



**Borough of Oadby and Wigston
Local Plan 2020 – 2041**

**Infrastructure Delivery Plan
Winter 2024/25**

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1. INTRODUCTION AND CONTEXT

- 1.1 The purpose of an Infrastructure Delivery Plan (IDP) is to identify the strategic priorities for the delivery of key infrastructure needed to support the scale of growth put forward in the Oadby & Wigston Local Plan 2020-2041.
- 1.2 Infrastructure planning is essential in achieving an appropriately spatially located and well-planned approach to new development and is a key aspect of the Local Plan. The infrastructure planning process provides the opportunity to identify what is needed to implement the Plan and how it is to be provided. This document is based on information currently available and must be able to respond to changing needs and circumstances over the plan period; as such it will be regularly updated. The IDP provides an important part of the Evidence Base to support the delivery of the Local Plan.
- 1.3 Section 2 sets out the scope of this IDP, Section 3 sets out the scale of development anticipated over the Local Plan (2020-2041) and Section 4 details the infrastructure requirements and is presented in two parts:
 - A narrative exploring infrastructure needs arising from growth proposed in the Local Plan; and
 - A detailed schedule of infrastructure projects based on a combination of publicly available information and direct engagement with key infrastructure providers.
- 1.4 This document provides an update to the 2018 IDP developed to support the adopted Local Plan 2011-2031. In addition, the Council provides an annual update on infrastructure delivery in its Annual Infrastructure Funding Statement, available on the Council's website. As such, it should be recognised that this is to be a 'living' document in the sense that the IDP will be updated and tracked accordingly, for example, through responding to changes in the economic market, national or local policy updates, or changes in development pressure locally or across Leicestershire. The impact of this document, alongside the relevant policy(s) in the Local Plan will be tracked annually for their effectiveness as part of the Councils' monitoring procedures.
- 1.5 The Local Plan is proposing a large cross boundary site with Harborough District Council at Land South of Gartree Road Strategic Development Area referred to as Allocation Policy 5 (AP5) in the Local Plan. At 4,000 dwellings, this site will generate the need for and provide for infrastructure. At the time of writing, the precise location of infrastructure has yet to be determined it is likely to evolve until it is set out in a detailed masterplan that underpins a planning application and any subsequent permission. Appendix 1 sets out the anticipated infrastructure required across the entire site not just the Oadby & Wigston portion of the site, although this may change. Both authorities are working co-operatively to ensure that the necessary infrastructure is provided to deliver this cross-border allocation.

2. SCOPE OF THIS INFRASTRUCTURE DELIVERY PLAN

- 2.1 The National Planning Policy Framework (NPPF) (Dec 2023) requires Planning Authorities' Strategic Plans to make sufficient provision for a wide variety of infrastructure (currently identified in paragraph 20 of the NPPF). It also requires Planning Authorities to ensure that Plans are shaped by effective engagement with infrastructure providers and operators.
- 2.2 In line with the duty to cooperate (paras 24-27), the Council must, and does, work with neighbouring authorities, the County Council (Leicestershire) and other relevant stakeholders (water companies, health providers etc) on the identification of infrastructure to support cross-boundary development and growth and consult with providers of infrastructure to determine requirements across the Authorities and the County. Much of the

relevant infrastructure is also provided by Leicestershire County Council's most up to date [Planning Obligations Policy](#).

- 2.3 This IDP identified the known infrastructure requirements for the Local Plan. It includes the strategic provision of the following infrastructure types (not in any order of priority):
- Transport;
 - Health;
 - Education;
 - Community and Leisure;
 - Green Infrastructure; and
 - Utilities.
- 2.4 In updating infrastructure items identified in the IDP, infrastructure providers were again extensively consulted and for the most part were able to provide an updated position and to clarify costs and delivery timescales wherever possible. In addition, the broader Evidence Base supporting the Local Plan, gave further clarity on items of infrastructure, their requirement and timing.
- 2.5 It should be noted that some infrastructure providers do not plan over a 15-year period as is asked of them in this case. Typically, infrastructure providers plan at most 5 years ahead and some respond only to direct requests for infrastructure provision before extensive investigations can be commissioned (for example, direct connections to water supply or wastewater network from specific developments). As such the IDP is a 'living' document that will be regularly updated to take account of changes and new information as this comes forward.
- 2.6 This IDP focuses on updating key infrastructure items of a strategic nature. Large developments will be expected to provide some infrastructure needs on-site, for example, play space, green infrastructure provision and community facilities to serve the development or to contribute to upgrading such facilities nearby, if this would present a better option for the communities involved. This site-specific type of infrastructure provision is tied closely to the development itself and its extent and form is largely determined through master planning work, wider community engagement and the planning application consideration process. Large developments are also expected to contribute appropriately to wider strategic infrastructure, such as public transport improvements, wider public realm improvements or strategic highway improvements. Developer funding opportunities are discussed further below.

3. ANTICIPATED SCALE OF DEVELOPMENT

- 3.1 Under the standard method and at the time of writing, the Authority has a need to provide 198 dwellings per annum, in line with the duty to cooperate the authority has agreed to take on an apportionment of unmet need identified in the City of Leicester. Therefore, the total annual provision to be delivered is 240 dwellings per annum. Over the plan period this gives of total of just over 5,000 dwellings. However, since April 2020 a number of planning permissions have been granted and some of these permitted dwellings have been built. Not every permission is implemented, monitoring information indicates the authority's lapse rate (the percentage of units that do not get built) and this is added to dwelling figure. In addition, to err on the side of caution as delivery may be delayed, a generous buffer has been added. All this information is shown in Table A below.

Table A - Dwelling Calculation 2020-2041 (as at 31.03.2024)

	Source	Number
a	Housing Need	5,040
b	Completions Apr '20-Mar '24	990
c	Revised Need (a-b)	4,050
d	Committed Development (118 under construction, 1019 not under construction)	1,137
e	+ 10% Lapse Rate	114
f	Residual Need (c-d+e)	3,027
g	15% buffer	454
h	Number of dwellings to be allocated (f+g)	3,481
i	Requirement per annum (17 years remaining)	205

- 3.2 Nexus undertook a Study for the town centres looking at the need for retail and commercial floorspace over the plan period. Although their work identified a requirement for more floorspace across these categories, the growth is forecast to be modest and their recommendation was that it could be met by the repurposing of existing vacant units in each of the town centres. They did not anticipate a need for new allocations. Accordingly, it is unlikely that there will be significant infrastructure requirements arising from this predicted growth.
- 3.3 Icenl undertook a Housing and Economic Needs Assessment (June 2022) that showed a low level of need for employment floorspace within the Borough, only 4.1 hectares. The Council currently has 5 hectares of land designated for employment use within the Borough, with extant outline planning permission, however yet to be built out. This land is located to the south of the Wigston Direction for Growth area. In addition, the Council has previous employment allocations which although aren't allocated in this Plan could be appropriate areas for additional employment growth. These areas are land at Oadby Sewage Works in Oadby (2.67 hectares) and Magna Road in South Wigston (0.55 hectares). As the Council's identified employment need for the Plan period is being met (exceeded) in full, this Plan will not allocate any further land.

4. INFRASTRUCTURE REQUIREMENTS

- 4.1 Strategic infrastructure can be delivered in a number of ways, including public sector investment (such as Central Government funding for major projects) private sector development (including developer contributions to public sector projects) and the business plans of statutory undertakers. As Government funding continues to be limited and developer contributions are often affected by viability issues, funding strategic infrastructure will remain challenging.
- 4.2 Developer contributions play an important part in helping to fund infrastructure at both the local and strategic level. The established method of collecting developer contributions is by way of S106 planning obligations. S106 planning obligations are subject to the tests set out in the National Planning Policy Framework (currently para. 57), in Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended) and Policy 3 of the Local Plan. Highways improvements can also be delivered via S278 of the Highways Act 1980.
- 4.3 Funding strategic infrastructure remains challenging and it is important that opportunities for public funding are actively sought and developer contributions are maximised. The Local Plan and the IDP have an important role to play in influencing the investment plans of other organisations such as the County Council, the Integrated Care Board, National Highways etc. to help deliver necessary infrastructure to support development.
- 4.4 The following section of this IDP Update sets out identified infrastructure to support the delivery of the Local Plan. Some infrastructure provision is key to the delivery of the Plan

and without it development could be at least delayed, or at worst, prevented. These items are identified as 'Key Primary Infrastructure Projects' and are often projects linked to more than one development. These are identified below.

Table B - Key Primary Infrastructure Projects

Infrastructure	Reason	Phasing
To be confirmed, subject to completion of Local Transport work.		

4.5 The infrastructure requirements are identified by sectors of infrastructure type, a justification for the requirement and information regarding deliverability is provided, where known. The identification of infrastructure is presented in an infrastructure schedule for each sector. The schedules comprise:

- Transport;
- Healthcare;
- Education;
- Community and Leisure;
- Open Space and Green Infrastructure; and
- Utilities – including Energy and Water Infrastructure.

4.6 The schedules are complete for the early part of the Local Plan period (i.e. the first five years). However, longer term projects, investment strategies and aspirations have not yet been identified. Future reviews of this IDP will add further clarity to the latter parts of the IDP as more information becomes available.

4.7 Where known, a cost estimate of the identified key infrastructure is provided along with a broad phasing for delivery timing. The projected funding source for the infrastructure is identified, where known, and again, the earlier years of the Local Plan period have greater certainty attached, and in some cases are already established. As identified above, the main sources of funding are via the infrastructure provider particularly in the case of utilities, public funding streams and via the 'developer' through contributions secured through S106 obligations and the proposed Infrastructure Levy being rolled out by central Government.

Transport

4.8 Information on highway infrastructure was supplied by Leicestershire County Council (LCC), Highways England and Partner Authorities. Estimated costs for infrastructure, where known, were provided by these organisations and through further studies as identified in the Transport Evidence Base supporting the Plan.

4.9 In order to achieve wider sustainability goals, and to meet the future travel needs of the area, it is recognised that a change in travel behaviour is required. Transport-related infrastructure identified in the Transport Infrastructure Schedule reflects the need to provide for appropriate sustainable transport measures for all new development. In addition to the provision of physical infrastructure, 'softer measures' such as travel planning and improved travel information services will play a part in developing future strategies.

4.10 Leicestershire County Council's (LCC) Transport and Highways team has provided up to date information on the need for walking and cycling improvements for several years, and the need for improved bus routes and services, through the South of Leicester Leicestershire Local Cycling and Walking Infrastructure Plan (2023) and the Bus Service Improvement Plan (BSIP) (2021). The main thrust of LCC's strategy is to promote walking and cycling throughout the county, and to provide quality bus corridors along the main roads in and out of Leicester City and surrounding areas.

- 4.11 The BSIP notes that there are certain points on the network subject to delays that need to be improved, a number of these are located in the borough but the BSIP does not provide any indicative costings or a timeframe for these improvements.
- South Wigston – from Saffron Lane through to Launceston Road; volume of traffic and uncoordinated traffic signals.
 - A6 Oadby Glen Road/ Harborough Road - volume of traffic, inbound particularly (40MPH), Right turn into Uplands Road is a give way to heavy traffic.
 - Oadby - pulling out of Stoughton Road onto the A6 towards the Parade Wigston, Aylestone Lane junction with Shackerdale Road and West Avenue
 - Moat Street/Bull Head Street, Wigston Magna, right turn from Horsewell lane onto Moat Street towards Bullhead Street. Traffic light configuration may also be an issue.
- 4.12 Bus services are generally provided in response to development, and provision is not required before the first dwellings are occupied. Planning permissions are likely to be conditioned so that only a certain number of dwellings may be occupied before the services are provided. The Borough suffers from a historic lack of rail infrastructure, with only one railway station at South Wigston. However, extensions to the local rail network such as new lines or stations are not proposed.
- 4.13 The Borough is crossed by three main transport routes that serve the City of Leicester; the A6, the A5199 and the B5366. The B582 serves as the only transport route linking the settlements of Oadby and Wigston and one of only two routes linking Wigston with South Wigston, the other being B5418. The A563 links the very northern parts of Wigston and Oadby with Leicester City and provides a form of access to the M1 and M69 motorways. In general the Borough's access to main arterial routes such as the M1, A14 and the A47 is poor. Due to this poor access to main arterial routes and the fact that the three routes into Leicester City from the south pass through the Borough, the Borough's roads suffer from significant congestion, particularly at peak times.
- 4.14 Development proposals in adjacent authority areas will also have an impact upon the Borough's road network and early engagement for major development proposals both within or adjacent to the Borough is key. Proposals will need to be submitted to the Borough Council, as well as Leicestershire County Council's Highways Department at an early stage. Oadby and Wigston Borough Council will continue to work collaboratively with all key partners to ensure that cumulative impact upon the strategic transport network across Leicestershire is fully considered as part of new growth coming forward in the Borough up to 2041.
- 4.15 In an effort to understand the implications of development across the south of the county, joint transport evidence has been prepared for the Councils of Blaby, Harborough, Hinckley & Bosworth and Oadby & Wigston. Looking at the potential growth across the south of the County, this has implications for transport within Oadby & Wigston. The Study suggests that alongside the walking and cycling improvements both for travel within the Borough and radial movements into/out of the City of Leicester there need to be improvements to the total number of bus services and that the bus priority measures that exist in sections along the A6 and A5199 need to be joined up as well as localised traffic calming measures within the Borough to prevent rat-running. The study gives no indications of the costs of these schemes.
- 4.16 All allocations will need to show safe and suitable access, full integration of the allocation with neighbouring transport infrastructure (including LCWIP route enhancements) and a phased approach to delivery to ensure public transport, walking and cycling provision is available upon occupation.

- 4.17 Opportunities to improve access to towpaths and the identification of opportunities to create links between towpaths and other walking and cycling routes and improvements to towpath surfaces to further facilitate year-round use by both walkers and cyclists wherever possible will be included as a local infrastructure investment opportunity in the Council's Infrastructure Delivery Plan.

Table C – Transport Infrastructure Projects

Ref	Location	Proposal	Delivered by	When	Cost	Funding
T1	B582 Oadby-Wigston	Cycling/Walking Improvements	LCC	Medium Term	£9.1m	LCWIP
T2	A5199 Wigston	Cycling/Walking Improvements	LCC	Medium Term	£16.9m	LCWIP
T3	A6 Oadby	Cycling/Walking Improvements	LCC	Medium Term	£18.4	LCWIP
T4	A5199 Wigston and A6 Oadby	Bus priority measures (signal priority for late running buses and smart traffic management) on the A6, A5199 to be made less fragmented.	LCC	Medium Term	Unknown	Unknown
T5	Multi-modal transport hubs	Mobility hubs to be established at key arterial rail stations (and potentially key bus stations) near major developments.	LCC	Medium Term	Unknown	Unknown
T6	Area-wide package of local highway improvements	Localised traffic calming measures to deter rat-running on local routes.	LCC	Medium Term	Unknown	Unknown

Healthcare

- 4.18 The delivery of healthcare was a complex mosaic of providers. NHS Integrated Care Boards (ICBs) are statutory bodies established from 1 July 2022, to replace Clinical Commissioning Groups (CCGs) in Leicester, Leicestershire and Rutland. This means the functions of the Leicester City CCG, East Leicestershire and Rutland CCG and West Leicestershire CCG, are now called NHS Leicester, Leicestershire and Rutland Integrated Care Board. The ICB is part of an Integrated Care System (ICS) with partners across Leicester, Leicestershire and Rutland and will deliver a health and care system approach that tackles inequalities in health, delivers improvements to the health and wellbeing and experience of local people and provides value for money. The LLR Five-Year Plan was approved on 13 July 2023. It contains a number of pledges to improve health care provision and the patient experience across the entire area of which Oadby & Wigston is one small part.
- 4.19 Similarly, the Joint Health & Wellbeing Strategy (JHWS) 2022-2032 (pg 7) recognises that *“with our ageing population we need to consider what plans that need to be put in place to manage future health and care needs and demands in the longer term, with a focus on preventable ill health, particularly in working age adults. Health needs are likely to increase with age due to the increased risk of developing multiple chronic conditions. Therefore, without significant prevention interventions, there will be more older people with complex needs who will require input from all parts of the health and social care system.”*
- 4.20 The ICB has a Primary Care Estates Strategy (2022-2026) to upgrade their estate. The improvements are either to expand provision to deal with population growth and/or to bring premises in a poor condition up to an acceptable standard. The Local Plan emphasises the importance of promoting and maintaining health and wellbeing. The Council is committed to maintaining and enhancing the health and wellbeing of its residents. The Council will seek to ensure that all of its residents are happy and live long and healthy lives, with less inequality. To achieve such an aspiration, the Council will work collaboratively with all relevant health partners.
- 4.21 There are currently seven General Practice surgeries (GPs) located within the Borough, although some of these have branch surgeries in the Borough or in the City of Leicester. The ICB have indicated that they are seeking to enhance the health provision in the Borough to create a new facility to accommodate a range of services to create additional capacity to accommodate projected growth in the catchment area.

Table D - Existing GP Provision within the Borough

Bushloe Surgery, Two Steeples Medical Centre, Abingdon Close, Wigston, Leicester, LE18 2EW. Tel: 0116 344 0233 Fax: 0116 257 8021 http://www.bushloesurgery.co.uk/
Central Surgery, Brooksby Drive, Oadby, Leicester, LE2 5AA. Tel: 0844 499 6973 / 0116 272 9710. www.thecentralsurgeryoadby.co.uk
Rosemead Drive Surgery, 103 Rosemead Drive, Oadby, Leicestershire, LE2 5PP. Tel: 0116 2166997 Fax: 0116 2728899. www.rdhr.co.uk Branch surgery : Harborough Road, Oadby, Leicester, LE2 4LE
The Croft Medical Centre, 2 Glen Road, Oadby, Leicestershire, LE2 4PE. Tel: 0116 2711740 / 0116 2729523 Fax: 0844 477 3034. www.croftmedical.com
Severn Surgery, 159 Uplands Road, Oadby, Leicestershire, LE2 4NW. Tel: 0116 2719042 / 0116 2719040 / 0116 2718551 Fax: 0116 2710990. www.severnsurgery.co.uk
Wigston Central Surgery, Two Steeples Medical Centre, 10 Abingdon Close, Wigston, Leicestershire, LE18 2EW. Tel: 0116 288 2566 Fax: 0116 257 3314 www.wigstoncentral.co.uk
South Wigston Health Centre, 80 Blaby Road, South Wigston, Leicestershire, LE18 4SE. Tel: 0116 278 2028 / 0116 244 4884 Fax: 0116 277 1518 http://www.southwigstonhealthcentre.nhs.uk/doctors,57254.htm

- 4.22 The Council will continually seek to engage with the ICB in relation to what infrastructure requirements and strategies it intends to implement to address health and wellbeing. To do this, the Council will engage with them quarterly to ensure that they are kept up to date with any significant applications or approvals for new development over the course of the Plan period to 2041. Due to the nature of general practice provision, surgeries are only able to refuse new patient registrations in the most exceptional of circumstances. There is therefore no objective basis on which to establish whether a surgery is operating above capacity. Historically, the number of patients per GP has been used as a proxy this. However, care is now provided in an increasingly diverse number of ways – online appointments can often be delivered more quickly by GPs than face-to-face appointments, and many appointments can be better-delivered by non-GP members of surgery staff.
- 4.23 The North West Leicestershire Infrastructure Delivery Plan (September 2022, pg39) advises that *“The ICBs establish funding requests using a formula-based approach. This assumes that each new dwelling will generate 2.4 new patients, with the surgery floorspace required per patient established by dividing the current floorspace of the surgery requiring expansion by the surgery’s current list size. This is then multiplied by typical costs per sqm for new construction – the Leicester, Leicestershire and Rutland ICB has indicated a current cost of £2,516 per sqm for a standard clinical build.”* The 3,481 anticipated dwellings at 2.4 persons per dwelling (new patients) would result in 8,354 new patients.
- 4.24 Another way to examine the issue is to assume that there will be 8,354 new patients. At 12.5 patients per sq.m. that would generate additional 668 sq.m. and at £4,000 per sq.m would create a total cost of £2.67m.
- 4.25 As infrastructure projects are proposed and developed, the Council will seek to engage with appropriate groups and stakeholders from the outset, to ensure that the needs of people with restricted mobility or ability is taken into account. The Equality Act (2010) addresses this issue nationally, but the infrastructure planning process locally will ensure that the needs of the Borough’s population is at the forefront of decision making as through the delivery of new development.
- 4.26 The Specialist Housing Study (2024), prepared by Nexus on behalf of the Council shows that in line with a national trend of the population’s life expectancy increasing this is placing an increased demand on the public services and resources available for health and social care provision. The Council recognises that there is a need to increase the range of residential care and support options available, and therefore, is committed to working in collaboration with the ICB, Leicestershire County Council, and suitable care providers and private sector investment partners over the forthcoming Plan period.
- 4.27 Good health is the outcome of multiple factors and access to health care is not the sole determining factor. The planning system has a role to play in a number of relevant areas to improve health outcomes. Therefore policies in the Local Plan and the accompanying design code can affect health outcomes (both positive or negative). This reinforces the need to comply with policies/codes to have a positive impact on health.

Table E – Healthcare Infrastructure

Ref	Location	Proposal	Delivered by	When	Cost	Funding
H1	Land South of Gartree Road/North of A6. (AP5)	New health facility for X GPs (1 Ha)	ICB/Developer	To be agreed via a Statement of Common Ground between all relevant parties	Unknown	Developer
H2	Wigston Meadows Phase 3. (WIG/002)	New health facility for X GPs (1 Ha)	ICB/Developer	To be agreed via a Statement of Common Ground between all relevant parties	Unknown	Developer
H3	Land North of Newton Lane. (WIG/008 and WIG/011)	New health facility for X GPs (1 Ha)	ICB/Developer	To be agreed via a Statement of Common Ground between all relevant parties	Unknown	Developer

Education

- 4.28 The existing educational facilities in the Borough are illustrated below. Leicestershire County Council has a statutory responsibility for the overall provision of state education (between the ages of 5 to 19 years) across the County (although some schools now operate independently as Academies and Free Schools). However, regardless of whether schools have academy status or not, Leicestershire County Council remains the responsible authority for ensuring that there are sufficient school places at both a primary and secondary level, in addition to considering the need for further education, early years and special educational needs.

Table F – Schools in the Borough

Primary	Secondary/College
Brookside Primary School, Oadby Oadby, Leicester, Leicestershire LE2 4FU	Manor High School Oadby, Leicester, Leicestershire LE2 4FU. (11 – 16 years old)
Launde Primary School Oadby, Leicester, Leicestershire LE2 4LJ	Gartree High School Oadby, Leicester, Leicestershire LE2 5TQ. (11 – 16 years old)
Woodland Grange Primary School, Oadby, Leicester, Leicestershire, LE2 4TY	Beauchamp College Oadby, Leicester, Leicestershire LE2 5TP. (11 – 18 years old)
Langmoor Primary School Oadby Oadby, Leicester, Leicestershire LE2 5HS	Wigston Birkett House, Station Road, Wigston, Leicestershire, LE18 2DS. (5 – 19 years old)
Brocks Hill Primary School Oadby, Leicester, Leicestershire LE2 5WP	Wigston Academy, Station Road, Wigston, Leicestershire, LE18 2DS. (11 – 14 years old)
Glenmere Community Primary School, Wigston, Leicestershire, LE18 3RD	Wigston College, Station Road, Wigston, Leicestershire, LE18 2DS. (15 – 18 years old)
Saint John Fisher Catholic Voluntary Academy, Wigston, Leicestershire, Wigston, Leicestershire, LE18 3QL.	South Wigston High School, Wigston, Leicestershire, LE18 4TA (11 – 16 years old)
The Meadow Community Primary School, Wigston Magna, Wigston, Leicestershire, LE18 3QZ.	South Leicestershire College, Blaby Road, Wigston, LE18 4PH (16+ years old)
All Saints Church of England Primary School, Wigston, Leicestershire LE18 2AH	
Little Hill Primary, Wigston, Leicestershire, LE18 2GZ	
Thythorn Field Primary School, Bideford Close, Wigston, LE18 2QU	
Water Leys Primary School, Wigston, Leicestershire, LE18 1HG	
Fairfield Community Primary School South Wigston, Leicestershire LE18 4WA	
Parkland Primary School, South Wigston, Leicestershire LE18 4TA	

- 4.29 This section considers the infrastructure requirements for early years, primary, secondary and special needs education. Leicestershire County Council undertakes the required modelling work to assess the capacity within the Borough's existing schools and then offers

advice on the level of investment into new infrastructure that may be required to support new growth in the Borough over the Local Plan period to 2041.

- 4.30 New residential developments are likely to bring more children into a school catchment area which in turn, will impact upon the capacity of existing schools and therefore highlight where an increase to their capacity may be needed. This Infrastructure Delivery Plan will be regularly updated to ensure that the capacity within the Borough's schools is regularly reviewed and kept up to date in collaboration with Leicestershire County Council. Developers with aspirations to deliver major development (11+ dwellings) within the Borough should liaise with both the Borough Council and Leicestershire County Council to ensure that appropriate discussions take place and that consideration of the educational needs for any future developments are taken into account at an early stage of the planning process.
- 4.31 Leicestershire County Council is the education authority with statutory responsibility for school planning and provision. The role of the County Council has changed in recent years as a result of the growth in the establishment of academies who to a large degree operate independently of the local authority. However, the County Council still has the duty to set out the school requirements for a new community in order that providers may identify their capacity to provide that school.
- 4.32 The County Council currently receives a capital grant from the Government to support the supply of places in all schools, where arising as a consequence of demographic growth, however, in terms of pupils arising from new housing developments the government does not provide monies to develop or expand educational facilities and expect that such places will be funded by Section 106 contributions from developers. Developers will be therefore expected to contribute towards the provision of education for the children of a proposed development in accordance with Leicestershire County Council's most up to date [Planning Obligations Policy](#).
- 4.33 Planning for the distribution of new housing growth has sought to achieve a close alignment with school capacity and the provision of new schools. We have worked closely with the Children's and Families Service of Leicestershire County Council to determine how additional capacity could be provided, whether through extensions to existing schools or the construction of new schools.
- 4.34 When a small number of additional dwellings are planned then it is usually possible to make provision in existing schools where there is capacity, however larger allocations in areas where schools have little, or no capacity presents challenges. The 1996 Education Act sets out maximum statutory distances for children to walk to school, namely a 2 mile safe walking route for children aged below 8 years of age which rises to 3 miles above 8 years of age. If school provision is not available within these thresholds, then transport needs to be provided to a more distant school. In planning for new schools there is therefore a strong imperative to ensure that provision is local to where the children will reside to ensure cohesive and sustainable communities. An additional factor that has had to be taken into account is the fact that when there is insufficient capacity in local schools then certain thresholds of children are required to make the provision of a new school viable. These assumptions are as follows:

Table G – Education Capacity Assumptions

Size of School (FE = Form of Entry)	Number of Children	Number of new homes required to provide for these children	Land required for a new school (Ha)
0.5	105	350	1.0
1	210	700	1.1
1.5	315	1,050	1.6
2	420	1,400	2.0
2.5	525	2,050	2.4
3	620	2,100	3.0

- 4.35 This means that there are thresholds of 700 new homes to provide for a new 1FE Primary School and 1,400 new homes to provide for a 2 FE Primary School. We have used these numbers to inform our allocations. The estimated cost for the provision of a new primary school starts from £4.6m (excluding land costs, 2023 prices) though this can increase depending on the topography of the land, site conditions and the quality of construction. Obviously, these costs will vary in response to changes in construction/land costs.

Table H – Education Cost Assumptions

Forms of Entry	Total Building Cost (2023)
1FE	£4.7m
1.5FE	£5.5m
2FE	£7.0m
2.5fE	£8.9m
3FE	£12.8m

- 4.36 When the scale of development is such to necessitate a new school, the developer will be expected to provide the site, or fund site acquisition, fund the building costs, including the infrastructure and the playing fields and furniture, equipment and ICT costs. Alternatively, the developer may agree to construct the new school which must be to an agreed specification with the County Council. Where several sites are contributing to a new school, each site will be required to pay a proportionate amount of the total cost. In delivering new schools consideration should be given to safeguarding additional land when new schools within development sites are being planned, to allow for anticipated future expansion or the reconfiguration of schools to create a single site in accordance with Department for Education Guidance (DfE, Securing Developer Contributions for Education, April 2019).
- 4.37 To ensure long-term sustainability for the educational needs of new settlements, particularly if there is the potential for further extensions to a development or adjacent sites in the future, Leicestershire County Council prefer to secure a 2 ha site (2FE) even if the initial approved scheme only triggers the need to deliver a 210 place (1FE) Primary School. This approach helps to ensure that if necessary, developer contributions can be sought from future development(s) to contribute towards the cost of extending the school on the same site.
- 4.38 Leicestershire County Council has indicated that almost all of the Borough's existing Primary Schools are being filled and are at their capacity year on year. Therefore, to mitigate the impact of growth in the Borough up to 2041, it is essential that the Borough Council work with Leicestershire County Council to identify where there is likely to be a trigger for extensions to existing schools or new facilities to accommodate large scale population growth. The Council will seek to facilitate on-going communication between the developer(s) and Leicestershire County Council to ensure that this essential infrastructure is delivered in a timely fashion and at a scale that is fit for purpose that can meet both the existing and potential future demand in this location.

- 4.39 Where the need for a new school is not specifically identified, developer contributions will still be required from major developments throughout the Borough to ensure that existing schools in the area have the capacity to take on the increasing numbers of children likely to result from those developments. Therefore, it is recommended that all developers liaise closely with Leicestershire County Council to ensure that appropriate consideration of the educational needs for any future developments are taken into account at an early stage of the planning process. Based on the projected growth in dwellings shown in section 3 there is likely to be a need for 2, 2FE primary schools over the lifetime of the Plan with extensions to one existing primary and an extension to a new school. However, the exact configuration of provision will be a matter for negotiation between developers, the borough Council and the Education Authority.
- 4.40 Secondary and post-sixteen educational needs will be kept under review in collaboration with Leicestershire County Council throughout the Plan period. It is anticipated that all major residential developments are likely to make a contribution to the ongoing demands that are to be placed upon the Borough's existing educational facilities and that the strategy to meet that demand will need to be planned, in accordance with the Borough's housing trajectory and the locations of where large-scale growth is expected to come forwards. If a large cross-boundary site were to come forward and be adopted in the Plan, then the distribution of primary/secondary facilities across the site would be a matter for negotiation between the developers, County and all relevant councils.

Table I – Education Infrastructure Projects

Ref	Location	Proposal	Delivered by	When	Cost @ 2023 prices	Funding
E1	Land South of Gartree Road Strategic Development Area (AP5)	New 3 Fe primary (3Ha) and new early years provision	Developer	To be agreed via a Statement of Common Ground between all relevant parties	£12.8m for primary and £xm for early years	Developer
		New 2 Fe primary (2Ha) and new early years provision	Developer		£7m for primary and £xm for early years	
		New 2 Fe primary (2Ha) and new early years provision	Developer		£7m for primary and £xm for early years	
E2	Land North of Newton Lane. (AP1)	New 2 Fe Primary (2Ha)	Developer	To be agreed via a Statement of Common Ground between all relevant parties	£7m	Developer
E3	Brookside Primary School, Oadby	Extension to existing primary school (1Ha)	Developer	To be agreed via a Statement of Common Ground between all relevant parties	Unknown	Developer
E4	Wigston Meadows (Phase 2), Wigston	Extension to proposed primary school (1Ha)	Developer	To be agreed via a Statement of Common Ground between all relevant parties	Unknown	Developer
E6	Land South of Gartree Road Strategic Development Area (AP5) Borough location to be determined	New 5 Fe Secondary (8 Ha) with potential to expand a further 3Fe	Developer	To be agreed via a Statement of Common Ground between all relevant parties	£19.8m for initial 5Fe with a further £12.8m for additional 3Fe.	Developer

Community and Leisure

Open Spaces

- 4.41 Knight, Kavanaugh and Page produced an Open Space and Recreational Facilities Study (2024) that examines different types of open space provision in the Borough and it gives the current level of provision for each category and a recommended level of provision.

Table J – Open Space Provision

Typology	Current Provision (Ha/1000 residents)	KKP suggested standard (Ha/1000 residents)
Parks and Recreation Grounds	0.59	0.8
Natural & Semi-Natural greenspace	1.68	1.8
Amenity Greenspace	0.36	0.5
Provision for children & young people	0.05	0.3
Allotments	0.15	0.5

- 4.42 KKP (Pg64) note that *‘Several quantity shortfalls in the open space typologies are highlighted. However, creating new provision to address these shortfalls (particularly any quantity shortfalls) is often challenging (as significant amounts of new forms of provision would need to be created). Often a more realistic approach is to ensure sufficient accessibility and quality of existing provision. Exploring opportunities to enhance existing provision and linkages to these sites should be endorsed. Further insight to the shortfalls is provided within each provision standard summary (Parts 10.1, 10.2 and 10.3). Quantity levels should still be utilised to indicate the potential lack of provision any given area may have. However, this should be done in conjunction with the accessibility and quality of provision in the area.’*
- 4.43 A more detailed analysis of shortfall/surpluses in provision is shown on pg63 of the KKP report. Those bringing forward major development proposals within the borough are advised to assess the actual level of provision, across all categories, for their site.

Sport and Recreation

- 4.44 The Council commissioned Knight, Kavanaugh and Page to analyse the need for playing pitches and indoor sports facilities. Looking for the period up to 2041 their recommendation for playing pitches is that rather than seeking new provision the approach should be (PPS Strategy pg7) *‘better utilising current provision, such as through improving quality, securing community use, securing tenure, installing additional sports lighting and/or enabling access to existing unused provision, such as at unavailable school sites.’*
- 4.45 Similarly, when it comes to indoor built facilities the approach should be to (IBF Strategy pgs11/12) *‘Maintain good school/community relationship and sustain good levels of community use. Extend the hours available to the community as demand increases. Continue to invest in facilities to maintain quality Seek to reduce the cost of participation and increase membership numbers.’*

Cemetery Provision

- 4.46 The cross boundary site with Harborough DC is likely to generate demand for a cemetery. It is anticipated that this will be a 3 hectare (ha) site to cater for future need.

Library Provision

- 4.47 The County Council has a statutory responsibility under the Public Libraries and Museums Act 1964 to provide a comprehensive and efficient library service. New developments which place demand on library services and are likely to impact on the library services might require developer contributions to mitigate the impacts of a development on the library service, secured by planning obligations. The approach to library provision is set out in Leicestershire County Council's Planning Obligations Policy. It sets out two levels of contribution one for the enhancement of existing buildings/mobile library services and the other for materials (books etc). All allocations will be expected to contribute to library provision.

Community Safety

- 4.48 The Borough Council is an active member of the Community Safety Partnership (CSP) and therefore is signed up to the objectives set out within the CSP Strategic Plan 2021 - 2024. The primary purpose of the CSP is to make the Borough a safer place to live, work and visit. Everyone has a right to feel safe as they go about their daily lives and this can be achieved by all of us playing our part in tackling issues of crime and disorder.

Emergency Services – East Midlands Ambulance Service (EMAS) NHS Trust

- 4.49 The East Midlands Ambulance Service (EMAS) NHS Trust deliver emergency and non-emergency patient transport services across the Borough of Oadby and Wigston, as well as throughout the East Midlands. The EMAS employs more than 3,000 staff at more than 60 locations and has two Emergency Operations Centres (EOCs) that receive around 2,000 calls every day. The wider NHS Sustainability and Transformation Plans (STPs) are looking to assist the EMAS in its goal to look into ways of making a number of savings across the service.

Emergency Services – Leicestershire Fire and Rescue Service (LFRS)

- 4.50 The Leicestershire Fire and Rescue Service (LFRS) is the provider of fire and rescue services across Leicestershire. The Leicester, Leicestershire and Rutland Combined Fire Authority (CFA) is the governing body for the LFRS and their role is to ensure that they deliver an efficient fire and rescue service in accordance with the legislative requirements.
- 4.51 The Community Risk Strategy 2024-2028 represents the five year plan for the Leicestershire Fire and Rescue Service (LFRS) and importantly for the Borough of Oadby and Wigston. LFRS is predominantly funded through income received from local council tax, business rates and government grants.

Emergency services – Leicestershire Police

- 4.52 Section 17 of the Crime and Disorder Act 1998 states all relevant authorities have a duty to consider the impact of all their functions and decisions on crime and disorder. This is highlighted further in the NPPF (currently para 96) where policies are encouraged to ensure that new developments '*are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion...*'.
- 4.53 Leicestershire Police are responsible for providing policing services in the Borough and across the County. The South Leicester Neighbourhood Policing Area (NPA) covers the Borough of Oadby and Wigston. The Police and Crime Commissioner (PCC) is responsible for ensuring efficient and effective policing in Leicestershire, as well as agreeing funding for the strategic direction of the force.

- 4.54 The Police and Crime Plan 2021-2024 considers a range of measures to reduce crime, increase crime prevention and support victims. The Plan notes that its budget predominantly comes from government grants (58%) and then the remainder is raised via business rates and local council tax. Leicestershire Police often seeks additional funding from developers via S106 contributions when major new developments are proposed. Local authorities in Leicestershire must ensure that any requests for developer contributions towards policing infrastructure satisfy the three statutory tests in accordance with the Community Infrastructure Levy Regulations (2010), particularly in relation to the necessity and demonstrating that the contribution sought has a direct relationship with the proposed development.
- 4.55 Nationally, there is 1 Police Officer for every 540 people. Increasing population growth through new residential development will increase the need for Police Officers and the equipment they require to undertake their duties (protection vests, cars etc). Assuming an average of 2.4 people per dwelling and further assuming that 3,481 dwellings are delivered over the plan period this would generate 8,354 people. Using the national average this would need an additional 16 officers plus support staff and equipment just to maintain current Policing levels. Historically, the force has sought a contribution of £606 per dwelling. Applying this figure to the projected number of dwellings (3,481) would generate a total contribution of c. £2.1M.
- 4.56 This assumes that there are no additional requirements for new Police buildings as a result of new development. If a large scheme came in for c.4,000 dwellings that could require a Police facility on the site. In that situation the site would need to be c.0.5 Ha to be built at no cost to the Police and with the freehold passing to them.

Emergency services - conclusion

- 4.57 The potential for an increase in the demand placed upon the emergency services by planned housing and employment growth is more complex than demand for other types of infrastructure such as education or transport. The emergency services throughout Leicester, Leicestershire and Rutland are primarily concentrating on efficiency savings and reducing expenditure as they continue to work through an operational transformation period. Therefore, as growth comes forward, the Borough Council must continue to liaise with the emergency services providers to fully assess their infrastructure needs.

Table J – Community and Leisure Infrastructure Projects

Ref	Location	Proposal	Delivered by	When	Cost	Funding
C1	Land South of Gartree Road Strategic Development Area (AP5) Cemetery & Burial Grounds	3.5Ha	Developer	To be agreed via a Statement of Common Ground between all relevant parties	Unknown	Developer
C2	Land South of Gartree Road Strategic Development Area (AP5) Outdoor Sport Provision	14.7Ha	Developer	To be agreed via a Statement of Common Ground between all relevant parties	Unknown	Developer
C3	Land South of Gartree Road Strategic Development Area (AP5) Public Open Space	Parks & Gardens 4.6Ha Amenity Greenspace 8.3Ha Nat & Semi Natural 78.2Ha Children's Play 2.8Ha Allotments 3.2Ha	Developer	To be agreed via a Statement of Common Ground between all relevant parties	Unknown	Developer

Green and Blue Infrastructure

- 4.58 Natural England defines green infrastructure (GI) as ‘*Green Infrastructure is a strategically planned and delivered network comprising the broadest range of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering those ecological services and quality of life benefits required by the communities it serves and needed to underpin sustainability. Its design and management should also respect and enhance the character and distinctiveness of an area with regard to habitats and landscape types. **Green Infrastructure includes established green spaces and new sites and should thread through and surround the built environment and connect the urban area to its wider rural hinterland.** Consequently it needs to be delivered at all spatial scales from sub-regional to local neighbourhood levels, accommodating both accessible natural green spaces within local communities and often much larger sites in the urban fringe and wider countryside.*’
- 4.59 National Planning Policy Framework (NPPF) requires all local authorities to plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure value.
- 4.60 The Council’s Green & Blue Infrastructure Study (Spring 2024) provides a detailed overview of the Borough’s complex and rich sources of valuable open spaces and biodiversity. The Council will seek to improve and incorporate green infrastructure linkages throughout new and existing sites. It is widely recognised that obtaining the necessary funding required to make these improvements is always difficult to obtain. The Green & Blue Infrastructure Study (Spring 2024) undertaken by Land Use Consultants (LUC) contains a set of priorities for each part of the Borough (the map on page 67 of the LUC study shows the extent of these areas). These priorities are shown in the table below. Developers will need to show how their proposals are contributing towards these priorities.

Table K – Green and Blue Infrastructure Priorities

Sub-area	Priority Projects
Oadby Urban Area	<ul style="list-style-type: none"> • Urban greening in central areas. • Greener walking and cycling infrastructure • Expand canopy cover • Nature-rich management of existing green spaces • Nature-based solutions to water management + enhancements to Oadby Nature Reserve
Oadby-Wigston Green Wedge	<ul style="list-style-type: none"> • Habitat connectivity, connecting three key LNRs • Green Wedge access project • River corridor restoration and naturalisation • Woodland cover • Regenerative agriculture in south of the Wedge • Nature-rich management of golf courses • Wildlife-rich private gardens
S.Wigston/Wigston Urban Area	<ul style="list-style-type: none"> • GBI-led town centre regeneration • Wildlife-rich private gardens • Expand tree canopy cover • Nature-rich management of existing green spaces • Open space provision • Improved access to River Sence/Grand Union Canal corridor • Greener walking and cycling infrastructure • SuDS
Grand Union Canal/River Sence corridor	<ul style="list-style-type: none"> • Catchment-based approach • Wetlands and de-culverting • Multifunctional enhancements to the entirety of the Grand Union Canal

Sub-area	Priority Projects
	<ul style="list-style-type: none"> • Enhancing networks of priority habitats along the Grand Union Canal • Ecological buffers along the Sence • Agricultural management • Natural flood management

4.61 The County Council is responsible for developing a Local Nature Recovery Strategy (LNRS), this will be released for public consultation in early 2025, the Council will work with the County Council to deliver biodiversity net gain credits in a manner consistent with the LNRS.

Brocks Hill Country Park and Centre

4.62 Brocks Hill Country Park and Centre is situated within the Oadby and Wigston Green Wedge and is surrounded by mixed wildlife habitats including woodland, meadows, ponds and a community orchard which are all laid out with wheelchair and pram-friendly footpaths. Enhancements to the Country Park may flow from developers being unable to meet their biodiversity net gain requirements on-site and needing to make provision off-site.

Woodland and Hedgerows

4.63 A range of woodland areas have been identified in the Borough, mainly broad-leaved plantations. However, the woodland is very fragmented and exists as scattered remnants of once larger stands, with the main woodland area being concentrated in Oadby at Fludes Lane Woodland. Brocks Hill Country Park in Oadby has increased the woodland potential through planting schemes since 1997. Hedgerows provide important networks of linear corridors weaving through both the urban and rural landscape and provide the ability to link up woodland areas.

4.64 The Phase 1 Habitat Survey and Biodiversity Audit (2024) determined that there are circa 85km of hedgerow within the Borough, all of differing quality. Almost 7,000 metres of hedgerows were identified as being species-rich with trees which are of high biodiversity value. Thirteen of the hedgerows met the Hedgerow Regulations.

4.65 The Council is committed to working hard to protect, enhance and create new woodland and hedgerows wherever it can. It is clear that where there are to be pressures for new development to come forward that there will be a loss of some important habitats, but the Council will work hard to ensure that losses are mitigated wherever possible by working in partnership with Leicestershire County Council’s Ecology Services team, as well as by referring to the Extended Phase 1 Habitat Survey work that has been undertaken in support of the emerging Local Plan.

Biodiversity designations within the Borough

4.66 As set out in the Green and Blue Infrastructure Plan, the Council will seek to protect and enhance all of the designated green and blue infrastructure assets in the Borough, including: Local Nature Reserves, Local Wildlife Sites, Sites of Special Scientific Interest, Regionally Important Geological Sites (RIGs), Green Wedges, Country Parks, Parks and Open Spaces, Allotments, Public Rights of Way, Footpaths and Canal Towpaths, Ponds, Streams, Rivers and Canals (also known as ‘Blue Infrastructure’ assets).

Grand Union Canal and River Sence corridors

4.67 The River Soar and Grand Union Canal Partnership 2016 – 2019 Action Plan recognised the important role that these ‘blue infrastructure’ assets play in the south of Leicestershire, including the section of the Grand Union Canal that passes through the Borough of Oadby

and Wigston. The original Strategy also identified Kilby Bridge as a possible tourism hub location, due to the location of Kilby Bridge being approximately halfway between Foxton and Leicester.

- 4.68 The Grand Union Canal Conservation Area was designated by Leicestershire County Council in October 2000. It is a 48 kilometre long linear area extending from Welford on the Northamptonshire and Leicestershire border to the City of Leicester at Aylestone. The Conservation Area covers the canal and its related facilities such as aqueducts, boatsheds, wharves, mileposts and bollards, lock keepers cottages, ponds, clay pits and canal side facilities. The Canal towpath offers possibilities of walking either into Leicester or towards Foxton / Market Harborough and joining up with existing footpaths into the countryside towards Countesthorpe. It is therefore recognised that improvements and enhancements could be made to the canal tow paths and footpaths running adjacent to the Grand Union Canal and the River Sence corridors, as well as improvements to the natural habitats between the two.

Table L – Green and Blue Infrastructure Infrastructure Projects

Ref	Location	Proposal	Delivered by	When	Cost	Funding
G1	Brocks Hill Country Park	Habitat connectivity, connecting three key LNRs Green Wedge access project River corridor restoration and naturalisation Woodland cover	County Council/Council/Leicestershire Wildlife Trust	Over the lifetime of the Plan	Unknown	Biodiversity Net Gain off site credits
G2	Green Wedge to borough border	Green Wedge access project River corridor restoration and naturalisation Woodland cover Regenerative agriculture in south of the Wedge	County Council/Council/Leicestershire Wildlife Trust	Over the lifetime of the Plan	Unknown	Biodiversity Net Gain off site credits
G3	River Sence corridor	Wetlands and de-culverting Multifunctional enhancements to the River Sence Enhancing networks of priority habitats along the river corridor Ecological buffers along the Sence	County Council/Council/Leicestershire Wildlife Trust	Over the lifetime of the Plan	Unknown	Biodiversity Net Gain off site credits
G4	Grand Union Canal	Wetlands and de-culverting Multifunctional enhancements to the entirety of the Grand Union Canal Enhancing networks of priority habitats along the Grand Union Canal Ecological buffers along the Sence	County Council/Council/Leicestershire Wildlife Trust	Over the lifetime of the Plan	Unknown	Biodiversity Net Gain off site credits

Utilities

- 4.69 The Distribution Network Operator (DNO) for Leicestershire is Western Power Distribution (WPD) and the electricity load is currently taken from 14 Bulk Supply Points (BSPs) distributed around the County. The nearest to Oadby & Wigston is at Enderby, this then feeds the station at Wigston. The BSPs supply the Primary Sub-Stations, also located throughout Leicestershire, as well as some beyond its administrative boundary. The Council will continue to liaise with WPD to ensure that the supply of electricity in the Borough has sufficient capacity to accommodate growth up to 2041. WPD has a statutory ability to directly charge developers and customers to fund improvements required and this will take place as time evolves. However, this document will be kept up to date to ensure that the current supply and future demand is identified.
- 4.70 The Network Development Plan (May 2024) produced by National Grid for the Wigston Bulk Supply Point highlights that by 2034 there are likely to be capacity constraints on the network. National Grid's proposed solution (pg6) to this capacity constraint is "*due to the high growth forecast the area further intervention may be required. Building a new primary substation with two 20/40 MVA transformers would add the demand capacity required to accommodate the growth forecast up to 2050.*" Moving down the hierarchy it is likely that large scale residential development will need to provide a primary substation to feed emerging residential development with an appropriate voltage.

Gas

- 4.71 The Distribution Network Operator (DNO) for the East Midlands area is Cadent (formerly National Grid Gas). Cadent manages all high pressure and below 7barg³ distribution networks across the region and the Office of Gas and Electricity Markets (Ofgem) monitors and regulates the gas transmission and distribution networks. National Grid (Cadent) publishes an annual plan setting out an assessment of the known future demand for National Grid Gas Distribution. The Plan explains that although overall demand for gas is decreasing, there is still a need to invest in and to add to existing capacity.
- 4.72 Gas providers have a statutory duty to charge developers and customers to fund required improvements. In cases where wider, more strategic infrastructure is needed, National Grid will undertake a cost-benefit analysis on a case-by-case basis, and if deemed essential, it may then be included as part of their Long-Term Development Plan. Should any emerging evidence come to light and highlight some longer-term infrastructure requirements across Leicester and Leicestershire, these will be investigated further and as necessary, added accordingly to this Infrastructure Delivery Plan in due course. At the time of writing, Cadent do not anticipate any problems supplying developments.

Renewable Energy

- 4.73 For renewable or low-carbon energy schemes, when applicable, developers will need to work collaboratively with Oadby and Wigston Borough Council, Ofgem and individual suppliers.

Water resources and supply

- 4.74 Water supply and water management in the Borough of Oadby and Wigston is primarily the responsibility of Severn Trent Water (STW) as the statutory undertaker, as set out in the Water Industry Act (1991). The Environment Agency and the Lead Local Flood Authority (Leicestershire County Council) also have responsibility for monitoring and advising over issues in relation to flooding where there is a known risk.
- 4.75 The Council appointed external consultants (JBA) to undertake a joint Water Cycle Study with other south Leicestershire authorities. This study (October 2024) advised that the
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Wastewater Treatment Works (WwTW) at both Oadby and Wigston are currently being improved under the Severn Trent Assessment Management Plan 2020-2025 period. Looking forward JBA have attempted to assess future capacity issues based on potential local plan allocations. They estimate that Oadby has capacity for c.6,000 additional dwellings and Wigston has capacity for c.18,170 additional dwellings even after the growth anticipated in section 3 has been delivered. Capacity upgrades are unlikely to be required for this plan period. For the avoidance of doubt, please note that these capacity estimates relate only to water resources and supply.

- 4.76 It is anticipated that Severn Trent Water would complete any necessary improvements to provide additional capacity only once they have sufficient confidence that development will go ahead. This will be confirmed once the exact location for new growth is confirmed through the adoption of the new Local Plan and once planning permissions are subsequently granted and developers can demonstrate their commitment to deliver growth. With regards to water supply, the Council does not anticipate that there would be any capacity problems within the urban areas of the network and any issues could be addressed through reinforcing the existing network.
- 4.77 Upgrading of the networks will usually be funded through the water company's Asset Management Planning (AMP) process. Additional funding can also be sought from Ofwat, the water industry and sewerage regulator. New infrastructure works or connections to the existing network are usually partly or fully funded by the developer. The cost of the infrastructure improvement required to deliver new growth is usually assessed by the water company, once it has been approached by a developer (to give them certainty that the development will take place).

Waste water collection and treatment

- 4.78 Wastewater collection and treatment in the Borough is currently treated at one of two Sewage Treatment Works (STWs) in the Borough, both of which are controlled and managed by Severn Trent Water.
- Oadby STW, Wigston Road, Oadby, Leicestershire, LE2 5QF
 - Wigston STW, 1, Leicester Road, Leicestershire, LE8 5QU
- 4.79 New developments must take account of the need to plan for the disposal of wastewater and sewage as this will have a cumulative impact across the Borough and the wider Severn Trent Water Strategic Grid Water Resource Zone.

Water management and flooding

- 4.80 Leicestershire County Council is the Lead Local Flood Authority (LLFA) with a number of statutory duties to address local flood risk under the Flood and Water Management Act (2010) and the Land Drainage Act (1991). Sustainable Drainage Systems (SuDS) need to be provided by developers in line with national legislation and in accordance with the requirements of the LLFA. It is not possible to provide an indicative costing for SuDS as it depends on local circumstances, however, national guidance and emerging codes of practice will continue to assist developers in evaluating viability assessments.
- 4.81 The Oadby and Wigston Strategic Flood Risk Assessment (2024), together with the policy on Sustainable Drainage and Surface Water in the Local Plan, recommend that all major development schemes should incorporate appropriate sustainable drainage measures and appropriate solutions to reduce the risk of flooding from the outset.

Civic Amenity / Waste Management

- 4.82 The Borough Council is the Waste Collection Authority (WCA) charged with the responsibility of collecting municipal waste from domestic premises in the Borough. Leicestershire County Council is the Waste Disposal Authority (WDA) and provides disposal and treatment points as well as Household Waste and Recycling Centres (HWRC) (branded locally as Recycling and Household Waste Sites (RHWS)) throughout the County.
- 4.83 In terms of County wide spatial planning for waste management and disposal, the Leicestershire Minerals and Waste Local Plan (adopted 2019) runs up to 2031 sets out the adopted Plan for Leicester and Leicestershire. As necessary, on a site-by-site basis, Leicestershire County Council is able to seek planning obligations towards civic amenity / waste management facilities via the application of the methodology detailed in their latest Planning Obligations Policy.

Telecommunications and Broadband

- 4.84 It is essential that the Council continually seeks to reduce the need to travel through increasing people's ability to communicate electronically over the Plan period to 2041. Given the urban nature of the Borough and its proximity to the City of Leicester, mobile phone service and access to superfast broadband is very good and is set to rise as a result of the continued investment that is expected through the Superfast Leicestershire project. It is apparent from this resource that improvements to superfast broadband connectivity is required to the south, south-east and east of Wigston.
- 4.85 It is difficult to plan for improvements to the Borough's telecommunications and broadband connectivity over the plan period because technology is constantly changing and developing. The Government aims to ensure that all premises have the right to request a minimum of 10Mbps by 2020, through the introduction of the Universal Service Obligation (USO). Therefore, to help meet this target, all new developments should aim to provide appropriate access to superfast broadband as an integral part of the infrastructure required to deliver new growth.

Table M – Utilities Infrastructure Projects

Ref	Location	Proposal	Delivered by	When	Cost	Funding
U1	Wigston	Bulk Supply Point	National Grid/Developer	By 2034	Unknown	National Grid/Developer
U2	Land North of Newton Lane (AP1)	Primary Sub-station (0.4Ha)	National Grid/Developer	To be agreed via a Statement of Common Ground between all relevant parties	Unknown	National Grid/Developer
U3	Land South of Gartree Road Strategic Development Area (AP5)	Primary Sub-station (0.4Ha)	National Grid/Developer	To be agreed via a Statement of Common Ground between all relevant parties	Unknown	National Grid/Developer

APPENDIX 1 – COLLATED PROJECT LISTS

Transport Infrastructure Projects

Ref	Location	Proposal	Delivered by	When	Cost	Funding
T1	B582 Oadby-Wigston	Cycling/Walking Improvements	LCC	Medium Term	£9.1m	LCWIP
T2	A5199 Wigston	Cycling/Walking Improvements	LCC	Medium Term	£16.9m	LCWIP
T3	A6 Oadby	Cycling/Walking Improvements	LCC	Medium Term	£18.4	LCWIP
T4	A5199 Wigston and A6 Oadby	Bus priority measures (signal priority for late running buses and smart traffic management) on the A6, A5199 to be made less fragmented.	LCC	Medium Term	Unknown	Unknown
T5	Multi-modal transport hubs	Mobility hubs to be established at key arterial rail stations (and potentially key bus stations) near major developments.	LCC	Medium Term	Unknown	Unknown
T6	Area-wide package of local highway improvements	Localised traffic calming measures to deter rat-running on local routes.	LCC	Medium Term	Unknown	Unknown

Healthcare Infrastructure

Ref	Location	Proposal	Delivered by	When	Cost	Funding
H1	Land South of Gartree Road/North of A6. (AP5)	New health facility for X GPs (1 Ha)	ICB/Developer	To be agreed via a Statement of Common Ground between all relevant parties	Unknown	Developer

Ref	Location	Proposal	Delivered by	When	Cost	Funding
H2	Wigston Meadows Phase 3. (WIG/002)	New health facility for X GPs (1 Ha)	ICB/Developer	To be agreed via a Statement of Common Ground between all relevant parties	Unknown	Developer
H3	Land North of Newton Lane. (WIG/008 and WIG/011)	New health facility for X GPs (1 Ha)	ICB/Developer	To be agreed via a Statement of Common Ground between all relevant parties	Unknown	Developer

Education Infrastructure Projects

Ref	Location	Proposal	Delivered by	When	Cost @ 2023 prices	Funding
E1	Land South of Gartree Road Strategic Development Area (AP5)	New 3 Fe primary (3Ha) and new early years provision	Developer	To be agreed via a Statement of Common Ground between all relevant parties	£12.8m for primary and £xm for early years	Developer
		New 2 Fe primary (2Ha) and new early years provision	Developer		£7m for primary and £xm for early years	
		New 2 Fe primary (2Ha) and new early years provision	Developer		£7m for primary and £xm for early years	
E2	Land North of Newton Lane. (AP1)	New 2 Fe Primary (2Ha)	Developer	To be agreed via a Statement of Common Ground between all relevant parties	£7m	Developer

Ref	Location	Proposal	Delivered by	When	Cost @ 2023 prices	Funding
E3	Brookside Primary School, Oadby	Extension to existing primary school (1Ha)	Developer	To be agreed via a Statement of Common Ground between all relevant parties	Unknown	Developer
E4	Wigston Meadows (Phase 2), Wigston	Extension to proposed primary school (1Ha)	Developer	To be agreed via a Statement of Common Ground between all relevant parties	Unknown	Developer
E6	Land South of Gartree Road Strategic Development Area (AP5) Borough location to be determined	New 5 Fe Secondary (8 Ha) with potential to expand a further 3Fe	Developer	To be agreed via a Statement of Common Ground between all relevant parties	£19.8m for initial 5Fe with a further £12.8m for additional 3Fe.	Developer

Community and Leisure Infrastructure Projects

Ref	Location	Proposal	Delivered by	When	Cost	Funding
C1	Land South of Gartree Road Strategic Development Area (AP5) Cemetery & Burial Grounds	3.5Ha	Developer	To be agreed via a Statement of Common Ground between all relevant parties	Unknown	Developer
C2	Land South of Gartree Road Strategic Development Area (AP5) Outdoor Sport Provision	14.7Ha	Developer	To be agreed via a Statement of Common Ground between all relevant parties	Unknown	Developer
C3	Land South of Gartree Road Strategic Development Area (AP5) Public Open Space	Parks & Gardens 4.6Ha Amenity Greenspace 8.3Ha Nat & Semi Natural 78.2Ha	Developer	To be agreed via a Statement of Common Ground between all relevant parties	Unknown	Developer

Ref	Location	Proposal	Delivered by	When	Cost	Funding
		Children's Play 2.8Ha Allotments 3.2Ha				

Green and Blue Infrastructure Infrastructure Projects

Ref	Location	Proposal	Delivered by	When	Cost	Funding
G1	Brocks Hill Country Park	Habitat connectivity, connecting three key LNRs Green Wedge access project River corridor restoration and naturalisation Woodland cover	County Council/Council/Leicestershire Wildlife Trust	Over the lifetime of the Plan	Unknown	Biodiversity Net Gain off site credits
G2	Green Wedge to borough border	Green Wedge access project River corridor restoration and naturalisation Woodland cover Regenerative agriculture in south of the Wedge	County Council/Council/Leicestershire Wildlife Trust	Over the lifetime of the Plan	Unknown	Biodiversity Net Gain off site credits
G3	River Sence corridor	Wetlands and de-culverting Multifunctional enhancements to the River Sence Enhancing networks of priority habitats along the river corridor Ecological buffers along the Sence	County Council/Council/Leicestershire Wildlife Trust	Over the lifetime of the Plan	Unknown	Biodiversity Net Gain off site credits
G4	Grand Union Canal	Wetlands and de-culverting Multifunctional enhancements to the entirety of the Grand Union Canal Enhancing networks of priority habitats along the Grand Union Canal Ecological buffers along the Sence	County Council/Council/Leicestershire Wildlife Trust	Over the lifetime of the Plan	Unknown	Biodiversity Net Gain off site credits

Utilities Infrastructure Projects

Ref	Location	Proposal	Delivered by	When	Cost	Funding
U1	Wigston	Bulk Supply Point	National Grid/Developer	By 2034	Unknown	National Grid/Developer
U2	Land North of Newton Lane (AP1)	Primary Sub-station (0.4Ha)	National Grid/Developer	To be agreed via a Statement of Common Ground between all relevant parties	Unknown	National Grid/Developer
U3	Land South of Gartree Road Strategic Development Area (AP5)	Primary Sub-station (0.4Ha)	National Grid/Developer	To be agreed via a Statement of Common Ground between all relevant parties	Unknown	National Grid/Developer

APPENDIX 2 – LAND SOUTH OF GARTREE ROAD STRATEGIC DEVELOPMENT AREA (AP5)

Across the entire site there are likely to be around 4,000 dwellings delivered. Assuming that the population that will live here is similar to the existing population, the 2021 census reveals the number of people per dwelling to be 2.55. Multiplying this figure by 4,000 gives an estimated future population of 10,200. This level of population is likely to generate the need for the following infrastructure. This table lists all known infrastructure requirements (when drafted), across the entire site, to mitigate the impact of this proposed allocation.

Scheme Ref	Site Policy Ref	Infrastructure type	Scheme description	Scheme location	Anticipated cost	Delivery body	Funding method	Contributing sites	Delivery phasing	Prioritisation	Source of scheme
TR2	O1	Transport infrastructure	A robust cross-boundary masterplan to ensure safe and suitable access, full integration of the Oadby SDA with neighbouring transport infrastructure (including LCWIP route enhancements) and a phased approach to delivery to ensure public	Oadby	Subject to scope and scale	Leicestershire County Council	S278 or Developer contributions - S106	O1	Whole plan period	Integral	Discussions with Leicestershire County Council

			transport, walking and cycling provision is available upon occupation.								
ED4	O1	Education - Early Years	Provision of Early Years facility, preferably on the same site as the phase 1 primary school identified in ED3 where possible to accommodate pupil demand arising from the new development.	Oadby	Subject to scope and scale	Leicestershire County Council	Developer contributions - S106	O1	2030-2035	Integral	Discussions with Leicestershire County Council
ED5	O1	Education - Early Years	Provision of Early Years facility, preferably on the same site as the phase 2 primary school identified in ED3 where	Oadby	Subject to scope and scale	Leicestershire County Council	Developer contributions - S106	O1	2035-2041	Integral	Discussions with Leicestershire County Council

			possible to accommodate pupil demand arising from the new development.								
ED3	O1	Education - Primary	Provision of a new two form of entry primary school on a 2ha site to be identified within the development, to accommodate pupil demand arising from the new development as part of phase 1 of the site's delivery. Provision of a new three form of entry primary school on a 3ha site (initially opened as a 2FE) to be	Oadby	£9,136,080.00	Leicestershire County Council	Developer contributions - S106	O1	2030-2035	Integral	Discussions with Leicestershire County Council

			identified within the development, to accommodate pupil demand arising from the new development as part of phase 2 of the site's delivery.								
ED7	O1	Education - Secondary	Provision of a new seven form of entry secondary school (1,050 places), 200 places post 16 secondary school with 8ha of land on a site to be identified and 1FE extension (150 places) to Manor High School with 1ha of land expected to be open	Oadby	£7,720,704.80	Leicestershire County Council	Developer contributions - S106	O1	2030-2035	Integral	Discussions with Leicestershire County Council

			September 2033.								
HE2	O1	Healthcare and Emergency Services - Primary Healthcare	At this time, due to the scale of development proposed to accommodate patient demand arising from the developments and within the nearby vicinity, a new healthcare facility delivered within the site is likely. The ICB will undertake an options appraisal to determine the appropriate infrastructure scheme to accommodate patient demand	Oadby	£ 968,000.00	Leicester, Leicestershire and Rutland Integrated Care Board	Developer contributions - S106	O1 and GG1	2035-2041	Integral	Discussions with Leicester, Leicestershire & Rutland Integrated Care Board

			arising from the site O1 and site GG1.								
C3	O1	Community Facilities - Libraries	General improvements to library facilities	Oadby	£36,000.00	Leicestershire County Council	Developer contributions - S106	O1	Variable depending on specific site	Fundamental	LCC's Planning Obligations Policy
C17	O1	Community Facilities - Indoor sports facilities	Contributions towards the provision of indoor sports facilities (swimming pools, halls, indoor bowls)	Oadby	£1,194,464.00	HDC, Sport England, developers	Developer contributions - S106, grants or loans via Football Foundation, ECB, Sport England etc	O1	Variable depending on specific site	Fundamental	Sport England calculator
C27	O1	Community Facilities - Cemetery and Burial Provision	3.45ha of cemeteries and burial grounds delivered onsite	Oadby	Subject to scope and scale	HDC, developers	Developer contributions, on site provision	O1	Variable depending on sites	Fundamental	Requirements Identified by HDC
GI4	O1	Green Infrastructure - Outdoor sports facilities	Provision of 14.72ha onsite outdoor sports facilities within the	Oadby	Subject to scope and scale	HDC, Sport England, developers	Developer contributions - S106, grants or loans via Football Foundation, ECB,	O1	Variable depending on specific site	Fundamental	Requirements Identified by HDC

			development site				Sport England etc				
GI28	O1	Green Infrastructure - Public Open Space	Contributions to greenways, with the delivery of 4.6ha of parks and gardens, 8.28ha of amenity greenspace and 78.2ha of natural and semi natural green space onsite	Oadby	£1,223,600.00	HDC, developers	Developer contributions, on site provision	O1	Variable depending on sites	Fundamental	Requirements Identified by HDC
GI51	O1	Green Infrastructure - Public Open Space	2.76ha of additional childrens and young people place space delivered onsite	Oadby	Subject to scope and scale	HDC, developers	Developer contributions, on site provision	O1	Variable depending on sites	Fundamental	Requirements Identified by HDC
GI70	O1	Green Infrastructure - Public Open Space	3.22ha of additional allotments / community gardens	Oadby	Subject to scope and scale	HDC, developers	Developer contributions, on site provision	O1	Variable depending on sites	Fundamental	Requirements Identified by HDC

			delivered onsite								
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