to significantly improve the approach to negotiating and securing developer contributions associated with new development within the Borough.
- 6.4 Funding can be co-ordinated via a dialogue with key stakeholders and through a mechanism such as the Local Infrastructure Partnership. Here public sector partners can ensure that the issue of infrastructure delivery is embraced at the local level by a range of organisations working and investing in a co-ordinated way to deliver sustainable communities.

- 6.5 The Planning Act 2008 provides for the possibility of planning authorities introducing an alternative to Section 106 agreements - the Community Infrastructure Levy. The Council is not currently proposing to use Community Infrastructure Levy, but will give full consideration to the possibility of Community Infrastructure Levy replacing some planning obligations in the future.
- 6.6 Whilst developer contributions will play the significant part in meeting infrastructure requirements - efforts will be made to maximise the contributions from a wide range of other funding sources. This is particularly relevant within the current economic climate.
- 6.7 Whilst the main focus will be to maximise funding available, it is therefore important that external agencies and organisations support the delivery of the Local Development Framework.

7. MONITORING AND REVIEW

- 7.1 The Local Infrastructure Plan will be a 'living' document with the information needing to be kept under review and updated as appropriate, including alteration to the priority level where necessary. To meet statutory requirements, a copy of the Local Infrastructure Plan will be included as an appendix of the Core Strategy (essential items only), as well as having this free-standing document that will be reviewed annually through working with the Local Infrastructure Partnership and officers within the Council.
- 7.2 The contents of the Local Infrastructure Plan will evolve each year and may take into account more stakeholder views. With regards to Education, non-strategic infrastructure that has been or is likely to be implemented in relation to the Borough's primary and secondary schools has been excluded in this version of the Local Infrastructure Plan because not all of the schools were consulted. Therefore, infrastructure in relation to the schools in the Borough will be included in the 2010-2011 Local Infrastructure Plan.
- 7.3 To ensure that the infrastructure for education is considered as part of this Local Infrastructure Plan, the recommendations from the Leicester and Leicestershire Housing Market Area Growth Infrastructure Assessment (April 2009) have been taken into account.
- 7.4 With regards to the types of development that might trigger contributions from developers, Leicestershire County Council has advised Oadby and Wigston Borough Council that a minimum of 24 primary school places and 20 secondary school places per 100 houses would be needed. However, should the residential properties developed be flats / apartments, the figures are reduced to 4.3 primary school places and 3.2 secondary school places per 100 units.

8. CONCLUSIONS

- 8.1 In order to underpin the overall objectives of the Local Development Framework, physical development, green infrastructure or social infrastructure that will provide an additional service or facility to the population of Oadby and Wigston over the plan period from 2006 to 2026, will be set out within the Local Infrastructure Plan. Infrastructure can take many forms and is essential to support objectives of increased housing provision, economic growth and

mitigating climate change, and of creating thriving and sustainable communities.

- 8.2 In addition to housing and job opportunities, supporting infrastructure including, utility services, transport, schools, open space, community, health and leisure services, are all needed.
- 8.3 The Local Infrastructure Plan will be reviewed annually so that its content continues to reflect the overall objectives of the Core Strategy. This is ensured by discussing the content through an officer-led Local Infrastructure Partnership. The members of this group also sit on the Oadby and Wigston Borough Council Local Strategic Partnership. It must be recognised that the Local Infrastructure Plan is a working document.
- 8.4 National policy recommends that the Local Infrastructure Plan sets out costs, funding, timescales for delivery, funding gaps and those responsible for the delivery of new infrastructure to support growth.
- 8.5 The Local Infrastructure Plan is an ambitious document, as it needs to be in order for the Council to identify the 'investment' necessary to deliver sustainable development. Successful delivery of sustainable development also requires corporate ownership of the Local Infrastructure Plan within the Borough Council and the Local Strategic Partnership. It should not be seen as a matter solely for the development planning function.
- 8.6 A key challenge will be to continue to bring together a wide range of disciplines and make sure that funding programmes and timescales address this new approach to spatial planning. As such the Local Infrastructure Plan should be seen as a 'live' project management tool that brings together a wide range of delivery agencies. In addition it should be used to directly influence funding allocations and priorities.
- 8.7 The key issue is one of turning plans into actions. As such the Local Infrastructure Plan should be seen as:
 - engaging in and, where necessary, establishing the appropriate delivery mechanisms;
 - providing a programme of prioritised funding requirements; and,
 - providing an evidence base for managing and directing the authority's spending and seeking funding allocations from external sources.
- 8.8 Whilst it needs to be recognised that it is not possible to guarantee future levels of either public or private investment, particularly in an uncertain economic climate, the Local Infrastructure Plan will help to provide a direction of priorities for existing funds and future funding bids. It will provide a framework to work in partnership with Government and other key agencies to secure as much certainty as possible that the necessary investment will be provided.
- 8.9 Taken with the Core Strategy of the Local Development Framework, the Local Infrastructure Plan will assist in providing a clear basis for infrastructure providers to plan future investment and service delivery across the plan period from 2006 – 2026.
- 8.10 Oadby and Wigston Borough Council accept that as highlighted within the Leicester and Leicestershire Housing Market Area Growth Infrastructure

Assessment (April 2009), there is likely to be a funding gap between developer contributions in comparison to the funding required to facilitate the delivery of infrastructure to support growth. Therefore, for the Local Authority to aspire to National and Regional Governance objectives, in particular to provide infrastructure that will support population growth through the delivery of new housing, it is anticipated that the Local Infrastructure Partnership will concentrate on supporting all essential infrastructure to facilitate growth as its priority and in due course to apply attention to development deemed less crucial thereafter. Within this Local Infrastructure Plan, it is difficult to provide accurate costs for development that is likely to be implemented in more than 5 years from this time. By reviewing the Local Infrastructure Plan annually, the cost of these developments will become more evident in due course.

- 8.11 Through the Allocations Development Plan Document and the Planning Obligations and Developer Contributions Supplementary Planning Document for the Borough Council, further research to support the delivery of the Local Infrastructure Plan and its content will be facilitated.

Appendix A

Local Infrastructure Plan

Infrastructure required	Complete/ Essential / Optional	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
Oadby					
Oadby Library	Complete	£880,000	2008	Leicestershire County Council	Leicestershire County Council
Coombe Park development (pavilion and car park)	Complete	£451,500	2006	OWBC	OWBC Football Foundation
Service Delivery – Oadby Library	Complete	£15,000	2008 – 2009	OWBC	OWBC
Brocks Hill Country Park – Older Children’s Play Area	Complete	£122,000	2007 – 2008	OWBC	The Big Lottery Fund
Walter Charles Centre Refurbishment	Complete	£36,000	2008 – 2010	OWBC	OWBC
Brocks Hill Country Park – Access improvements	Complete	£12,000	2008 – 2009	OWBC	OWBC
Uplands Park Play Area	Complete	£60,000	2008 – 2009	OWBC	OWBC

Infrastructure required	Complete/ Essential / Optional	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
Iliffe Park Refurbishment	Essential (committed)	£70,000	2009 – 2010	OWBC	Playbuilder Grant Funding Oadby Forum Big Lottery
Sandhurst Street, PAL International site, 8 affordable units	Essential (committed)	TBC	2009 – 2010	Waterloo Housing Group	Developer Contributions
New Inn Pub, London Road, 12 affordable houses	Essential (committed)	TBC	2010 – 2012	Riverside Housing	Homes and Communities Agency funding Developer contributions
Churchill Close garage block, 20 affordable units	Essential (committed)	TBC	2010 – 2012	OWBC	Homes and Communities Agency funding Developer contributions
Sure Start Children's Centre, (location to be confirmed)	Essential (committed)	£250,000	2009 – 2010	Leicestershire County Council	Sure Start Capital Grant
New Cemetery	Essential (non-committed)	TBC	2006 – 2026	OWBC	OWBC Developer contributions

Infrastructure required	Complete/ Essential / Optional	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
Replacement Surgery for existing Practice*	Essential (non-committed)	Recurrent costs estimated at £130,000 per year	Site not yet identified so timing difficult to estimate	Practice / developer	PCT / Practice / other developments on site – to be explored. Some PCT financial commitment some time ago but may be insufficient to meet current needs
Extension of existing Primary School to accommodate growth	Essential (non-committed)	£1,300,000	2006 – 2026	OWBC Leicestershire County Council	Developer contributions
Extension of existing Secondary school to accommodate growth	Essential (non-committed)	£1,700,000	2006 - 2026	OWBC Leicestershire County Council	Developer contributions
Establishment of Oadby Grange Country Park	Optional (committed)	£21,550	2009 – 2012	OWBC	Developer contributions OWBC
Uplands Park Redevelopment	Optional (committed)	£35,000	2009 – 2010	OWBC	OWBC
Skateboard Facility (location TBC)	Optional (committed)	£75,000	2009 – 2010	OWBC	OWBC

Infrastructure required	Complete/ Essential / Optional	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
Brocks Hill CCTV	Optional (committed)	£7,000	2009 – 2010	OWBC	OWBC
Uplands Park Redevelopment	Optional (non-committed)	TBC	2010 – 2015	OWBC	OWBC
Wigston					
Bull Head Street, 12 flats shared ownership	Complete	£950,000	2006 – 2007	De Montfort Housing Society	Housing Corps £400,000 Developer contributions
Service Delivery – Wigston Library	Complete	£15,000	2008-2009	OWBC	OWBC
Custody premises at Wigston Police Station	Complete	£700,000	2009	Leicestershire Constabulary	Leicestershire Constabulary
Wigston Magna Sure Start Children’s Centre Long Street, Wigston	Complete	£350,000	2009	Leicestershire County Council	Sure Start Capital Grant
Two Steeples Mews, 16 affordable units	Essential (committed)	£1,500,000	2008 – 2009	Nottingham Communities Housing Association	Housing Corporation Grant Funding £200,000 Developer contributions
Ecobs Garden Centre,	Essential	£4,000,000	2009 – 2010	Waterloo Housing Group	Homes and

Infrastructure required	Complete/ Essential / Optional	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
Horsewell Lane, 27 affordable units	(committed)				Communities Agency funding Developer contributions
Wigston Fields Community Centre	Essential (committed)	£543,000	2009 – 2010	OWBC Leicestershire County Council	OWBC
Willow Place, off Long Street, 6 affordable units	Essential (committed)	TBC	2010	Waterloo Housing Group	Homes and Communities Agency funding Developer contributions
Replacement Surgery for 4 existing practices*	Essential (non-committed)	Recurrent costs estimated £300,000 per year	Site not yet identified so timing difficult to estimate	Practice / developer	PCT / Practice / Developer other developments on site – to be explored. no commitments to date
Bull Head Street Transport Interchange	Essential (non committed)	TBC	TBC	TBC	TBC
Two Steeples Mews open space play area	Optional (committed)	TBC	2012 – 2013	OWBC	Developer contributions
The Firs, off Wigston Road open space play	Optional (committed)	TBC	2009 – 2010	OWBC	Developer contributions

Infrastructure required	Complete/ Essential / Optional	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
area					
Green Gym, Aylestone Lane Allotments	Optional (committed)	£89,000	2006-2009	OWBC British Trust for Conservation Volunteers	The Big Lottery Fund OWBC
Extension of existing Primary Schools to accommodate growth	Optional (non-committed)	TBC	2006 – 2026	OWBC Leicestershire County Council	Developer contributions
Extension of existing Secondary Schools to accommodate growth	Optional (non-committed)	TBC	2006 – 2026	OWBC Leicestershire County Council	Developer contributions
Green Gym, Aylestone Lane Allotments	Optional (non-committed)	£180,000	2009 – 2012	OWBC BTCV	OWBC Funding streams to be found
South Wigston					
Canal Street, 9 affordable flats	Complete	£1,100,000	2010 – 2012	East Midlands Housing Association	Homes and Communities Agency funding Developer Contributions
Station Street, 23 Shared-ownership units	Complete	TBC	2007 – 2008	Leicester Housing Association	Housing Corporation Grant funding

Infrastructure required	Complete/ Essential / Optional	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
					Developer contributions
Landsdowne Grove, 13 affordable housing units	Complete	TBC	2006 – 2008	Easton Shires Housing Group	Housing Corporation Grant funding Developer contributions
Bassett Centre Customer Services, South Wigston Library	Complete	£10,000	2009 – 2010	OWBC	OWBC
South Leicestershire College, Canal Street	Essential (committed)	£40,000,000	2008 – 2010	South Leicestershire College	Learning and Skills Council South Leicestershire College
Development of Bobbin Factory on Canal Street to include children's centre, youth centre and adult facilities and office space over four floors	Essential (committed)	£2,000,000	2009 – 2011	South Leicestershire College OWBC Leicestershire County Council	South Leicestershire College Leicestershire County Council OWBC East Midlands Development Agency
Replacement surgery for existing practice*	Essential (non-committed)	Recurrent costs estimated £130,000 per year	Site identified – should approval be given could be completed	Practice / developer	PCT / Practice / Developer of other developments on site – to be explored. no

Infrastructure required	Complete/ Essential / Optional	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
			year 2012		commitments to date
Bassett Centre Refurbishment	Optional (committed)	£15,000	2009 – 2010	OWBC	Better Places Fund
Blaby Road Park Refurbishment	Optional (committed)	£800,000	2010 – 2011	OWBC	OWBC Section 106 (Tesco)
William Gunning Park Masterplan	Optional (committed)	£650,000	2012 – 2014	OWBC	OWBC Section.106 (Tesco)
Pochins Bridge open space	Optional (non-committed)	TBC	2009 – 2012	OWBC	Developer contributions
Extension of existing Primary Schools to accommodate growth	Optional (non-committed)	TBC	2006 – 2026	OWBC Leicestershire County Council	Developer contributions
Extension of existing Secondary Schools to accommodate growth	Optional (non-committed)	TBC	2006 – 2026	OWBC Leicestershire County Council	Developer contributions
Leicester Principal Urban Area / Borough Wide Infrastructure					
WC Refurbishment	Complete	£30,000	2008 – 2009	OWBC	OWBC

Infrastructure required	Complete/ Essential / Optional	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
PCT 8 to 8 Centre*	Essential (committed)	Recurrent approx £60,000 per year plus capital costs for conversion	2009 – 2010	8 to 8 Provider	PCT / 8 to 8 Provider
Waste management for new developments, dependent upon their nature and size.	Essential (non-committed)	£48.95 per additional dwelling as of 1 st April 2009	2009 – 2026	Leicestershire County Council	Leicestershire County Council Developer contributions
Public transport links between Oadby and Wigston	Essential (non-committed)	TBC	TBC	Leicestershire County Council OWBC	Leicestershire County Council Developer Contributions
Trial Transfer Station for Refuse and Recycling	Optional (committed)	+£150,000	2009 – 2010	OWBC	OWBC (Project is self-financed)
Collection of textiles, reusable materials, outside glass collection (Trial)	Optional (committed)	£50,000	2009 – 2010	OWBC	OWBC
Bus Shelter Improvements	Optional (committed)	£22,000	2008 – 2010	OWBC	OWBC
Car Park Improvements	Optional	£22,000	2008 – 2010	OWBC	OWBC

Infrastructure required	Complete/ Essential / Optional	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
	(committed)				
Car Park CCTV	Optional (committed)	£20,000	2009 – 2012	OWBC	OWBC
Disabled Facility Grants for residential properties	Optional (committed)	£550,000	2008 – 2010	OWBC	OWBC Central Government
Borough wide CCTV (ANPR) for arterial routes	Optional (committed)	£135,000	2009	Leicestershire Constabulary OWBC Blaby District Council	Leicestershire Constabulary OWBC Blaby District Council
Potential Transport Route	Optional (non-committed)	TBC	TBC	Leicestershire County Council	Leicestershire County Council
Improvements to bus stops and shelters. Provide 'real time systems' to support existing public transport links	Optional (non-committed)	TBC	TBC	Leicestershire County Council OWBC	Leicestershire County Council Developer Contributions
Wigston Direction for Growth					
New Primary Sub-	Essential (non-	TBC	2017 – 2026	Central Networks	Central Networks

Infrastructure required	Complete/ Essential / Optional	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
Station	committed)			Developer	Developer contributions
Community / Youth Centre	Essential (non-committed)	TBC	2017 – 2026	OWBC	OWBC Developer contributions
Water provision / sewerage contingency	Essential (non-committed)	TBC	2017 – 2026	Severn Trent Developer	Severn Trent Developer contributions
Biodiversity gain for natural habitat	Essential (non-committed)	TBC	2017 – 2026	OWBC	Developer contributions
New open space	Essential (non-committed)	TBC	2017 – 2026	OWBC	Developer contributions
Public transport provision to Wigston, Leicester, Wigston schools and South Leicestershire College in South Wigston	Essential (non-committed)	TBC	2017 – 2026	Leicestershire County Council OWBC	Developer contributions Leicestershire County Council
Road improvements / new infrastructure, walking and cycling improvements to Wigston, Leicester, schools in Wigston and	Essential (non-committed)	TBC	2017 – 2026	Leicestershire County Council OWBC	Developer contributions Leicestershire County Council

Infrastructure required	Complete/ Essential / Optional	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
South Leicestershire College in South Wigston					
Waste management for new developments, dependent upon their nature and size.	Essential (non-committed)	£48.95 per additional dwelling as of 1 st April 2009	2009 – 2026	Leicestershire County Council	Leicestershire County Council Developer contributions
Mitigation measures of junction at A5199 Leicester Road / Welford Road / Moat Street / Newton Lane including bus priority measures	Essential (non-committed)	TBC	2017 – 2026	OWBC Leicestershire County Council	Leicestershire County Council Developer contributions
Public transport initiatives such as Smarter Choices to encourage bus use and more sustainable modes of travel	Essential (non-committed)	TBC	2017 – 2026	OWBC Leicestershire County Council	OWBC Leicestershire County Council Developer contributions
Additional allotments	Essential (non-committed)	TBC	2021 – 2026	OWBC	Developer contributions OWBC

Infrastructure required	Complete/ Essential / Optional	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
Brocks Hill Country Park – Negotiations regarding link to Newton Lane	Optional (non-committed)	TBC	2017 – 2026	OWBC	TBC
Brocks Hill Country Park – Increase the capacity of the car park by installing grassed overflow area	Optional (non-committed)	TBC	2017 – 2026	OWBC	TBC
Extension of existing Secondary Schools to accommodate growth	Optional (non-committed)	TBC	2006 – 2026	OWBC Leicestershire County Council	Developer contributions

*Subject to Primary Care Trust (PCT) investment prioritisation process.

Please note that all costs are estimates and are therefore subject to change. The Oadby and Wigston Borough Council Capital Programme was approved by Council on 26 February 2009. It is reviewed annually.

The Local Infrastructure Plan sets out whether a development is complete, essential or optional. Within the essential and optional categories, the development is listed as committed or non-committed. Essential (committed) represents infrastructure that is needed to ensure sustainability of growth proposed in the Borough and funding for the development is committed. Essential (non-committed) represents infrastructure needed to ensure sustainability of growth proposed in the Borough but funding is not-committed. Optional (committed) represents infrastructure identified as an optional requirement and funding is committed. Optional (non-committed) represents infrastructure identified as an optional requirement but further investigation is needed before funds are committed. Complete items are those that have already been delivered since 2006.

Appendix B

Key Diagram indicating the location of the Direction for Growth, south of Wigston

Appendix B: Key Diagram indicating the location of the Direction for Growth, south of Wigston

