

Borough of Oadby & Wigston



Oadby & Wigston

Local Infrastructure Plan

2010 - 2011



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1. INTRODUCTION

- 1.1 Sustainable development is a fundamental 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 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 Borough’s Spatial 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 one another and that there is co-ordinated action to deliver effectively the essential physical, social, environmental and economic infrastructure to support the growth of the Borough. Such delivery requires appropriate mechanisms to be in place that support relevant agencies and organisations involved.
- 1.5 The Regional Spatial Strategy for the East Midlands published in March 2009 (RSS8) was revoked by central Government in July 2010. Therefore, this document is written in line with national planning policy and guidance from the Planning Advisory Service.
- 1.6 Appendix 2 of the Oadby and Wigston Adopted Core Strategy Development Plan Document (September 2010) contains the ‘essential’ items with ‘committed’ and ‘non-committed’ funding streams from the Local Infrastructure Plan. For each of the identified types of infrastructure, delivery agents, timescales and funding streams are set out.

The Local Infrastructure Plan, in its entirety, can be viewed in Appendix A of this document.

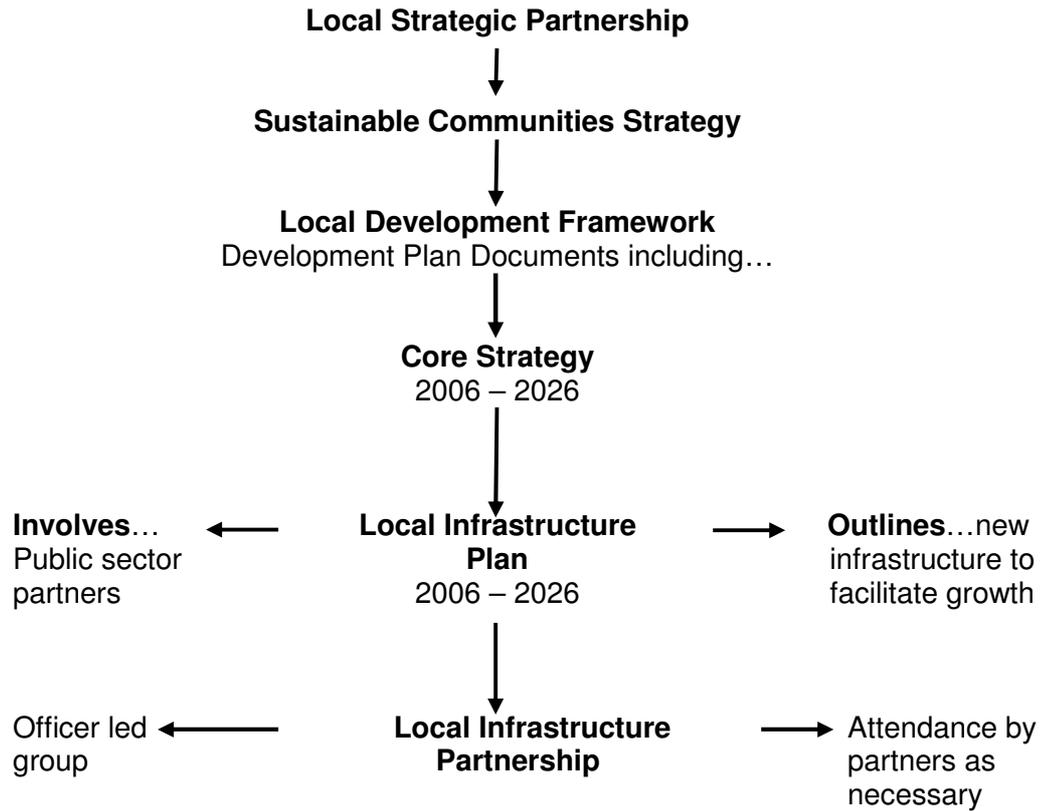
- 1.7 Delivery of the infrastructure set out in the Local Infrastructure Plan has been phased to reflect the likely availability of funding and the programme of work anticipated to take place up to 2026. The delivery agencies identified range across the spectrum of national and locally based organisations in both the public and private sectors. The intention is for the Local Infrastructure Plan to provide a co-ordinated and jointly agreed schedule to secure successful delivery of the spatial strategy and the spatial objectives of the Oadby and Wigston Adopted Core Strategy Development Plan Document (September 2010).
- 1.8 Successful delivery requires the provision of an appropriate range and level of supporting infrastructure. The Core Strategy provides an overview of the Spatial Strategy for the Borough and the Local Infrastructure Plan provides a delivery framework indicating likely phasing, costs and funding mechanisms for necessary items of infrastructure to support growth up to 2026.
- 1.9 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 2010), includes 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 Policy's, will be to establish what needs to be done, when by, who needs to do it and what the priorities for action are. Capital costs need to be identified together with external sources of funding.
- 2.2 The Local Infrastructure Plan has to consider a number of interrelated matters including:
- 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, proactive and realistic. It has to be integrated and co-ordinated with a wide range of plans and programmes that impact upon spatial planning. It will need to be an evolving document which is updated annually. Such updates will be influenced, in part, by the completion of the Borough's Annual Monitoring Report (AMR) and conclusions drawn from stakeholder consultation.

3. BACKGROUND

- 3.1 To support the delivery of the Leicester and Leicestershire Housing Market Area Authorities Growth Infrastructure Assessment (April 2009), it is important that the vision, objectives, spatial strategy and policies of the Borough's Local Development Framework are delivered in a well thought out 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 rather identify the local infrastructure requirements that will complement these more strategic proposals. In turn, this will 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 and the delivery of new assets; 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 (LSP) 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. 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 continue to be reviewed annually by the Borough Council, liaising with the representatives of the Local Infrastructure Partnership Sub-Committee. 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 It is recognised that to deliver 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 measures likely to have a bearing on land use, such as health, cultural and social issues, economic development, learning and skills and environmental infrastructure.
- 4.2 To ensure continued successful engagement amongst the key agencies a range of mechanisms will need to be maintained and/or developed. 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.
- 4.3 Further to 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 promotion and encouragement of 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 Oadby and Wigston Adopted Core Strategy Development Plan Document (September 2010) 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 substantial and co-ordinated effort is made to ensure that new development is accompanied by appropriate infrastructure.
- 5.3 It is 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.
- 5.4 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.
- 5.5 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.
- 5.6 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; green infrastructure; culture; leisure; and, recreation provision.
- 5.7 New development will be expected to contribute to the provision of associated infrastructure required to access / service the growth. 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.

- 5.8 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.
- 5.9 The Local Infrastructure Plan sets out current information on programmed and planned infrastructure. To avoid the schedule being seen as 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 that has been completed.

Essential (committed): to enable the growth of the Borough over the plan period of 2006 – 2026, development of this item is deemed 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 is deemed 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 is deemed 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 support growth 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 is deemed 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 support growth in the Borough and therefore is listed as optional at this stage. Funding for this development has not been committed.

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 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 Leicester and Leicestershire Housing Market Area Authorities Growth Infrastructure Assessment (April 2009) 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 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, sub-regional, strategic, local and capital grants, as well as revenue spend 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's emerging 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 Section 216 of the Planning Act 2008 provides for the possibility of planning authorities introducing an alternative to Section 106 Agreements - the Community Infrastructure Levy. The Community Infrastructure Levy Regulations, enacted April 2010, placed into law for the first time the Government's 05/2005 Circular policy tests on the use of Planning Obligations. The statutory tests are intended to clarify the purpose of planning obligations in light of the Community Infrastructure Levy and provide a stronger basis to dispute planning obligation policies, or practice, that breach these criteria. The Council is currently reviewing its position on Community Infrastructure Levy and is also aware that the new Coalition Government are considering the option to replace Community Infrastructure Levy with a US-inspired Tax Increment Finance tariff-based charge for new developments. It is important that the Borough Council gets this decision right in light of the fact that it also intends to produce a Developer Contributions Supplementary Planning Document.

Full consideration of the Community Infrastructure Levy and its merit in this Borough will continue be reviewed as part of this process.

- 6.6 Whilst developer contributions will play a significant role 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 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 'working' 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.

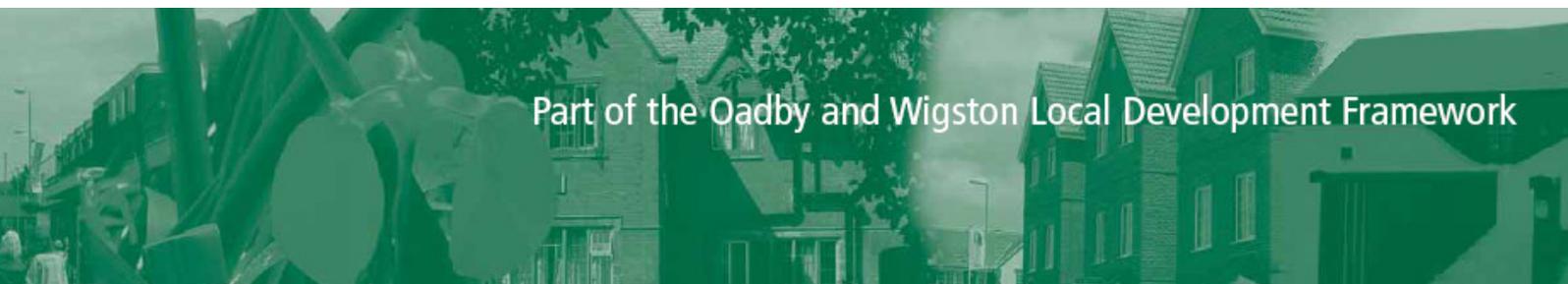
8. CONCLUSIONS

- 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 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 may be needed to support new development and growth.
- 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.
- 8.4 The Local Infrastructure Plan is an ambitious document that identifies 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.
- 8.5 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.
- 8.6 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 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.
- 8.7 Whilst it needs to be recognised that it is not possible to guarantee future levels of either public or private sector 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.
- 8.8 The Local Infrastructure Plan will assist in providing a clear basis for infrastructure providers to plan future investment and service delivery across the Core Strategy's plan period of 2006 – 2026.

- 8.9 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 sub-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 Plan will concentrate on supporting all 'essential' infrastructure to facilitate growth and in due course to apply attention to development deemed less crucial thereafter.
- 8.10 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 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 in due course.

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
Walter Charles Centre Refurbishment	Complete	£36,000	2008 – 2010	OWBC	OWBC
Wigston Road Allotments Composting Toilet Block	Complete	£8,000	2010 – 2011	OWBC	OWBC
Brocks Hill Country Park – Older Children's Play Area	Complete	£122,000	2007 – 2008	OWBC	The Big Lottery Fund
Brocks Hill Country Park – Access	Complete	£12,000	2008 – 2009	OWBC	OWBC

Infrastructure required	Complete/ Essential / Optional	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
improvements					
Uplands Park Play Area	Complete	£60,000	2008 – 2009	OWBC	OWBC
Iliffe Park Refurbishment	Complete	£70,000	2009 – 2010	OWBC	Playbuilder Grant Funding; Oadby Forum; Big Lottery
Beauchamp College: New double sized sports hall and fitness centre	Complete	£2,750,000	Completed 2006	Beauchamp College	Beauchamp College; England Basketball via Sport England (£200k); Active England towards fitness centre (£300k)
Beauchamp College: New Children's Centre, childcare facility	Complete	£350,000	2006 – 2007	Beauchamp College	Beauchamp College; The Big Lottery (£30k)
Beauchamp College: Applied Learning Centre, refurbishment and new build	Complete	£1,700,000	2007 – 2008	Beauchamp College	Beauchamp College
Beauchamp College: New Adult Training	Complete	£350,000	2006 – 2007	Beauchamp College	Beauchamp College

Infrastructure required	Complete/ Essential / Optional	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
Centre					
Beauchamp College: New electricity sub-station	Complete	£180,000	2009	Beauchamp College	Beauchamp College
Beauchamp College: Refurbishment and extension of Science Faculty	Complete	£2,200,000	2009 – 2010	Beauchamp College	Beauchamp College
Gartree High School: Development of new school, including classrooms, halls, sports facilities, ICT areas, play and open space	Complete	£11,000,000	Completed 2007	Leicestershire County Council; Gartree High School	TBC
Land off Pipistrelle Way, 12 affordable units	Essential (committed)	TBC	2010 - 2012	Developer Contributions	Developer Contributions
Uplands Park Redevelopment	Essential (committed)	£35,000	2009 – 2011	OWBC	OWBC
Sandhurst Street, PAL	Essential	TBC	2009 – 2012	Waterloo Housing Group	Developer Contributions

Infrastructure required	Complete/ Essential / Optional	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
International site, 8 affordable units	(committed)				
Beauchamp College: Refurbishment and extension of English Faculty	Essential (committed)	£1,800,000	2010 – 2011	Beauchamp College	Beauchamp College
New Cemetery	Essential (non-committed)	TBC	2006 – 2026	OWBC	OWBC; Developer contributions
Replacement Surgery for existing Practice*	Essential (non committed) (identified in PCTs primary care premises investment plan)	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. The PCT will seek to support its limited funding with other sources where appropriate
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

Infrastructure required	Complete/ Essential / Optional	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
Establishment of Oadby Grange Country Park	Optional (committed)	£21,550	2009 – 2012	OWBC	Developer contributions; OWBC
Uplands Park Teen Play Area	Optional (committed)	£72,000	2010 – 2011	OWBC	OWBC
Brocks Hill CCTV	Optional (committed)	£7,000	2010 – 2011	OWBC	OWBC
Uplands Park: Outdoor Fitness Equipment	Optional (non-committed)	£8,000	2010 – 2011	OWBC	Leicestershire County Council £4,000; Oadby Residents Forum £4,000
Beauchamp College: Extension of front of college and Music Faculty improvements	Optional (non-committed)	£300,000	2012 – 2017	Beauchamp College	Beauchamp College
Beauchamp College: New Learning Resource Centre and Modern Languages Faculty	Optional (non-committed)	£1,800,000	2012 - 2013	Beauchamp College	Beauchamp College
Gartree High School:	Optional (non-	TBC	2011 – 2016	Leicestershire County	TBC

Infrastructure required	Complete/ Essential / Optional	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
Development of a new meeting / conference area	committed)			Council; Gartree High School	
Manor High School: Development of a new sports hall	Optional (non-committed)	TBC	TBC	TBC	TBC
Manor High School: Extension to Design Technology Faculty building	Optional (non-committed)	£565,000	TBC	Leicestershire County Council; Manor High School	TBC
Manor High School: Development of a new classroom block to replace temporary classrooms	Optional (non-committed)	TBC	TBC	Leicestershire County Council; Manor High School	TBC
Manor High School: Development of a new Music Faculty including a new hall	Optional (non-committed)	TBC	TBC	Leicestershire County Council; Manor High School	TBC
Wigston					
Bull Head Street, 12	Complete	£950,000	2006 – 2007	De Montfort Housing	Housing Corps £400,000

Infrastructure required	Complete/ Essential / Optional	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
flats shared ownership				Society	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
Wigston Fields Community Centre	Complete	£543,000	2009 – 2010	OWBC; Leicestershire County Council	OWBC
Two Steeples Mews, 16 affordable units	Complete	£1,500,000	2008 – 2010	Nottingham Communities Housing Association	Housing Corporation Grant Funding £200,000; Developer contributions
Ecobs Garden Centre, Horsewell Lane, 27 affordable units	Complete	£4,000,000	2009 – 2010	Waterloo Housing Group	Homes and Communities Agency funding; Developer contributions
Green Gym, Aylestone Lane Allotments	Complete	£89,000	2006-2009	OWBC; British Trust for	The Big Lottery Fund; OWBC

Infrastructure required	Complete/ Essential / Optional	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
				Conservation Volunteers	
Green Earth Community Garden Project (Green Gym)	Complete	£2,000	2009 – 2010	OWBC	OWBC
Bushloe High School: Development of new school, including classrooms, halls, sports facilities, play and open space	Complete	TBC	Completed 2006	Leicestershire County Council; Bushloe High School	TBC
Guthlaxton College: New dining hall	Complete	TBC	Completed 2007	Guthlaxton College	Guthlaxton College
Guthlaxton College: Extension to Sports Hall to accommodate new changing facilities	Complete	TBC	Completed 2009	Guthlaxton College	Guthlaxton College
Willow Place, off Long Street, 6 affordable units	Essential (committed)	TBC	2010 – 2011	Waterloo Housing Group	Homes and Communities Agency funding; Developer contributions

Infrastructure required	Complete/ Essential / Optional	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
Guthlaxton College: New foyer for the Performing Arts building	Essential (committed)	TBC	2011 – 2012	Guthlaxton College	Guthlaxton College
26 – 32 Bull Head Street, affordable units	Essential (non- committed)	TBC	TBC	Riverside Group Ltd; OWBC.	Homes and Communities Agency funding; Developer contributions.
Replacement Surgery for 4 existing practices*	Essential (non- committed) (identified in PCTs primary care premises investment plan)	Recurrent costs estimated £300,000 per year	Site options currently being explored. Earliest completion date 2012/13	Practice / developer	PCT / Practice / Developer other developments on site – to be explored. The PCT will seek to support its limited funding with other sources where appropriate
Public 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 – 2011	OWBC	Developer contributions

Infrastructure required	Complete/ Essential / Optional	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
area					
Wigston Cemetery Memorial Beds	Optional (committed)	£10,000	2010 – 2011	OWBC	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 Earth Community Garden Project (Green Gym)	Optional (non-committed)	£180,000	2010 – 2013	OWBC; BTCV	OWBC; Funding streams to be found
South Wigston					
Station Street, 23 Shared-ownership units	Complete	TBC	2007 – 2008	Leicester Housing Association	Housing Corporation Grant funding; Developer contributions
Landsdowne Grove, 13 affordable housing units	Complete	TBC	2006 – 2008	Easton Shires Housing Group	Housing Corporation Grant funding; Developer contributions

Infrastructure required	Complete/ Essential / Optional	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
Bassett Centre Customer Services, South Wigston Library	Complete	£10,000	2009 – 2010	OWBC	OWBC
Bassett Centre Refurbishment	Complete	£17,000	2009 – 2010	OWBC	Better Places Fund
South Leicestershire College, Canal Street	Complete	£40,000,000	2008 – 2010	South Leicestershire College	Learning and Skills Council; South Leicestershire College
Development of Bobbin Factory on Canal Street to include Sure Start children's centre, youth centre and adult facilities and office space over four floors	Complete	£2,000,000	2009 – 2010	South Leicestershire College; OWBC; Leicestershire County Council	South Leicestershire College; Sure Start Capital Grant; Leicestershire County Council OWBC; East Midlands Development Agency
South Leicestershire College: Improved sporting provision	Essential (committed)	TBC	2011 – 2014	OWBC; South Leicestershire College	OWBC (£600k S106)

Infrastructure required	Complete/ Essential / Optional	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
Replacement surgery for existing practice*	Essential (non-committed) (identified in PCTs primary care premises investment plan)	Recurrent costs estimated £130,000 per year	Site option being explored. Earliest completion date 2012/13	Practice / developer	PCT / Practice / Developer of other developments on site – to be explored. The PCT will seek to support its limited funding with other sources where appropriate
Blaby Road Park Refurbishment	Optional (committed)	£800,000	2010 – 2012	OWBC	OWBC; Section 106 (Tesco)
William Gunning Park Masterplan	Optional (committed)	£650,000	2010 – 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					

Infrastructure required	Complete/ Essential / Optional	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
WC Refurbishment	Complete	£30,000	2008 – 2009	OWBC	OWBC
Borough wide CCTV (ANPR) for arterial routes	Complete	£135,000	2009 – 2010	Leicestershire Constabulary; OWBC; Blaby District Council	Leicestershire Constabulary; OWBC; Blaby District Council
Oadby and Wigston Walk-in Medical Centre, The Parade, Oadby - PCT owned premises	Complete	TBC	Building work completed & service commissioned March 2010	PCT	TBC
Waste management for new developments, dependent upon their nature and size.	Essential (non-committed)	£52.06 per additional dwelling as of 1 st April 2010	2010 – 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
Enhancement of policing infrastructure**	Essential (non-committed)	TBC	TBC	Leicestershire Constabulary	Leicestershire Constabulary; Developer contributions

Infrastructure required	Complete/ Essential / Optional	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
OWBC Depot CCTV	Optional (committed)	£11,000	2010 – 2011	OWBC	OWBC
Transfer Station for Refuse and Recycling	Optional (committed)	£150,000 (self-financed)	2010 onwards	OWBC	OWBC (Project is self-financed)
Collection of textiles, reusable materials, outside glass collection	Optional (committed)	£50,000	2010 onwards	OWBC	OWBC
Bus Shelters	Optional (committed)	£10,000 (ongoing annually)	2010 – 2011	OWBC	OWBC
Car Park Improvements	Optional (committed)	£10,000 (ongoing annually)	2010 – 2011	OWBC	OWBC
Disabled Facility Grants for residential properties	Optional (committed)	£275,000 (ongoing annually)	2010 – 2011	OWBC	OWBC; Central Government
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	Optional (non-committed)	TBC	TBC	Leicestershire County Council; OWBC	Leicestershire County Council; Developer contributions

Infrastructure required	Complete/ Essential / Optional	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
existing public transport links					
Wigston Direction for Growth					
New Primary Sub-Station	Essential (non-committed)	TBC	2017 – 2026	Central Networks; Developer	Central Networks ; 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

Infrastructure required	Complete/ Essential / Optional	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
Road improvements / new infrastructure, walking and cycling improvements to Wigston, Leicester, schools in Wigston and South Leicestershire College in South Wigston	Essential (non-committed)	TBC	2017 – 2026	Leicestershire County Council; OWBC	Developer contributions; Leicestershire County Council
Waste management for new developments, dependent upon their nature and size.	Essential (non-committed)	£52.06 per additional dwelling as of 1 st April 2010	2017 – 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	Essential (non-committed)	TBC	2017 – 2026	OWBC; Leicestershire County Council	OWBC; Leicestershire County Council; Developer contributions

Infrastructure required	Complete/ Essential / Optional	Cost	Phasing	Responsibility for delivery	Possible funding sources including existing commitments
more sustainable modes of travel					
Additional allotments	Essential (non-committed)	TBC	2021 – 2026	OWBC	Developer contributions; OWBC
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.

** Consideration of the exact infrastructure required based on local need arising from growth, and of method of determining any developer contributions, to be considered through the preparation of the Developer Contributions Supplementary Planning Document.

Please note that all costs are estimates and are therefore subject to change. The Oadby and Wigston Borough Council 2010/11 Capital Programme was approved by Council on 25 February 2010. 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.

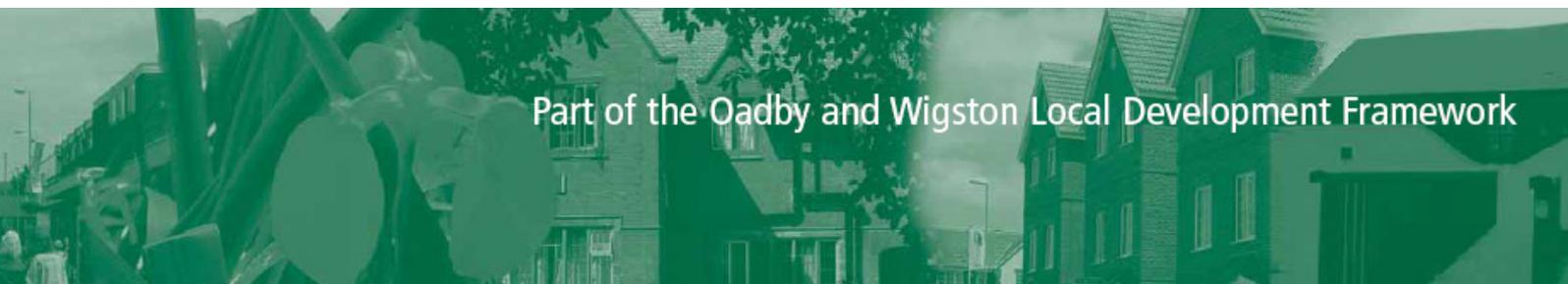
Essential (committed) represents infrastructure that is needed to ensure sustainability of growth proposed in the Borough and funding for the development is committed. Essential (non-committed) represents infrastructure needed to ensure sustainability of growth proposed in the Borough but funding is 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-east of Wigston



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

