

Borough of Oadby & Wigston



Oadby & Wigston

**Developer Contributions
Supplementary Planning
Document Consultation
Draft**

August 2011



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Executive Summary

The purpose of this Supplementary Planning Document (SPD) is to raise the awareness of developers, landowners and other stakeholders to the types of developer contributions that may be required of them when considering the impact of new development upon the Borough of Oadby and Wigston.

Through the planning application process, the Borough Council and / or its service providers will seek a developer contribution towards infrastructure of a justified size and nature as a result of additional development in accordance with national policy and the guidance set out in this document.

As set out in paragraph 4.15 of this document, developer contributions may be sought for: affordable housing; education; highways and transportation; open space, sport and recreation (incorporating green infrastructure); civic amenity – waste management; community facilities; crime prevention and community safety; fire and rescue service; and, public realm. The Borough Council or our service providers may wish to negotiate on obligations not identified where they are considered necessary and relevant to mitigate the impact of a specific development.

To compliment the role of this Supplementary Planning Document, the Borough Council reviews its Local Infrastructure Plan annually through consulting its Local Infrastructure Partnership. This document sets out all of the essential and optional locally justified infrastructure projects that have been identified by its service providers, as well as a list of Open Space, Sport and Recreation schemes identified as priorities in the Borough by the Council. The Local Infrastructure Plan will therefore be used for the negotiation of legal agreements and to determine what projects the contributions sought shall be spent on.

The Borough Council are committed to pursuing a Supplementary Planning Document. The option to implement a Community Infrastructure Levy (CIL) Charging Schedule in the future is an ongoing consideration.

The Borough Council must be satisfied that any developer contribution sought by a service provider meets the Community Infrastructure Levy (CIL) Regulations three necessity tests; satisfies the requirements of Circular 05/2005 Planning Obligations; and, that any requirement is locally justified by demonstrating the need for a contribution; the formula for calculating such a contribution; and, by justifying what a contribution will be spent on in accordance with the three necessity tests (CIL Regulations) as set out in paragraph 4.3 of this Supplementary Planning Document.

1. Introduction

- 1.1 Most new development will have a direct or a cumulative impact upon existing resources, the environment, the economy and infrastructure such as transport infrastructure; education; community and leisure facilities. Therefore, the purpose of this Supplementary Planning Document (SPD) is to inform developers, landowners and other stakeholders of the types of developer contributions that may be required when considering the impact of new development upon the local area.
- 1.2 As part of preparing this Supplementary Planning Document, national planning policy and other forms of best practice guidance have been considered. This approach is considered to be transparent – a strong basis for the negotiation of developer contributions with service providers and developers.
- 1.3 Agreed planning obligations tend to be met by the applicant to remedy the impact of development through either providing the necessary infrastructure themselves, on or off site at an agreed location, or through the payment of an agreed contribution to the appropriate service. Infrastructure facilities provided off site must be directly related to the new development to be in conformity with the requirements of the Community Infrastructure Levy Regulation 122(2) three necessity tests.
- 1.4 Developer contributions will be used to achieve the spatial objectives of the Oadby and Wigston Core Strategy (2010) and where appropriate, help deliver the priorities all service providers identified in the respective Sustainable Community Strategy's for Leicestershire County Council and Oadby and Wigston Borough Council.
- 1.5 The content of this Supplementary Planning Document will be kept under review and shall respond to any fundamental changes to national planning policy. It may also be reviewed to reflect changes in legislation; adoption of new development plan documents; changes to needs and priorities for the Borough; and, inflation (formulas will be index linked using the RICS Building Cost Information Service Tender Price index and to ensure that they are updated annually).

2. What is a Planning Obligation?

- 2.1 Planning obligations are negotiated via legal agreements, usually between local planning authorities and an applicant or developer. The obligation is agreed during the planning application process to mitigate the impact of that development upon the local area.
- 2.2 Planning obligations are usually secured through the negotiation of a Section 106 Agreement, or, via a unilateral undertaking which tends to be submitted by the applicant to the local authority to cover any planning issues before the granting of planning permission. A unilateral undertaking may be offered at any point in the application process but is normally submitted when agreement has not been reached.
- 2.3 Planning obligations may be unconditional or subject to conditions; they can impose restrictions or requirements relating to an indefinite or specified period; and may require a financial payment, either as a specific amount or by way of a formula, often referred to as a commuted sum.
- 2.4 Agreements are tied to the land in the same way that a planning permission is and are enforceable against the developer who originally entered into the agreement or any subsequent person acquiring an interest in that land. Agreements must be registered as a land charge and will form part of the planning register, which is available for public inspection.
- 2.5 If the agreement requires the developer to undertake certain actions, there may be a specific time frame within which this must occur. The planning permission may also refer to the phasing of development and so the agreement may make provisions which are in line with this phasing arrangement. However, it may also be unreasonable to expect residents or occupiers of a new development to wait for its completion before infrastructure to support its location is delivered and therefore it may be necessary to agree a phased delivery strategy between all relevant parties as part of the legal agreement. The Borough Council will ensure that the agreed phasing programme is adhered to through its monitoring processes.
- 2.6 If an agreement makes provision for a commuted sum to be paid to the local authority, the money must be spent within a reasonable time frame, as agreed by all parties as part of the legal agreement.

3. Legislation and Planning Guidance

National Planning Guidance

- 3.1 Under Section 106 of the Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991) developer contributions may be sought through legal agreements when planning conditions are inappropriate to enhance the quality of development and to enable development proposals that might otherwise have been refused to go ahead in a sustainable manner. This is to ensure that there is an appropriate supply of services and facilities where existing services are unable to cope with additional demand, due to the new development.
- 3.2 National planning guidance is provided through Planning Policy Statements (PPS) and Planning Policy Guidance notes. Further national legislation on developer contributions is provided through publications such as the relevant Town and Country Planning Acts, Circulars including 05/2005 on Planning Obligations and the Community Infrastructure Levy Regulations (2010). The most up to date national planning policy documents can be found at the Communities and Local Government website: www.communities.gov.uk

Regional and Local Planning Guidance

- 3.4 The Regional Spatial Strategy for the East Midlands published in March 2009 (RSS8) is proposed to be abolished by central Government through the enactment of the Localism Bill.
- 3.5 In 2007 Leicestershire County Council published an interim review version of the Statement of Requirements for Developer Contributions in Leicestershire. This document provides information about obligations Leicestershire County Council will seek from new developments. Leicestershire County Council aims to review this document in 2011/12 and therefore its updated content may have an impact upon the Borough of Oadby and Wigston and this Supplementary Planning Document. Where appropriate, this document refers to Leicestershire County Council's document and it will be the responsibility of the applicant to ensure they are referencing the most up to date version.
- 3.6 Oadby and Wigston Borough Council's Local Development Framework will be made up of a number of documents, as proposed in the Local Development Scheme (LDS). These are set out in the schedule below.

Local Development Documents	
Development Plan Documents	Supplementary Planning Documents
Adopted Core Strategy (2010)	Residential Areas
Town Centre Masterplans Area Action Plan	Conservation Areas
Allocations	Developer Contributions
	Guidelines for New Development

- 3.7 The Oadby and Wigston Core Strategy must be taken into account in decision making on individual planning applications through the detailed policies and proposals contained within it.
- 3.8 The Core Strategy sets out the vision, spatial objectives and planning strategy for the Borough up to 2026. The Core Strategy provides the basic principles and policies that will steer built development and the use of land; establishes the overall general scale and location of development; and, the approach to the key issues facing the Borough. In summary, the Core Strategy:
- Contains a clear vision from which spatial objectives, strategic policies, monitoring and implementation frameworks will flow;
 - Is linked to the sustainable communities agenda, which helps determine the broad location of new housing and employment land necessary to meet the level of local need required within the Borough of Oadby and Wigston; and
 - Is guided by sustainable development principles.
- 3.9 A copy of the document can be viewed on the Borough Council's website: www.oadby-wigston.gov.uk. There is a direct link between Core Strategy Policy 10: Community Infrastructure and this Supplementary Planning Document because each will compliment the other to facilitate necessary infrastructure to support the growth of the Borough. Where relevant, the Supplementary Planning Document will identify thresholds of development that may require the provision of, and developer contributions towards, infrastructure.
- 3.10 To compliment the role of this Supplementary Planning Document, the Borough Council reviews its Local Infrastructure Plan annually through consulting its Local Infrastructure Partnership and sets out all of the essential and optional infrastructure projects that have been identified by its service providers. The advantage of reviewing the content of this document annually is that the changing growth objectives for the Borough can be reflected and also, an applicant or developer can gauge what the most crucial infrastructure requirements are for the locality that will be impacted upon by a proposal.
- 3.11 This document also relates to Core Strategy Policy 11: Affordable Housing as it includes guidance for calculating developer contributions for off-site affordable housing provision, commuted sums in line with the methodology set out in the Affordable Housing Viability Assessment (2009), and the Borough Council's approach to negotiating other planning obligations for 100 per cent affordable housing schemes.
- 3.12 The Spatial Objectives in the Core Strategy represent the key issues that need to be addressed to achieve the Borough Council's Vision and consideration of such has been included in this document.
- 3.13 The Supplementary Planning Guidance on Play and Open Space (2004) is replaced by Section 9 Open Space, Sport and Recreation (incorporating Green Infrastructure) in this document and the supporting Final Draft Developer Contributions Evidence Base for Open Space, Sport and

Recreation (incorporating Green Infrastructure) that can be viewed on the Borough Council's website.

3.14 Other detailed guidance available to inform the Borough Council in relation to these issues includes:

- Saved Oadby and Wigston Local Plan Policy's (2010);
- Adopted Planning for Renewable Energy Technology and Energy Efficiency Supplementary Planning Guidance (February 2004);
- PPG17 Open Space, Sport and Recreation Facilities Study (May 2009); and,
- Green Infrastructure Plan (reviewed annually)

Key Local Development Framework Documents relevant to Infrastructure Delivery in the Future

3.15 The Borough Council intends to consult on the Regulation 27 Draft of the Oadby and Wigston Town Centre Masterplans Area Action Plan later in 2011 and adopt this document in 2012. This document will establish a spatial framework for development in these areas, identify appropriate sites, and will also support the objectives of the Core Strategy.

3.16 The Borough Council aims to adopt its Allocations Development Plan Document in 2014. It is intended that this document will illustrate the main proposals, designations and locations of development within the Borough and identifies areas where specific policies and Area Action Plans apply.

3.17 The infrastructure requirements to aide delivery of the Town Centre Masterplans Area Action Plan and the Allocations Development Plan Document will also be set out in the Local Infrastructure Plan (reviewed annually) once those requirements have been finalised.

4. Oadby and Wigston Borough Council's Approach to Planning Obligations

The Role of the Borough Council

- 4.1 The Borough Council is responsible for the implementation and regulation of developer contributions, ensuring that a balance is struck which meets the various and often competing needs of the Borough. Planning obligations are executed by the Local Planning Authority (Oadby and Wigston Borough Council in this instance) in accordance with Section 106 of the Town and Country Planning Act 1990. Consequently, it is the role of the Council to lead planning agreement negotiations, ensuring any fund provided by the developer is appropriately spent and / or distributed to the relevant service provider.

Developer Contributions in favour of Community Infrastructure Levy

- 4.2 The Borough Council has opted to continue with Developer Contributions and the negotiation of Section 106 Agreements or unilateral undertakings on new development with a view to reviewing the need for a Community Infrastructure Levy Charging Schedule in the future.
- 4.3 As part of any developer contribution towards the delivery of additional infrastructure negotiated via a legal agreement, the service provider must be able to demonstrate that there is a clear need for this contribution and that it is in conformity with the three necessity tests as included in Community Infrastructure Levy Regulation 122 (2) that state:

'A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:

- *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.'*

- 4.4 Non Community Infrastructure Levy relevant developments such as energy projects or mineral extractions will not be subject to the three necessity tests and therefore the policy test of necessity in Circular 05/2005 (paragraph B5) will apply.
- 4.5 One of the major changes to the collection of developer contributions through the Community Infrastructure Levy Regulations is that from April 2014, neither the Borough Council nor the service provider will be allowed to pool contributions collected via Section 106 Agreements or unilateral undertakings. However, as a caveat to that and if it is justified that the three necessity tests in Regulation 122 (2) are met, Regulation 123 (3b) can be applied. Regulation 123 (3b) will empower local authorities to pool developer contributions from a maximum of five agreements in order to deliver the necessary support facilities and infrastructure needed to mitigate the combined impact of a development. However, five pooled contributions towards a piece of

infrastructure will be back dated to include those dating back to 6th April 2010.

Negotiation of developer contributions at Oadby and Wigston Borough Council

- 4.6 When a planning application for new development is received by the Borough Council, that triggers the need for a developer contribution or any necessary off site works, the applicant will be notified about the requirement to enter into a legal agreement. The applicant is requested to complete an agreement before the expiry date of the planning decision, with failure to do so usually resulting in a refusal of planning permission. With regard to residential development, 'new' includes all additional units. The Borough Council may apply a developer contribution to buildings that are subject to a change in use, for example, from commercial to residential.
- 4.7 The Borough Council will seek to carry out early negotiations and discuss planning obligations prior to the planning application being formally submitted. Negotiations will take place with Officers and where appropriate (e.g. where open space or affordable housing is to be provided) will provide accurate detail about the level of contribution that is required due to the development. In some cases external service providers may be consulted regarding contributions or obligations they propose. This approach ensures that developers are fully informed on the contributions required for a proposed development at an early stage, assists in determining project viability and provides greater clarity and certainty to the process.
- 4.8 The trigger point for payments or off site works is dependent upon the nature of the development and timing of payments / development will be at an appropriate time, which will be negotiated on a site by site basis.
- 4.9 The preparation of the agreement is usually done via the Legal section of the Borough Council (or one of its partner authority's Legal sections). This is not a statutory requirement and it is open for developers or applicants to draft an agreement through their own solicitors. However, the Borough Council's Legal department must check the agreement before it is submitted as part of a planning application to ensure it fully complies with the Borough Council's legislative requirements.
- 4.10 Applicants are also advised to visit the Borough Council's website to view a template of the Borough Council's standard Section 106 Agreement and case study examples.
- 4.11 In addition, planning obligations can also be secured through unilateral undertakings by developers.

Monitoring of Obligations

- 4.12 Monitoring of planning obligations that are the responsibility of the Borough Council will be undertaken to ensure that monies are spent as the agreement stipulates.

- 4.13 The Borough Council will therefore seek a flat rate payment of £250.00 per legal agreement or 2% of the value of the developer contribution payable to Oadby and Wigston Borough Council, whichever is the greater. Where there is no quantifiable monetary value to the developer contribution, the flat rate of £250.00 will be payable.
- 4.14 Monitoring fees are an established practice and this has been introduced to cover the Borough Council's administrative costs, maintenance and monitoring of databases, attendance at necessary Section 106 meetings, income collection and for additional requirements placed upon the Enforcement Officer, Legal Officers and Planning Officers who provide on-site advice and guidance during the monitoring process.

Developer Contributions Oadby and Wigston Borough Council will seek

- 4.15 As part of a planning application, Oadby and Wigston Borough Council and its service providers have identified a need to consider the negotiation of legal agreements for items that include the following:
- Affordable Housing;
 - Education;
 - Highways and Transportation;
 - Open Space, Sport and Recreation (incorporating Green Infrastructure);
 - Civic Amenity – Waste Management;
 - Community Facilities;
 - Crime Prevention and Community Safety;
 - Fire and Rescue Service; and,
 - Public Realm.
- 4.16 Should a development proposal trigger a need for other forms of additional infrastructure in its locality, the Borough Council will advise the applicant to contact the appropriate service provider. This may include providers such as:
- Health Care;
 - Library Services; and,
 - Social Care.
- 4.17 More detailed information about each category of infrastructure identified in paragraph 4.15 is provided in sections 6 – 14 of this document.
- 4.18 The developer contributions set out in this Supplementary Planning Document are not an exhaustive list. The Borough Council may wish to negotiate on obligations not identified where they are considered necessary and relevant to mitigate the impact of a specific development.
- 4.19 The formulas included in this Supplementary Planning Document are included to guide developers on the types and levels of contributions that are likely to be expected as part of their planning permission (excluding VAT). All financial contributions contained in an agreement or unilateral undertaking will be index linked (using RICS Building Cost Information Service Tender Price

index) from the date of the agreement or unilateral undertaking to the date of the payment.

- 4.20 Should it be agreed by the Borough Council and the applicant, a formula may be amended on a site-by-site basis. The Borough Council must have suitable evidence to support any change to a formula and deem it necessary and justified to do so.

5. Approach to Planning Obligations for the Direction for Growth to the South East of Wigston

Direction for Growth to the South East of Wigston

- 5.1 The Direction for Growth to the South East of Wigston will form an extension to the Leicester Principal Urban Area on Greenfield land within the Borough. This is necessary as it is not appropriate to accommodate the Borough's housing and employment growth within the Leicester Principal Urban Area.
- 5.2 Approximately 450 dwellings (25 per cent of the Borough's total housing allocation) and 2.5 - 3.5 hectares of employment land will be delivered through the Direction for Growth. This scale of development is consistent with the Borough's Spatial Strategy contained within Core Strategy Policy 1. It should allow for the successful delivery of essential infrastructure and facilities on site or directly linked to the impacts of the Direction for Growth.

Essential infrastructure to support the delivery of the Direction for Growth to the South East of Wigston

- 5.3 Appendix 2 of the Oadby and Wigston Core Strategy contains 'essential' items of infrastructure that are deemed necessary to support growth in the Borough. The following table lists items of infrastructure that may be required as part of the Direction for Growth. These items were deemed reasonable and justified by the Planning Inspectorate when the Core Strategy was examined and found sound in 2010.
- 5.4 To facilitate the delivery of essential infrastructure items, developer contributions and where viable other applicable funding streams are going to be required to ensure the delivery of such development. The Borough Council keeps the latest infrastructure requirements to support growth up to date by reviewing its Local Infrastructure Plan (LIP) annually. This document contains 'essential' and 'optional' items that when known, identifies committed funding streams. This document can be viewed on the Borough Council's website: www.oadby-wigston.gov.uk

6. Affordable Housing

1	Name of Service	Affordable Housing
2	Service provider	Oadby and Wigston Borough Council
3	Current guidance on the issue	Oadby and Wigston Core Strategy (2010) Policy 11: Affordable Housing and the supporting text. Please also refer to the Core Strategy Document Library on the Borough Council's website for other relevant evidence based documents.
4	Form of contributions	<p>On site provision. The expectation is that the affordable housing land should be made available clean and serviced and at nil cost to a registered provider (also known as a housing association).</p> <p>Off site contributions in lieu of on-site provision will only be supported where there is clear evidence that the site is not suitable or viable. In such circumstances an open book approach must be adopted and the claim substantiated by detailed evidence that allows viability to be tested. The detailed evidence required must be verified by an independent valuer and that assessment will be paid for by the developer.</p>
5	Types of development which might trigger need	Residential developments within the Borough
6	Threshold for size of development for which contributions are appropriate	<p>The Borough Council will negotiate with developers with a view to securing the appropriate minimum threshold percentages as set out in Core Strategy Policy 11: Affordable Housing.</p> <p>Core Strategy Policy 11 states that:</p> <p>Affordable housing will be sought to meet identified local needs on all developments of 10 dwellings or more.</p> <p>Affordable Housing is sought to support the creation of balanced and sustainable communities. There is no upper limit to the level of affordable housing that can be delivered on a site. In line with the current Affordable Housing Viability Assessment, the following targets apply:</p> <ul style="list-style-type: none"> • Oadby – 30% • Wigston – 20% • South Wigston – 10% <p>Proposals for development which would not provide affordable housing in line with or in excess of the targets should be accompanied by an individual site viability assessment to justify the level of provision.</p>
7	Payment of	For off-site contributions, if a financial contribution

	contributions	is to be supplied by the developer, this will be agreed with the Borough Council as part of the legal agreement.
8	Direction for Growth – delivery of affordable housing	The affordable housing target for Wigston in Core Strategy Policy 11 does not include the Direction for Growth as it will be subject to individual site viability analysis. It is anticipated that it will deliver affordable housing in excess of the current 20 per cent target for Wigston.
9	Additional considerations	<p>The Borough Council accepts that each site is different and it will take into account specific circumstances in its negotiations to optimise the affordable housing contribution and will consider any innovative solutions for the provision of affordable housing in the Borough.</p> <p>Developers should fully consider the financial implications of affordable housing provision before acquiring land. Failure to do so will not be accepted as justification for departing from Core Strategy Policy 11.</p> <p>Developers should be aware that public subsidy is very unlikely to be available to help meet the cost of providing affordable housing on s106 sites.</p> <p>On sites where 100% affordable housing is being provided by a Registered Social Landlord, consideration will be given to reducing or removing planning obligations.</p>
10	Contact	<p>Development Management, Oadby and Wigston Borough Council Bushloe House Station Road Wigston Leicestershire, LE18 2DR Tel: 0116 2572 636 Email: planning@oadby-wigston.gov.uk</p>
11	Last updated	August 2011
12	Retention of contribution	The contribution will normally be retained for 5 years from the date of final payment unless otherwise agreed with the applicant / developer.

7. Education

1	Name of Service	Education
2	Service provider	Leicestershire County Council
3	Current guidance on the issue	Oadby and Wigston Core Strategy (2010) Policy 10: Community Infrastructure and the supporting text. Please also refer to the Core Strategy Document Library on the Borough Council's website for other relevant evidence based documents.
4	Contributions to capital costs or revenue costs	Capital only.
5	Threshold for size of development for which contributions are appropriate	Developments of 10 or more dwellings.
6	Types of facilities for which provision may be needed	<ul style="list-style-type: none"> • Sites for new schools; • Construction costs of new schools; • Contributions towards additional classrooms / other building provision of existing schools (including additional grass / artificial turf sports pitches and nature areas).
7	Types of development which might trigger need	<p>Residential developments.</p> <p>In the Oadby and Wigston Borough Council area contributions will be required for existing schools towards the cost of additional primary and secondary school places where there is a need. Contributions will be calculated on the basis of 20.6 primary places and 23.4 secondary places per 100 houses. For flats / apartments the current figures are 3.7 primary places and 3.8 secondary places per 100 units. Information about local pupil yields will be taken into account in setting the precise requirements.</p> <p>The costs per pupil place based on Department for Education (DfE) cost multipliers (January 2009) are £12,099.01 for primary, £17,876.17 for high schools (10 - 14 year olds) and £18,355.16 for upper schools (14 - 19 year olds).</p> <p>On a 'per house built basis' this equates to £2,492.40 per house for primary; £2,395.41 per house for 10 - 14 years high schools and £1835.52 per house for 14 - 19 years upper schools. On a 'per flat / apartment built basis' this equates to £447.66 per flat / apartment for primary; £393.28 per flat/apartment for 10 - 14 high schools and £293.68 per flat 14 - 19 upper schools. These cost multipliers are normally updated on April 1st each year.</p> <p>Where circumstances require the provision of a</p>

		<p>new school, a developer would be expected to make a contribution in the form of a suitable site or piece of land for the new school and the construction costs of the school building/s and/or facilities, including professional fees, furniture and equipment and/or works in kind to the County Council's specifications. The construction costs in these instances will exceed the costs per pupil place quoted above and will vary according to the conditions and configuration of each individual site.</p> <p>The value of contribution will be based upon the Department for Education (DfE) cost multipliers current at the time of signing the formal agreement or the appropriate cost multipliers plus an index linked update (as defined earlier), whichever is greater.</p> <p>Proposals to redevelop an existing school site by a developer would normally trigger need for a replacement school.</p>
8	Forms in which payments must be made	Land where required and either the costs of construction of buildings or work in kind to the County Council's specification, as detailed by the Director of Property.
9	Direction for Growth – delivery of education	<p>No essential items relating to the delivery of educational based infrastructure is identified in Appendix 2: Infrastructure Plan within the Adopted Core Strategy (2010).</p> <p>However, since school capacity varies from term to term, consultation with Leicestershire County Council's Education Department is essential to establish whether or not there is spare capacity in a given school for any developments of 10 or more dwellings.</p> <p>Applicants are also advised to revisit the latest version of the Oadby and Wigston Local Infrastructure Plan where essential and optional infrastructure requirements in the Borough are updated annually.</p>
10	Payment of contributions	<p>Contributions will be made as follows:</p> <p>All financial contributions contained in an agreement or unilateral undertaking will be index linked (using the RICS Building Cost Information Service Tender Price Index) from the date of the agreement or unilateral undertaking to the date of payment.</p> <p>Developer contribution payments will be required at an appropriate time and will be negotiated on a</p>

		site by site basis.
11	Contact	Andrew Tyrer Room 400 Planning Historic and Natural Environment Leicestershire County Council County Hall Glenfield Leicester LE3 8RA T 0116 305 8223 E andrew.tyrer@leics.gov.uk
		Development Management, Oadby and Wigston Borough Council Bushloe House Station Road Wigston Leicestershire, LE18 2DR. Tel: 0116 2572 636 Email: planning@oadby-wigston.gov.uk
12	Last updated	August 2011
13	Retention of contribution	The contribution will normally be retained for 5 years from the date of final payment unless otherwise agreed with the applicant / developer.

8. Highways and Transportation

1	Name of Service	Highways and Transportation
2	Service provider	Leicestershire County Council
3	Current guidance on the issue	Oadby and Wigston Core Strategy (2010) Policy 4: Sustainable Transport and Accessibility; and, Core Strategy Policy 10: Community Infrastructure and the supporting text. Please also refer to the Core Strategy Document Library on the Borough Council's website for other relevant evidence based documents.
4	Contributions to capital costs or revenue costs	Generally capital but some revenue, for example bus subsidy and particular maintenance liabilities. Maintenance contributions usually take the form of a commuted sum. Liability included for compensation arising from development highway works.
5	Threshold for size of development for which contributions are appropriate	No minimum level as need for contribution will depend on local circumstances and therefore will be determined on a site-by-site basis.
6	Types of development which might trigger need	Any type of development which leads to a material increase in traffic on the road network, or is detrimental to road safety, or has inadequate access (including walking, cycling and public transport), or has inadequate parking provision, or creates an on-street parking problem or affects a public right of way.
7	Types of facilities for which provision may be needed	Pedestrian and cycle facilities; public transport enhancement (bus and rail, capital and revenue); Travel Plans; park and ride facilities; road improvements; traffic management; on or off street car parking and resident parking schemes; traffic regulation orders; and, associated landscaping work including planting and hard surfacing.
8	Forms in which payments must be made	The required infrastructure will generally be provided by the developer, but some matters may be covered by a financial contribution.
9	Direction for Growth – delivery of highways and transport	To ensure effective delivery of the Direction for Growth, four items of essential transport related infrastructure have been identified in the Core Strategy (2010) Appendix 2: Infrastructure Plan: <ul style="list-style-type: none"> • Public transport provision to Wigston, Leicester and Wigston schools and South Leicestershire College in South Wigston; • Road improvements / new infrastructure, walking and cycling improvements to Wigston, Leicester, schools in Wigston and South Leicestershire College in South Wigston; • Mitigation measures at junction of A5199 Leicester Road / Welford Road / Moat Street / Newton Lane including bus priority measures;

		<p>and,</p> <ul style="list-style-type: none"> Public transport initiatives such as Smarter Choices to encourage bus use and more sustainable modes of transport. <p>Applicants are also advised to revisit the latest version of the Oadby and Wigston Local Infrastructure Plan where essential and optional infrastructure requirements in the Borough are updated annually.</p>
10	Payment of contributions	<p>Contributions will be made as follows:</p> <p>All financial contributions will be based upon current prices at the date of negotiation.</p> <p>Developer contribution payments will be required at an appropriate time and will be negotiated on a site by site basis.</p>
11	Contact	<p>Andrew Tyrer Room 400 Planning Historic and Natural Environment Leicestershire County Council County Hall Glenfield Leicester LE3 8RA T 0116 305 8223 E andrew.tyrer@leics.gov.uk</p>
		<p>Development Management, Oadby and Wigston Borough Council Bushloe House Station Road Wigston Leicestershire, LE18 2DR. Tel: 0116 2572 636 Email: planning@oadby-wigston.gov.uk</p>
12	Last updated	August 2011
13	Retention of contribution	The contribution will normally be retained for 5 years from the date of final payment unless otherwise agreed with the applicant / developer.

9. Open Space, Sport and Recreation (incorporating Green infrastructure)

1	Name of Service	Open Space, Sport and Recreation (incorporating Green Infrastructure)
2	Category of service provider	Oadby and Wigston Borough Council
3	Current guidance on the issue	Oadby and Wigston Core Strategy (2010) Policy 5: Green infrastructure; Core Strategy Policy 10: Community Infrastructure; and, Core Strategy Policy 17: Open Space, Sport and Facilities for Leisure, Recreation and Tourism and the supporting text. Please also refer to the Core Strategy Document Library on the Borough Council's website for other relevant evidence based documents.
4	Contributions to capital costs or revenue costs	Capital contributions towards initial development costs with commuted sum to deal with long-term maintenance, usually over a period of 20 years.
5	Threshold for size of development for which contributions are appropriate	Developments of 3 or more dwellings.
6	Types of development which might trigger need	Residential development.
7	Types of facilities for which provision may be needed	<p>New or extended public open space including amenity land, water facilities and pathways for the use of the public play facilities for children (including equipment) sports pitches (grass or artificial) indoor or outdoor sports facilities, allotment gardens, local nature reserves and land of biodiversity / wildlife potential (Green and Environmental Infrastructure).</p> <p>The findings of the 2009 Oadby and Wigston Borough Council Open Space, Sport and Recreation Facilities Study (PPG17 Study) identified deficiencies in the following typologies within the Borough:</p> <ul style="list-style-type: none"> • Children and Young People's Space • Parks and Recreation Grounds • Outdoor Sports Space • Allotments (site-by-site basis) <p>With regards to Green Infrastructure: mitigation exercises, habitat restoration / habitat creation, landscaping, site management, and site interpretation where possibly using natural species may all be appropriate.</p>
8	Forms in which payments must be made	Off-site financial contribution: Where an on site contribution is not possible, a financial contribution of a maximum of £3,144 will

		<p>be sought per dwelling.</p> <p>For category B (Children and Young People’s Space) and category E (Maintenance of Children and Young Person’s Space), there will be discounts as follows:</p> <p>1 Bed / Studio – 100% discount 2 Bed – 50% discount 3+ Bed – 0% discount</p> <p>The formula and details regarding the discount for categories B and E for calculating the contribution per dwelling (for developments of 3 units or more) is included in Appendix 1.</p> <p>Appendix 2 will be used to ensure that in a ward where the development proposal is located, if there is a sufficient supply of a typology of open space, this aspect shall be discounted from the formula that is set out in Appendix 1. For example, if the development is proposed in Oadby Brocks Hill where there is a sufficient supply of Outdoor Sports Playing Space, categories A and D in Appendix 1 will be discounted from the financial contribution. With that said, open space contributions for a development that comes forward on the edge of a ward boundary will be considered on a site by site basis in order to consider the impacts it may have upon open space supply in a neighbouring ward.</p> <p>The need for allotment land in the Borough is underlined in the Council’s PPG17 Study (2009). This need will be considered on a site by site basis.</p> <p>On site facilities: Where possible, facilities should be provided on site. For the Borough Council’s requirements for on site provision, please refer to the Final Draft Developer Contributions Evidence Base for Open Space, Sport and Recreation (incorporating Green Infrastructure) which is available on our website.</p> <p>In order to mitigate the effects of a development upon the Borough’s Green infrastructure Assets, it will sometimes be necessary for the developer to fund works off site.</p>
<p>9</p>	<p>Direction for Growth – delivery of open space, sport and recreation (incorporating green infrastructure)</p>	<p>As identified in the Adopted Core Strategy (2010) Appendix 2: Infrastructure Plan under the essential infrastructure requirements for Wigston Direction for Growth are:</p>

		<ul style="list-style-type: none"> • Biodiversity gain for natural habitat; • New open space; • Additional allotments; • Improved management and extent of Barnpool Meadow Local Wildlife Site; • Improved management and water quality of the aquifer between Barnpool Meadow Local Wildlife Site and the Grand Union Canal and Limedelves SSSI; • Improved management and water quality of the Grand Union Canal and Limedelves SSSI; and, • Establish footpath links relating to Strategic Green infrastructure Corridors, in particular between Kilby Bridge and Brocks Hill Country Park via Newton Lane. <p>Applicants are also advised to revisit the latest version of the Oadby and Wigston Local Infrastructure Plan where essential and optional infrastructure requirements are updated annually, as well as a list of Open Space, Sport and Recreation (incorporating Green Infrastructure) schemes seen as a priority by the Borough Council.</p>
10	Payment of contribution	<p>Contributions will be made as follows:</p> <p>All financial contributions contained in an agreement or unilateral undertaking will be index linked (using the RICS Building Cost Information Service Tender Price Index) from the date of the agreement or unilateral undertaking to the date of payment.</p> <p>Developer contribution payments will be required at an appropriate time and will be negotiated on a site by site basis.</p>
11	Geographic areas where there is no spare capacity	<p>Capacity issues are dependent on the nature of the development and the basis of the planning application. Amongst other documents, the PPG17 Study (2009) and the Green Infrastructure Plan (updated annually) assess this.</p>
12	Contact	<p>Development Management, Oadby and Wigston Borough Council Bushloe House Station Road Wigston Leicestershire, LE18 2DR. Tel: 0116 2572 636 Email: planning@oadby-wigston.gov.uk</p>
13	Last updated	<p>August 2011</p>
14	Retention of contribution	<p>The contribution will normally be retained for 5 years from the date of final payment unless otherwise agreed with the applicant / developer.</p>

10. Civic Amenity – Waste Management

1	Name of Service	Civic Amenity – Waste Management
2	Service provider	Leicestershire County Council – Waste Disposal Authority
3	Current guidance on the issue	Oadby and Wigston Core Strategy (2010) Policy 10: Community Infrastructure and the supporting text. Please also refer to the Core Strategy Document Library on the Borough Council's website for other relevant evidence based documents.
4	Contributions to capital costs or revenue costs	Financial contributions for capital costs.
5	Threshold for size of development for which contributions are appropriate	<p>Contributions will be sought where:</p> <ul style="list-style-type: none"> (i) the number of additional dwellings amount to 6 or more; (ii) the total contribution sum would amount to £200 or more. <p>Each additional dwelling unit is claimed at the same rate and the total number of additional dwelling units claimed for is net of any demolitions.</p> <p>Contributions may be sought from smaller sized developments if they form part of an overall development in an area.</p>
6	Types of development which might trigger need	<p>Where a new development increases the number of residential households in an area there will be increased patronage / use of the local Civic Amenity site/s. This can lead to a lack of capacity at the local Civic Amenity site.</p> <p>Contributions will not normally be sought for other types of development for example commercial, industrial, leisure / recreational and student halls of residence.</p> <p>The Civic Amenity site facilities are provided for resident household waste. Other types of users are normally not eligible or are highly unlikely to use the Civic Amenity facilities so contributions are not sought at present.</p> <p>The contribution rate for all Civic Amenity sites is to be reviewed on an annual basis. As stated in paragraph 6.12 of Leicestershire County Council's Statement of Requirements for Developer Contributions in Leicestershire, this figure will be updated after 1st April each year. Oadby and Wigston Borough Council's Local Infrastructure Plan will be updated in October each year. In line with the 2011/12 figure provided by Leicestershire County Council, the contribution requested for Civic Amenity – Waste Management in Oadby and</p>

		<p>Wigston at the time of consulting on this document is £53.26 per additional dwelling.</p> <p>Please contact Leicestershire County Council to obtain the most up to date figure.</p>
7	Types of facilities for which provision may be needed	<p>Civic Amenity (CA) site construction costs for extensions or alterations to existing infrastructure or the provision of new facilities.</p> <p>Currently contributions for other types of County Council waste facilities are not claimed for but this will not preclude claims for them in the future provided such is justified and meets national regulations.</p>
8	Payment of contributions	<p>Contributions will be made as follows:</p> <p>All financial contributions contained in an agreement or unilateral undertaking will be index linked (using the RICS Building Cost Information Service Tender Price Index) from the date of the agreement or unilateral undertaking to the date of payment.</p> <p>Developer contribution payments will be required at an appropriate time and will be negotiated on a site by site basis.</p>
9	Direction for Growth – delivery of waste management	<p>Negotiation for the payment structure of contributions for waste management as part of the Direction for Growth will be negotiated between the developer and Leicestershire County Council.</p>
10	Geographic areas where there is no spare capacity	<p>Contributions are determined by Leicestershire County Council by assessing the Civic Amenity site/s the residents of a new development are likely to use.</p> <p>In this Borough, it is likely to be the Oadby site.</p> <p>In accordance with paragraph 4.18 of this document, if considered to be necessary and justified, other obligations may be considered as part of a legal agreement to mitigate the impact of a specific development.</p>
11	Contact	<p>Andrew Tyrer Room 400 Planning Historic and Natural Environment Leicestershire County Council County Hall Glenfield Leicester LE3 8RA T 0116 305 8223 E andrew.tyrer@leics.gov.uk</p>
		<p>Development Management, Oadby and Wigston Borough Council</p>

		Bushloe House Station Road Wigston Leicestershire, LE18 2DR. Tel: 0116 2572 636 Email: planning@oadby-wigston.gov.uk
12	Last updated	August 2011
13	Retention of contribution	The contribution will normally be retained for 5 years from the date of final payment unless otherwise agreed with the applicant / developer.

11. Community Facilities

1	Name of Service	Community Facilities
2	Service provider	Oadby and Wigston Borough Council Leicestershire County Council
3	Current guidance on the issue	Oadby and Wigston Core Strategy (2010) Policy 10: Community Infrastructure and Core Strategy Policy 16: Community Facilities and Places of Worship and the supporting text. Please also refer to the Core Strategy Document Library on the Borough Council's website for other relevant evidence based documents.
4	Threshold for size of development for which contributions are appropriate	Need shall be assessed on a site-by-site basis and will be dependent upon local need.
5	Geographic areas where there is no spare capacity	Capacity issues are dependent on the nature of the development and existing facilities in the area.
6	Types of development which might trigger need	Residential or in exceptional circumstances, non-residential development. Residential developments over 1,000 people (approximately 400 dwellings or more) are likely to generate need for new or improved community facilities. Contributions arising from non-residential development may be sought on the basis of the scale and type of development and the availability of existing residential facilities and demand for additional facilities. Specialist residential or day care institutions may be required to provide their own recreation facilities or contribute to public facilities as appropriate.
7	Types of facilities for which provision may be needed	A contribution to the extension and / or improvement of existing halls or facilities would be expected. If a development would result in the loss of a recognised community facility / facilities, a replacement facility, to a specification agreed with the Borough Council, should be provided by the developer. If existing facilities have full capacity, a new community facility should be provided. Developers should contact the Borough Council early in the development process to ascertain whether this is required.
8	Forms in which contributions should be made	Capacity issues are dependent on existing community facilities and the nature of the development. Contributions can be either provision of facilities or commuted sums, as determined by

		the Borough Council, through negotiation of the legal agreement with the developer.
9	Direction for Growth – delivery of community facilities	<p>Appendix 2: Infrastructure Plan of the Adopted Core Strategy (2010) identifies the following essential item of infrastructure to support the delivery of the Direction for Growth:</p> <ul style="list-style-type: none"> • Community / Youth Centre. <p>This development will be funded and developed entirely by the developer.</p> <p>Applicants are also advised to revisit the latest version of the Oadby and Wigston Local Infrastructure Plan where essential and optional infrastructure requirements in the Borough are updated annually.</p>
10	Payment of contributions	<p>Contributions will be made as follows:</p> <p>All financial contributions will be based upon current prices at the date of negotiation.</p> <p>Developer contribution payments will be required at an appropriate time and will be negotiated on a site by site basis.</p>
11	Contact	<p>Development Management, Oadby and Wigston Borough Council Bushloe House Station Road Wigston Leicestershire, LE18 2DR. Tel: 0116 2572 636 Email: planning@oadby-wigston.gov.uk</p>
12	Last updated	August 2011
13	Retention of contribution	The contribution will normally be retained for 5 years from the date of final payment unless otherwise agreed with the applicant / developer.

12. Crime Prevention and Community Safety

1	Name of Service	Leicestershire Constabulary
2	Service provider	Other Service Provider
3	Current guidance on the issue	Oadby and Wigston Core Strategy (2010) Policy 10: Community Infrastructure and Core Strategy Policy 14: Design and Sustainable Construction and the supporting text. Please also refer to the Core Strategy Document Library on the Borough Council's website for other relevant evidence based documents.
4	Contributions to capital costs or revenue costs	Capital only.
5	Threshold for size of development for which contributions are appropriate	For residential developments, contributions will be assessed on a site by site basis but as a minimum will be sought on developments 10 units or more. For commercial developments, contributions will be sought on developments greater than 1,000m ² .
6	Types of development which might trigger need	Contributions are likely to be required from residential or commercial developments, but each contribution will be assessed on an individual site-by-site basis as part of the legal agreement.
7	Types of facilities for which provision may be needed	All forms of capital infrastructure including equipment, IT infrastructure and construction costs that relate to the impact of a development.
8	Forms in which contributions should be made Residential	<p>A financial contribution as agreed in the legal agreement through the use of the appropriate formula or where required, the supply of land. Other contributions may be appropriate, and these will be assessed on an individual site by site basis.</p> <p>The formula for contributions is specific to Oadby and Wigston and has been agreed through negotiation with Leicestershire Constabulary:</p> <p>Leicestershire Constabulary will seek £688.76 per dwelling on developments of 10 units or more. The justification for this figure is summarised in Appendix 3 of this document. This formula has been jointly agreed between Leicestershire Constabulary and Oadby and Wigston Borough Council. When required, an explanation of the formula and justification for policing contributions sought must be provided by Leicestershire Constabulary on a site by site basis.</p> <p>A discount of 30% per dwelling will be applied for developments that meet Secured by Design standards.</p> <p>The level of policing contribution may also be adjusted taking into account re-development sites where there is an existing policing requirement.</p>

	Commercial	Leicestershire Constabulary will seek £7 per m ² on commercial development greater than 1,000m ² .
9	Direction for Growth	<p>As identified in the Adopted Core Strategy (2010) Appendix 2: Infrastructure Plan under the essential infrastructure requirements for Leicester Principal Urban Area / Borough Wide Infrastructure:</p> <ul style="list-style-type: none"> • Enhancement of policing infrastructure as required based upon local need arising from growth. <p>Applicants are also advised to revisit the latest version of the Oadby and Wigston Local Infrastructure Plan where essential and optional infrastructure requirements in the Borough are updated annually.</p>
10	Payment of contribution	<p>Contributions will be made as follows:</p> <p>All financial contributions contained in an agreement or unilateral undertaking will be index linked (using the RICS Building Cost Information Service Tender Price Index) from the date of the agreement or unilateral undertaking to the date of payment.</p> <p>Developer contribution payments will be required at an appropriate time and will be negotiated on a site by site basis.</p>
11	Person contact	<p>Sally Chivers Chief Inspector Corporate Services Department FHQ Enderby Leicester LE19 2BX Tel: 0116 248 2101 Email: Sally.Chivers@leicestershire.pnn.police.uk</p>
		<p>Development Management Oadby and Wigston Borough Council Bushloe House Station Road Wigston Leicestershire, LE18 2DR. Tel: 0116 2572 636 Email: planning@oadby-wigston.gov.uk</p>
12	Last updated	August 2011
13	Retention of contribution	The contribution will normally be retained for 5 years from the date of final payment unless otherwise agreed with the applicant / developer.

13. Fire and Rescue Service

1	Name of Service	Leicestershire Fire and Rescue Service
2	Category of service provider	Other Service Provider
3	Current guidance on the issue	Oadby and Wigston Core Strategy (2010) Policy 10: Community Infrastructure and the supporting text. Please also refer to the Core Strategy Document Library on the Borough Council's website for other relevant evidence based documents.
4	Contributions to capital costs or revenue costs	Capital only.
5	Threshold for size of development for which contributions are appropriate	For residential developments, contributions will be assessed on a site by site basis but as a minimum will be sought on developments 10 units or more. For commercial developments, the need for contributions will also be assessed on an individual site by site basis.
6	Types of development which might trigger need	Contributions are likely to be required from residential or commercial developments, but each contribution will be assessed on an individual site-by-site basis.
7	Types of facilities for which provision may be needed	The Fire Service is required to secure water from either portable or open water services to effectively fight fires under normal circumstances, in line with the Code of Practice between all Fire Authorities and all Water Companies. Hydrants and appropriate water mains with adequate pressure to supply them. Possible alternative sources of water for fire fighting include balancing lakes and underground tanks.
8	Forms in which contributions should be made	Land where required and the costs of construction of buildings / infrastructure to the Chief Fire Officer's specification.
9	Direction for Growth	In accordance with paragraph 4.18 of this document, if considered to be necessary and justified, other obligations may be considered as part of a legal agreement to mitigate the impact of the Direction for Growth on the fire and rescue service. Applicants are also advised to revisit the latest version of the Oadby and Wigston Local Infrastructure Plan where essential and optional infrastructure requirements in the Borough are updated annually.
10	Payment of contribution	Contributions will be made as follows: All financial contributions will be based upon current prices at the date of negotiation.

		Developer contribution payments will be required at an appropriate time and will be negotiated on a site by site basis.
11	Person contact	Development Management, Oadby and Wigston Borough Council Bushloe House Station Road Wigston Leicestershire, LE18 2DR. Tel: 0116 2572 636 Email: planning@oadby-wigston.gov.uk
12	Last updated	August 2011
13	Retention of contribution	The contribution will normally be retained for 5 years from the date of final payment unless otherwise agreed with the applicant / developer.

14. Public Realm

1	Name of Service	Public Realm
2	Service provider	Oadby and Wigston Borough Council
3	Current guidance on the issue	Oadby and Wigston Core Strategy (2010) Policy 10: Community Infrastructure and Core Strategy Policy 15: Landscape and Character and the supporting text. Please also refer to the Core Strategy Document Library on the Borough Council's website for other relevant evidence based documents.
4	Contributions to capital costs or revenue costs	All capital costs of implementation and maintenance costs for an agreed period.
5	Threshold for size of development for which contributions are appropriate	<p>The need for contribution will depend on local circumstances and therefore will be determined on a site-by-site basis.</p> <p>It can be applied to all new development that is related to or has a direct impact upon civic spaces, pedestrian-only zones or publicly accessible structures.</p>
6	Types of development which might trigger need	<p>All town, district or local centre development that may be related to or have an impact upon publicly sensitive spaces or structures.</p> <p>Large out-of-centre developments, for example, a retail development such as a supermarket or residential development of 50 dwellings or more may have a cumulative impact upon its local town centre and areas of public open space / facilities. In such cases, a Section 106 Agreement may be negotiated as part of a planning application.</p>
7	Types of facilities for which provision may be needed	<p>Public realm improvement could include all open space and hard landscaping of public value, such as those areas included as part of town centre master plans, including:</p> <ul style="list-style-type: none"> • Landscaping; • Site management; • Public art; • Public lighting • Civic spaces or structures, including civic and public squares and other hard surfaced areas designed for pedestrians; and • Site interpretation.
8	Forms in which payments must be made	Financial contribution, land or sites, where applicable.
9	Direction for Growth – delivery of public realm	<p>There were no items of infrastructure relating to essential public realm identified in the Adopted Core Strategy (2010) Appendix 2: Infrastructure Plan for Wigston Direction for Growth.</p> <p>However, there may be a need to contribute towards public realm in Wigston Town Centre.</p>

		Applicants are also advised to revisit the latest version of the Oadby and Wigston Local Infrastructure Plan where essential and optional infrastructure requirements in the Borough are updated annually.
10	Payment of contribution	Contributions will be made as follows: All financial contributions will be based upon current prices at the date of negotiation. Developer contribution payments will be required at an appropriate time and will be negotiated on a site by site basis.
11	Contact	Development Management, Oadby and Wigston Borough Council Bushloe House Station Road Wigston Leicestershire, LE18 2DR. Tel: 0116 2572 636 Email: planning@oadby-wigston.gov.uk
12	Last updated	August 2011
13	Retention of contribution	The contribution will normally be retained for 5 years from the date of final payment unless otherwise agreed with the applicant / developer.

Appendices

**Appendix 1: Formula for Open Space, Sport and Recreation
(incorporating Green Infrastructure)**

A Number of proposed dwellings x 26 (total square metre area of Outdoor Sports Space required per dwelling) x area cost per square metre = total Outdoor Sports Space contributions

B Number of proposed dwellings x 7.8 (area of Children and Young People’s Space per dwelling) x area cost per square metre = total contribution towards Children and Young People’s Space

C Number of proposed dwellings x 13 (area of Parks and Recreation Grounds Space per dwelling) x area cost per square metre = total contribution towards Parks and Recreation Grounds Space

D Number of proposed dwellings x 26 (total square metre area of Outdoor Sports Space required per dwelling) x 20 year maintenance cost per square metre = total maintenance of Outdoor Sports Space contributions

E Number of proposed dwellings x 7.8 (area of Children and Young People’s Space per dwelling) x 20 year maintenance cost per square metre = total maintenance contributions for Children and Young People’s Space

F Number of proposed dwellings x 13 (area of Parks and Recreation Grounds Space per dwelling) x 20 year maintenance cost per square metre = total maintenance contributions for unequipped Parks and Recreation Grounds Space

Total financial contributions required where no on site provision is proposed = **A+B+C+D+E+F**. The sum required at 1 April 2011 is **£3,144 per dwelling** in lieu of open space provision.

For category B (Children and Young People’s Space) and category E (Maintenance of Children and Young Person’s Space), there will be discounts as follows:

- 1 Bed / Studio – 100% discount
- 2 Bed – 50% discount
- 3+ Bed – 0% discount

	0% (Full Contribution)	50% Contribution (B & E Discount Incorporated)	100% Contribution (B & E Discount Incorporated)
3+ Bed Dwelling	£3,144		
2 Bed Dwelling		£1,833	
1 Bed Dwelling			£522



Appendix 2: Summary of Provision of Open Space by Ward

Sufficient supply

Under supply

	Allotments	Children & Young People's Space	Outdoor Sports Space	Parks & Recreation Grounds
Oadby Grange	Under supply	Under supply	Under supply	Sufficient supply
Oadby Uplands	Under supply	Under supply	Under supply	Under supply
Oadby St Peters	Sufficient supply	Under supply	Under supply	Under supply
Oadby Woodlands	Under supply	Under supply	Under supply	Under supply
Oadby Brocks Hill	Under supply	Under supply	Sufficient supply	Under supply
Wigston Meadows Court	Under supply	Under supply	Under supply	Under supply
Wigston Fields	Sufficient supply	Under supply	Under supply	Sufficient supply
Wigston St. Wolstans	Under supply	Under supply	Under supply	Under supply
South Wigston	Under supply	Under supply	Under supply	Sufficient supply
Wigston All Saints	Under supply	Under supply	Under supply	Sufficient supply

Table 7.3.1 – PPG17 Open Space, Sport and Recreation Facilities Study (May 2009)

Appendix 3: Leicestershire Constabulary's Policing Contribution: Summary Sheet

Total New Population	2744.258363	2.744	000's
Total Dwellings Planned	1056		
Population per New Dwelling	2.60		
Total New Incidents Projected	461.6452401		
Total New Police Officers Needed	2.481963656	0.904505706	
Total New Police Staff Needed	14.51948739	5.291358378	
Total New Staff Needed	17.00145105	6.195864084	
Total New Accommodation Needed	219.8071258	12.92872739	
Total New Accom Cost	£541,338.56	£2,462.79	
Total New Staff Cap Set Up Cost	£185,924.27	£10,935.79	
Total New Staff 3yr Rev Cost	£0.00	£0.00	
Total Staff Cost	£185,924.27	£10,935.79	
Total Overall Cost	£727,262.83	£3,308.64	

Average 106	£688.76
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	Staff per 1000 pop	Accomm per Staff	Accomm per 1000 pop	Accomm cost per sqm	Accomm cost per 1000 pop	Accomm per person	Accomm per dwelling	
Incidents per 1000 pop	168.2222222	6.195864084	12.92872739	80.10464	£2,462.79	£197,280.82	£197.28	£512.68
		Staff Set Up Cost	Staff Revenue	Staff Cost Per Person	Set Up Cost Per Person	Set Up Cost Per Person	Staff Cost Per Dwelling	
		£10,935.79	£0.00	£10,935.79	£67,756.66	£67.76	£176.08	