

APPENDIX R

**Charnwood Local Plan Core Strategy**

**Charnwood Infrastructure  
Delivery Plan**

**October 2013**

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## **1. INTRODUCTION**

- 1.1. This document contains the schedule of the infrastructure necessary to support growth proposals in the Charnwood Core Strategy, and where known, the anticipated costs, funding partners and delivery timescale. This Infrastructure Development Plan (IDP) has been prepared in accordance with national planning policy requirements in the National Planning Policy Framework which states that Councils should prepare and keep up to date, an assessment of the infrastructure that will be required to support development.
- 1.2. The majority of new infrastructure required to enable the Core Strategy to be delivered will focus on the Sustainable Urban Extensions and the Directions for Growth. A limited amount of new and enhanced infrastructure will also be required to service development proposed elsewhere in the Borough.
- 1.3. The Borough Council has had regular meetings and correspondence with key infrastructure providers during the formulation of the proposals and has engaged with particular bodies from an early stage to inform the locations and deliverability of sites. The Duty to Cooperate Topic Paper provides more details of the way in which we have worked with particular bodies to fulfill our joint working obligation.
- 1.4. The IDP has been prepared at a time of severe public funding restraint but the timescale of the Core Strategy means that public funding levels are likely to vary. However, it would not be unreasonable to expect that improved economic conditions over the timescale of the Core Strategy will enhance investment opportunities.
- 1.5. Through the life of the Core Strategy changes to the policies and strategies of service providers will have implications for infrastructure requirements and their costs. Therefore the information will be kept under regular review and updated periodically.
- 1.6. Each strand of infrastructure planning has been informed by specialist expertise and a large number of specific studies. In addition reference has been made to other relevant documents and studies including the Growth Infrastructure Assessment undertaken by Roger Tym and Partners on behalf of Leicester and Leicestershire HMA Authorities in April 2009.
- 1.7. The direct provision or funding of infrastructure through the development process will need to be informed by the policy of the Core Strategy and the three tests set out in the 2010 Community Infrastructure Levy Regulations, 2010, namely whether a developer contribution towards infrastructure provision through a planning obligation is:

- necessary to make the development acceptable in planning terms;
- directly related to the development;
- fairly and reasonably related in scale and kind to the development

## **2. TRANSPORT**

- 2.1. Assessing the implications of development upon transport has been a key consideration throughout the plan preparation process to ensure that the implications for development upon the transport network are fully assessed, and so that appropriate mitigation measures are put in place to reduce adverse impacts.
- 2.2. The main focus of this work has been on the two Sustainable Urban Extensions where the majority of the growth will be focused. Charnwood has worked closely with Leicestershire County Council and Leicester city Council as the responsible Highways Authorities, making use of the Leicester and Leicestershire Transport Model (LLITM) to assess the impact of the growth proposals upon the highway network.
- 2.3. This is a high level assessment, and the impacts identified and the mitigation measures proposed, may be subject to change as more detailed work is undertaken and as part of the planning application process. Nevertheless, for the purposes of the Core Strategy the LLITM modeling work represents a robust approach to assess the necessary infrastructure requirements. Further details are provided in the Transport Topic Paper.
- 2.4. Many of the highway schemes are being worked up as part of the master planning and application process for the Sustainable Urban Extensions. They have also been separately assessed as part of the 'Sustainable Urban Extensions and Directions for Growth Delivery Evidence' undertaken by consultants, DTZ, in December 2012, to assess the viability and deliverability of the two SUEs.
- 2.5. In addition to the listed projects involving improvements to the highway infrastructure to service development there are two transport related projects which relate to rail based infrastructure, the first of which is for improvements to Syston Railway Station and the other relates to the 'Bridging the Gap' project of the Great Central Railway. Network Rail is a key funding partner for both projects. The options for Syston Railway Station are being assessed. This could include either improving or relocating the station as part of the Midland Main Line upgrades and freight improvements. 'Bridging the Gap' is a project to unite the two sections of the Great Central Railway at Loughborough and so ensure the development of a continuous 18 mile line from Nottingham to Leicester.

### **3. EDUCATION**

- 3.1. The County Council as the Local Education Authority has assessed the development proposed in the Core Strategy and advised on the impacts upon the network of existing schools. The analysis assessed the gross impact of the housing proposed, the forecast surplus capacity within existing schools and the new school space required to accommodate the growth.
- 3.2. The analysis is currently based on pupil numbers in June 2012. The Local Education Authority have advised that no public capital investment is envisaged for this infrastructure and it will therefore rely upon developer contributions to provide a site and fund all construction costs where a new school is required. In addition, developer contributions will be sought to fund the extension and / or adaptation of existing schools.
- 3.3. When calculating the need for education contributions the County Council uses a yield rate of 24 primary age pupils and 20 secondary age pupils per 100 homes of 2 or more bedrooms. For flats or apartments the current figures are 4.3 primary pupils and 3.2 secondary pupils per 100 homes. These yield rates apply to all property types including social housing. No claim is made for one bedroom dwellings.
- 3.4. The need for a contribution is established by comparing the number of pupils generated by the development with the capacity and forecast number on roll for the catchment school and any other school within a two mile walking route of the development site for primary schools and three miles for secondary schools.
- 3.5. Department for Education (DFE) cost multipliers are used to calculate the education contribution to extend or enhance facilities at existing schools. The IDP currently uses multipliers published in April 2012.
- 3.6. Current procedure as set out by the County Council for new school construction is that where the development generates the need for a new school, the developer will be required to construct the school to a specification provided by the County Council or provide a sum sufficient for the County Council to organise construction. The DFE cost multipliers are also where Section 106 Contributions are sought to extend or enhance facilities at existing schools.

## **4. HEALTH**

- 4.1. As part of the changes to the NHS brought about by the Health and Social Care Act 2012, Primary Care Trusts (PCTs) ceased to exist on 31<sup>st</sup> March 2013. Most of their responsibilities were taken over by the NHS Commissioning Board and Clinical Commissioning Groups. The Borough Council has established a working relationship with both organisations, but the assessment of the impact of the growth proposals on the existing network of GP surgeries and health centres was informed by work undertaken by the Leicester, Leicestershire and Rutland Primary Care Trust Cluster (PCT).
- 4.2. The PCT recognised that there will undoubtedly be an impact on the current primary care providers but the extent to which this would result in serious issues will depend upon the current facilities and the opportunities to mitigate any impact of growth with the impact easier to manage in those areas which are served by multiple practices, who currently, or are scheduled to, occupy new purpose built facilities.
- 4.3. The cost of expanding health care premises to meet the needs of a growing population has been calculated based upon analysis of required space per patient and an assessment of cost by a quantity surveyor. The PCT applied a formula to calculate the costs of providing new health facilities based on a patient / floorspace ratio of 0.11 square metres per patient and a build cost (including fees) of £1,902 per square metre for new surgery space. No budget to contribute towards the provision of new space is available and developer contributions would be sought with provision triggered at every 1000 dwellings.
- 4.4. A brief overview of the issues in some of the main growth areas is as follows:

### **Loughborough**

- 4.5. The PCT investment plan included a number of projects for improving facilities in Loughborough. A new surgery development for the Storer Road GP practice has recently been completed and work on an expansion of existing facilities for Pinfold Gate Health Centre has begun while the Bridge Street GP practice is looking to expand their facilities.

### **North East of Leicester SUE**

- 4.6. The PCT reported that there has been significant investment in primary care premises in the vicinity of the North East Leicester SUE since 2005 resulting in new purpose built premises in Hamilton, Thurmaston and Syston. This means that it will be easier to manage increases in population given that the purpose built premises have more flexibility for increasing services and for further physical expansion. Some capacity already exists in the Thurmaston area but the ability to

support growth in the early stages will depend upon the location of the development and patient choice.

#### **West of Loughborough SUE**

- 4.7. There are eight GP practices in Loughborough. A new purpose built facility or building with clinical rooms that meets current standards would create a better opportunity to deliver further capacity in future years.

#### **North of Birstall**

- 4.8. The location of growth between Birstall and Rothley means that the focus of the growth will be on the GP practices in Birstall and Mountsorrel as there are no GP practices located in Rothley. Detailed discussions will be required to assess the exact form of the additional infrastructure required in this area.

#### **Shepshed**

- 4.9. There are two GP practices in Shepshed and expansion opportunities are being explored. The PCT drew attention to the issue of patient choice as patients may not necessarily choose to register where capacity is most easily delivered. However, new facilities will certainly be required because the existing infrastructure will not be capable of supporting the level of growth.

### **5. OPEN SPACE AND COMMUNITY FACILITIES**

- 5.1. In April 2009, consultants PMP were commissioned by the Borough Council to undertake an Open Space, Sport and Recreation Study in accordance with the requirements of Planning Policy Guidance Note 17 and its Companion Guide. The Study also contains a playing pitch strategy based on the methodology set out in 'Towards a Level Playing Field' (Sport England, 2002). The key aims of the study were to:

- provide local standards for open space, sport and recreation to enable the setting of local policies;
- identify surpluses and deficiencies in open space, sport and recreation provision and to consider these against current needs and future growth;
- help clarify responsibilities for provision and inform future policies and planning obligations;
- provide specific recommendations for the type and amount of open space, sport and recreation provision across the Borough and for each Sustainable Urban Extension;
- form part of a wider green infrastructure approach and inform a wider evidence base

- 5.2. The definition of open space is based on the typology set out in PPG17 albeit with some minor alterations such as subdividing the provision for children and young people into provision for children under 12 years old and provision for young people over 12.
- 5.3. The standards in the Council's Open Space Study have been applied to the main areas of housing growth with indicative costs which are consistent with Leicester City Council agreed with the Borough Council's Environmental Services Department. More detailed costings for playing pitch and indoor sports provision have been based on Sport England's Facilities Costs.
- 5.4. The Borough Council has also prepared an Open Spaces Strategy which will provide a framework for the management and development of better quality open spaces. It will help to implement the open space policies of the Core Strategy and help to ensure that the Council acts in a coordinated way with all stakeholders to make best use of open spaces. This will be taken forward by Action Plans which identify a prioritised list of sites that need to be developed or enhanced to improve service provision, provide for shortfalls and / or make open spaces more accessible.

### **Parks and Gardens**

- 5.5. The Open Space Study found that there was an even distribution of parks across the Borough with all residents of the smaller settlements within the suggested drive time of a site. However, the quality of parks in the Borough was found to vary greatly. Future provision is based on a Quantity Standard of 0.32ha per 1,000 population.
- 5.6. The Open Space Study recommendations have been amended in relation to the West of Loughborough SUE, in recognition of the site promoters intentions to restore and make available for public use the 188ha Garendon Park. A small additional park will however be required to the north of the site to maintain compliance with accessibility standards.

### **Natural and Semi Natural Open Space**

- 5.7. This type of open space includes woodlands, urban forestry, scrubland, grassland, wetlands, nature reserves and wastelands. Although natural and semi natural open space plays a key role in wildlife conservation and biodiversity, the recreational opportunities provided by these spaces are also important as the Open Space Study found that semi natural open space was one of the most frequently visited types of open space. Future provision is based on a Quantity Standard of 2.0ha per 1,000 population. This was derived from an audit of provision and is in line with the standard set out in Natural England's 'Promoting Access to Nature'.



## **Amenity Space**

- 5.8. This type of open space is most commonly found in residential areas. It includes informal recreation spaces and green spaces in and around housing, with a primary purpose of providing opportunities for informal activities close to home or work. Amenity open space is also often used for landscaping purposes. This was identified as the most common type of open space in the Borough but additional provision will be required in all areas as the population grows. Future provision is based on a Quantity Standard of 0.46ha per 1,000 population with a recommended accessibility standard of a ten minute walk.

## **Provision for Children and Young People**

- 5.9. The broad objective of provision for children and young people is to ensure that they have the opportunity to interact with their peers and learn social and movement skills within their home environment. At the same time they must be planned so as not to create nuisance for other residents. Provision may range from small areas of green space with a single piece of equipment to large multi purpose play areas. Facilities for children and young people have been considered separately.
- 5.10. Provision for children includes equipped children's play areas and adventure playgrounds that are perceived to cater for children under 12 years of age. Toddlers play areas are also included within this category. Facilities for young people can include multi use games areas, skate parks, basketball courts, youth shelters, informal kick about areas, BMX tracks and play areas targeted at teenagers.
- 5.11. Accessibility is paramount in maximising usage and providing opportunities for people to use the site so therefore future provision is accessibility led with 1 play area within a 10 minute walk (480metres) of the home. The Open Space Study also emphasised that quality was as important as quantity and new facilities developed should meet suggested quality criteria so as to provide exciting play opportunities for children and young people.
- 5.12. The focus of attention has been to identify provision within the Sustainable Urban Extensions and standards are set out in the Infrastructure Schedule which will need to be taken forward in the master planning work. It is expected that the provision of play spaces for children and young people should be part of the normal development costs.

## **Outdoor Sports Facilities and Playing Pitches**

- 5.13. Outdoor sports facilities are a wide ranging category of open space which includes both natural and artificial surfaces for sport and recreation that are either publicly or privately owned. They are often a focal point for the community, functioning as a recreational and amenity resource in addition to a formal sports facility. Facilities within this category include playing pitches, synthetic turf pitches, tennis courts and bowling greens.
- 5.14. Future provision is based on a standard of 2.60ha per 1,000 population (of which 1.09ha should be dedicated community pitches). The Open Space Study also recommended an accessibility standard of a 10 minute drive to all facilities.
- 5.15. The Open Space Study found limited immediate need for additional provision (with the exception of tennis courts) but population growth will impact on demand, particularly in the SUEs. The Infrastructure Schedule therefore sets out an indicative range of provision for the SUEs which can be refined as part of the detailed master planning process for these areas.

## **Allotments**

- 5.16. The primary purpose of allotments is to provide opportunities for people to grow their own produce as part of the long term promotion of sustainability, health and social inclusion. There are currently 34 allotment sites across Charnwood but an analysis of waiting lists indicates that provision is insufficient to meet local demand and there are waiting lists exceeding 400 residents. Future provision is based on a standard of 0.33ha per 1,000 population with a recommended accessibility standard of a 15 minute walk (720m).

## **Indoor Sports Facilities**

- 5.17. Facilities within this category can include sports halls, swimming pools, health and fitness and indoor bowls. The Open Space Study made use of Sport England's demand modeling tools such as the Facilities Planning Model and Active Places Power. Analysis of the current supply and demand for indoor sports facilities in Charnwood shows that there are generally sufficient facilities, but additional provision will be required in the SUEs. It is anticipated that some elements would be delivered directly by the private sector, for example health and fitness stations.

## **Burial Space**

- 5.18. Charnwood Borough Council has responsibilities as a Burial Authority and manages the cemetery in Loughborough. A Burial Space Audit was undertaken in 2007. In addition to identifying and quantifying available burial space, the main purpose of the audit was to identify action that may be required to ensure the continued provision of burial space in the area. Whilst some cemeteries have good

capacity for the future, others will require extensions, for example Loughborough Cemetery will require an extension by 2032. Some new cemeteries may also be required in the foreseeable future.

## **Libraries**

- 5.19. From a library services point of view the biggest effect would be around Thurmaston and Loughborough as well as Birstall and possibly Syston. Section 106 monies are currently used for the provision of additional books and resources or for internal alterations to public areas within library buildings. To increase the amount of available space dual use of community facilities is expected to be sought. The Libraries Service has indicated a requirement for £420k towards the cost of new stock to mitigate the impact on the service of the proposed growth, but for the time being this figure has not been included in the Schedule as it has not been spatially disaggregated.

## **6. LOUGHBOROUGH TOWN CENTRE**

- 6.1. The Regeneration Strategy for Charnwood includes a number of transformative projects which will help improve the appearance and functioning of the town centre of Loughborough and encourage new investment. These projects will require significant new investment in infrastructure if they are to be realised.
- 6.2. The town centre regeneration scheme will require infrastructure to facilitate the comprehensive redevelopment of key town centre sites such as Devonshire Square which has the capacity to deliver improved retail floor space, housing, offices, commercial uses and replacement commercial uses.
- 6.3. Improved transport accessibility will be required to service key sites from the Loughborough Inner Relief Road. The main regeneration site comprises opportunities for regeneration including up to 2.8 hectares at the former Baxter Gate Hospital along with adjacent land in the ownership of the Health Authority as well as privately owned land.
- 6.4. Brining back into productive use new sites and improving the functioning of the existing town centre will be enhanced by the provision of improved car parking facilities which can complement proposed improvements to the infrastructure for pedestrian movement through the town centre.

## **7. UTILITIES**

### **Electricity**

- 7.1. Discussions with the electricity distribution company Western Power confirmed that there is sufficient supply capacity to service development around the Leicester Fringe and only local reinforcement may be required as sites are built out,

however, in the vicinity of Loughborough, they advised that the network is close to maximum capacity. For this reason the Borough Council commissioned an Electricity Infrastructure Study from Western Power Distribution so as to identify the scale of the capacity issues. Their work was published in September 2012 with an Addendum in December 2012.

- 7.2. The feasibility study modelled three growth scenarios based on the information provided. All three growth scenarios anticipate additional consumer demand to 2028 as the low growth scenario requires 15 MVA, medium growth requires 19 MVA and high growth requires 25 MVA.
- 7.3. It remains the case that Western Power will be bidding to OFGEM for funds to reinforce the network supporting Loughborough on a general basis. The outcome of this bid will not be known until the end of 2014. Therefore the most conservative approach is to assume that once an anticipated capacity of 6 MVA has been exceeded developers will need to contribute to necessary works in proportion to their energy needs.
- 7.4. These charges would be based on the minimum scheme set out as a scenario by Western Power. This comprises a new single step 132/11 kv Primary Sub Station, with an estimated cost of £5m. This solution would meet capacity needs and could also be used to deliver greater resilience to the Shepshed network. Connection charges would amount to approximately £130,000 per MVA capacity requested.
- 7.5. Customers would also be required to contribute to the reinforcement of the 132 kv Ratcliffe to Loughborough circuits with an estimated cost of £2m. Each MVA of capacity requested will attract a contribution of 180<sup>th</sup> of the value (about £111,000). The location of the new sub station will need to be negotiated with the relevant developers to agree the optimal location having regard to the area which it is to support in the future.

## **Gas**

- 7.6. National Grid deal with the national gas distribution assets and the local gas distribution network in the area. Discussions were held with representatives of National Grid to discuss the SUE areas and future capacity requirements along with any infrastructure in the area. In summary, the gas supply network throughout the affected areas of the Borough is robust and resilient and considered able to absorb the forecast additional demand as a result of growth proposals. Local reinforcement of the network may be necessary as detailed phasing and layout plans are confirmed but it is not anticipated that any strategic improvements to the network will be required.

## Water Services

- 7.7. Severn Trent Water is the responsible water and sewerage company. Early indications did not identify major issues but this work will be further refined as a result of detailed discussions. There are likely to be some local reinforcements to cope with growth, but no 'show-stoppers' as regards water supply.
- 7.8. Wanlip Waste Water Treatment Works (WWTW) has spare capacity to service the development of the North East Leicester SUE as well as other potential sites subject to further modeling work. The WWTW near Cotes has capacity to cope with the proposed West of Loughborough SUE. The water supply network in the vicinity of the two SUEs is robust and resilient. Local reinforcement of the network may be required but no strategic interventions are anticipated.

## 8. Recycling

- 8.1. Ensuring a high level of recycling and sustainable waste management will be encouraged in new residential developments. Leicestershire County Council have provided information on the adequacy of existing facilities to accommodate growth. Both the Mountsorrel and Shepshed Recycling and Household Waste Sites are likely to be significantly impacted by the proposed SUEs. The 20 to 25% increase in their usage is unlikely to be able to be accommodated at the sites without significantly affecting the service provided and the levels of recycling currently achieved. Developer contributions are therefore expected to be required to allow these impacts to be mitigated.

## 9. EMERGENCY SERVICES

### Police

- 9.1. Leicestershire Police assessed the impact of the Core Strategy's growth proposals upon the force's activities. Information was initially provided in January 2013 with subsequent amendments provided in September 2013. The Police estimated that a total of £4.29m would be required to procure the capital items to serve the housing growth anticipated by the Council over the full 15 year period of the Core Strategy. The full breakdown of infrastructure items is set out below:

No.	POLICE INFRASTRUCTURE ITEM	POLICE ESTIMATE OF COST - SEPT 2013	COMMENTS
1.	20 Additional Vehicles	£315,480	132 vehicles (66 per year each of which has a life of 3 years) deployed in Charnwood over a six year period. Therefore 20 vehicles for 9,706 new houses based on cost of a £15,774 per vehicle.

<b>No.</b>	<b>POLICE INFRASTRUCTURE ITEM</b>	<b>POLICE ESTIMATE OF COST - SEPT 2013</b>	<b>COMMENTS</b>
2.	Additional Investment in Radio Transmission (AW) Capacity	£150,000	Additional investment in capacity
3.	Police National Database System	£96,040	Additional investment in capacity.
4.	Control Telephony	£29,850	Additional capacity to deal with increased calls.
5.	Additional Investment in 12 Number Plate Recognition Cameras	£98,664	Unit cost £8,222
6.	9 Mobile Number Plate Recognition Units	£13,500	Unit cost £1,500
7.	Investment in 6 Shared Service Hubs	£48,000	Established where partners offer premises cost free for existing police beat staff. Costs refer to equipping offices for police use.
8.	Start Up and Personal Equipment for 74 Additional Staff	£435,046	Average cost of £6,317. Costs include uniform, radio, workstation, and training.
9.	Premises expenditure for 74 Additional Staff	£3,101,340	The build / land cost was given as £2,794 per m2 based on the tender returns for Loughborough Police Station.
	<b>TOTAL COST</b>	<b>£4,287,920</b>	

- 9.2. All of the above has been included as desirable infrastructure in the Infrastructure Schedule, however, at the time of preparation of this Delivery Plan in October 2013 discussions were on going with other Leicestershire local authorities to ensure a consistent approach to the delivery of police infrastructure which recognises the changing nature of modern policing but ensures that infrastructure requirements satisfy the statutory tests.

### **Fire**

- 9.3. A new Fire Station HQ and Control Centre was recently built at Birstall funded through existing mainstream funds. The Fire Service reported that no additional capital costs would be incurred to provide for the growth proposals.

## **Ambulance**

- 9.4. East Midlands Ambulance Service (EMAS) does not have any set formula for capital infrastructure requirements by population growth. EMAS reported that an increase in population would be likely to have an impact on service delivery but the scale of impact has not yet been quantified. Call volumes are said to be increasing by 4% - 5% per year so an increase in population would impact significantly on demands.

## **10. COMMUNITY INFRASTRUCTURE LEVY (CIL)**

- 10.1. Securing the necessary investment in infrastructure will be essential if the growth proposals in the Core Strategy are to be implemented. Up to now the Council has relied upon developer contributions on a site by site basis to fund infrastructure to provide enabling infrastructure and mitigate the impact of development.
- 10.2. The Borough Council has yet to take final decision as to whether to introduce a new funding regime called the Community Infrastructure Levy or CIL. If the Borough Council decides to implement CIL the next stage would be to prepare and publish a Preliminary Draft Charging Schedule setting out the scale of charges for different types of development. It is expected that a decision will be taken in 2014 following the examination of the Core Strategy.

## **11. NOTES ON THE SUMMARY TABLE OF INFRASTRUCTURE PROJECTS**

- 11.1. The summary table is based on the current best available information of the infrastructure required over the plan period and how it will be funded. However, it is recognised that amendments will be necessary over time as the development process unfolds and further information on funding requirements and sources are refined. As a result this document will be monitored and reviewed regularly by the Council.

**CHARNWOOD INFRASTRUCTURE SCHEDULE**

Ref.	Proposed Scheme	Description	Total Cost £m (excluding land)	Critical Infrastructure	Delivery Mechanism	Phasing			Comments	Core Strategy Policy
						2013- 18	2018- 23	2023- 28		
<b>TRANSPORT (not including L'boro town centre schemes - see below)</b>										
T1	Strategic Distributor Road	New road from A512 (near M1 J23) to A6 south of Hathern near Dishley Grange and link to Hathern. Essential to mitigate West Loughborough SUE. W	£11m	Essential	Promoted by William Davis/Persimmon.	x	x	x		CS1, CS17, CS18, CS22
T2	A512 Dual Carriageway between Snells Nook Lane and M1	Dual remaining single carriageway elements necessary to improve access to West Loughborough Growth areas	£5m	Essential	Funding package to be agreed. Likely to comprise significant contribution from developer S.106 or CIL.		x		Junction improvements and bus priority measures in the vicinity of Epinal Way are also likely to be required but are subject to further modelling.	CS1, CS17, CS18, CS22
T3	M1 J23 Improvements	Subject to advice from Highways Agency - minimum requirement likely to be signalised roundabout to improve M1 access.	£0.750m	Essential	Funding arrangements to be confirmed.		x			CS1, CS17, CS18, CS22, CS23, CS24
T4	Main Road via East Thurmaston from Barkby Thorpe Lane to King Street and Hamilton Lane.	Provision of a main road through the East of Thurmaston site to reduce traffic along Barkby Thorpe Lane, providing relief to Barkby and Barkby Thorpe villages.	£11m	Essential	Funding package to be agreed. Likely to comprise significant contribution from developer S.106 or CIL.	x	x	x	Necessary to mitigate North East of Leicester growth proposals.	CS1, CS17, CS18, CS19
T5	Link to Sandhills Avenue	New link road through Hamilton utilising the existing Sandhills Avenue for a significant proportion of its route to and from the North East Leicester development.	£2.5m	Essential	Funding package to be agreed. Likely to comprise significant contribution from developer S.106 or CIL.	x			Necessary to mitigate North East of Leicester growth proposals.	CS1, CS17, CS18, CS19
T6	Link road from NE Leicester SUE	New link road westwards to link Melton Road and A607	£3.57m	Essential - subject to	Funding package to be agreed. Likely to			x	Subject to ongoing negotiations as part	CS1, CS17,



Ref.	Proposed Scheme	Description	Total Cost £m (excluding land)	Critical Infrastructure	Delivery Mechanism	Phasing			Comments	Core Strategy Policy
						2013- 18	2018- 23	2023- 28		
		north of the A607/Barkby Thorpe Lane Junction		transport assessment	comprise significant contribution from developer S.106 or CIL.				of nmasterplanning process.	CS18, CS19
T7	Capacity enhancements at A607/Barkby Thorpe Lane and Troon Way /Barkby Rd roundabouts	Highway improvements associated with development of NE Leicester SUE	£0.5m	Essential	Funding package to be agreed. Likely to comprise significant contribution from developer S.106 or CIL.		x		Necessary to mitigate North East of Leicester growth proposals.	CS1, CS17, CS18, CS19
T8	Mitigation associated with North of Birstall	Mitigation to include a signalised roundabout on the A6 north of the A46 interchange north of Birstall, a new link road from the new roundabout on the A6 north of A46 interchnage to the Wanlip Junction to the South East, a Wanlip bypass to Rectory Road, a new roundabout to the west of the A6 connected to the A6 and North Birstall to development site by a dual carriageway and to a realigned old A6 route with two directional traffic	£6m	Essential	Funding package to be agreed. Likely to comprise significant contribution from developer S.106 or CIL.	x	x	x	Detailed phasing to be determined following transport assessment.	CS1, CS17, CS18, CS20
T9	Access junction improvement at Watermead	Necessary to allow development at this location.	£0.25m	Essential	Funding package to be agreed. Likely to comprise significant contribution from developer S.106 or CIL.		x			CS1, CS17, CS18, CS21
T10	Transport infrastructure improvements within Charnwood and the City of Leicester necessitated by the SUE to include public	NE of Leicester SUE will have an impact on public transport services from the site to Leicester City Centre. It is likely that bus corridor improvements and additional highway infrastructure will	tbc – see comments	Essential	Developer contributions (Section 106 or CIL)/ Leicestershire County Council, CBC and Leicester City Council	x	x		Ongoing work will clarify the detailed nature of schemes. Stage 2 modelling work gives an indicative figure of £1.5 million for the	CS1, CS17, CS18, CS19

Ref.	Proposed Scheme	Description	Total Cost £m (excluding land)	Critical Infrastructure	Delivery Mechanism	Phasing			Comments	Core Strategy Policy
						2013- 18	2018- 23	2023- 28		
	transport corridors to Leicester City Centre and also highway improvements	be required.							public transport improvements in Charnwood and Leicester to serve the SUE.. Further modelling work is being undertaken to refine and cost this list of measures and when this information is available (expected to be January 2014) the IDP will be updated accordingly.	
T11	Improvements to Syston Railway Station	Network Rail is currently assessing and costing the possible options available to them for either improving or relocating the station as part of the Midland Main Line upgrades and freight improvements. Syston Railway Station has been included as a project for funding by Network Rail.	tbc	Desirable	Network Rail	x				CS1, CS17, CS19
T12	Great Central Railway 'Bridging the Gap'	Re-establishing connectivity of the Great Central Railway in the Loughborough area to create a continuous 18 mile line from Nottingham to Leicester. Reinstating a 500m section in Loughborough will involve bridging the Midland Mainline together with embankments, track and signals.	£4.95m	Desirable	Network Rail/ Developer Contributions/ Lottery/GCR Charitable funds and Commercial Partners		x	x	£1m to come from fund raising, members and shareholders of the GCR leaving a funding gap of £3.95m. (Additional expenditure – not included in this figure - would be incurred in relocating the locomotive shed, estimated to be £3m)	CS1, CS6, CS7, CS10, CS14, CS17
<b>Sub Total - Transportation</b>			<b>£45.52m</b>							

Ref.	Proposed Scheme	Description	Total Cost £m (excluding land)	Critical Infrastructure	Delivery Mechanism	Phasing			Comments	Core Strategy Policy
						2013- 18	2018- 23	2023- 28		
<b>EDUCATION</b>										
ED1	West Loughborough SUE - Primary	<b>2 new primary schools</b> (2 x 2FE) (420 places) which would require 2 sites of 1.93 ha.	<b>£11m</b>	Essential	Developer will be expected to provide a site and full construction costs.	x		x	As at February 2013 no claim would be made for Secondary or Post 16 Places.	CS1, CS22
ED2	North East of Leicester SUE - Primary	<b>3 new primary schools</b> 2 x 2FE (420 places) which would require 2 sites of 1.93 ha and 1 x 1.5FE 260 places (infrastructure for 315 places) which would require a site of 1.51 ha.	<b>£16.5m</b>	Essential	Developer will be expected to provide a site and full construction costs.	x	x			CS1, CS19
ED3	North East of Leicester SUE - Secondary and Post 16	<b>1 new secondary school</b> 1 x 605 places (infrastructure for 800 places) which would require a site of 7.85 ha.	<b>£15m</b>	Essential	Developer will be expected to provide a site and full construction costs.		x			CS1, CS19
ED4	North of Birstall Direction of Growth - no identified site	<b>1 new primary school</b> 1 x 2FE 360 places (infrastructure for 420 places) which would require a site of 1.93 ha.	<b>£5.5m</b>	Essential	Developer will be expected to provide a site and full construction costs.	x				CS1, CS20
	Housing Growth Areas	Early Years Provision		Essential	Mainstream service will be privately provided	x	x	x		CS1, CS19, CS20, CS22, CS24
	Housing Growth Areas	Developer contributions will need to be agreed for the provision of additional pupil places by extension and/or adaptation of existing schools according to the standards provided by Leicestershire County Council..	<b>£18.425m</b>	Essential	Developer contributions/CIL	x	x	x		CS1, CS20, CS24,
	<b>Sub Total - Education</b>		<b>£66.425m</b>							
<b>HEALTH</b>										
H1	Leicester PUA (NE	Leicester, Leicestershire and	£1.8m	Essential	GP led	x	x	x		CS1,

Ref.	Proposed Scheme	Description	Total Cost £m (excluding land)	Critical Infrastructure	Delivery Mechanism	Phasing			Comments	Core Strategy Policy
						2013- 18	2018- 23	2023- 28		
	Leicester SUE and PUA Growth)	Rutland PCT has calculated that 11,616 new patients would require health care facilities. Hamilton GP Practice and the Practice located at Silverdale Drive, Thurmaston have recently raised capacity issues are keen to expand further.			commissioning consortia/ Developer Contributions/CIL					CS19
H2	North of Birstall	Leicester, Leicestershire and Rutland PCT has calculated that 4,840 new patients would require health care facilities. The focus of growth will be on the 2 Birstall GP practices and the 2 Mountsorrel practices. In Birstall the Greengate Medical Centre has indicated a lack of capacity but can expand on existing site. In Mountsorrel the larger practice at Alpine House cannot manage large number of new patients in their existing building.	£0.6m	Essential	GP led commissioning consortia/ Developer Contributions/CIL	x	x	x		CS1, CS20
H3	West of Loughborough SUE, Shepshed and Loughborough/Shepshed growth	Leicester, Leicestershire and Rutland PCT has calculated that 9,953 new patients would require health care facilities. Future capacity issues will mean that a new purpose built facility or building with clinical rooms would create a better opportunity to deliver future capacity. The largest GP Practice in Shepshed is at capacity and would need to expand further.	£2.1m	Essential	GP led commissioning consortia/ Developer Contributions/CIL		x			CS1, CS22, CS24

Ref.	Proposed Scheme	Description	Total Cost £m (excluding land)	Critical Infrastructure	Delivery Mechanism	Phasing			Comments	Core Strategy Policy
						2013- 18	2018- 23	2023- 28		
H4	Service Centres	Dependent on the location of growth, but capacity constraints have been identified in Anstey, Quorn, Rothley and Sileby	tbc	Essential	GP led commissioning consortia/ Developer Contributions/CIL		x	x		CS1
<b>Sub Total - Health</b>			<b>£4.5m*</b>							
<b>OPEN SPACE AND COMMUNITY FACILITIES**</b>										
<b>West of Loughborough SUE - 3,000 homes</b>										
OS1	Parks	Restoration of the 188 ha <b>Garendon Park</b> to be included as scheme works along with <b>Village Green</b> at the heart of the development.		Essential		x				CS1, CS12, CS14, CS15, CS22
OS2	Parks	1.5ha requirement for a park in the north of the site Cost: £372 per ha	£0.558m	Essential				x		CS1, CS12, CS15, CS22
OS3	Amenity Green Space	3.4ha over several strategic sites. Cost: £137k per ha.	£0.466m	Essential	Part of development costs to be incurred directly by the developer.	x				CS1, CS12, CS15, CS22
OS4	Facilities for Children	14 sites estimated to achieve 480-metre catchment. Cost: £183k per site	£0.256m	Essential	Part of development costs to be incurred directly by the developer.	x				CS1, CS12, CS15, CS22
OS5	Facilities for Young People	14 sites estimated to achieve 480-metre catchment. Cost: £183k per site	£0.256m	Essential	Part of development costs to be incurred directly by the developer.	x				CS1, CS12, CS15, CS22
OS6	Outdoor Sports Provision	<b>22.75ha (based on 2.60 ha per 1000 population), including 9ha of community pitches and 4</b>	<b>£2.565m (includes items 1 to 8 below)</b>	<b>Essential</b>	<b>Developer contributions/ Sport England/ CBC</b>		x	x	<b>Actual provision to have regard to local needs and viability.</b>	<b>CS1, CS12, CS15, CS22</b>

Ref.	Proposed Scheme	Description	Total Cost £m (excluding land)	Critical Infrastructure	Delivery Mechanism	Phasing			Comments	Core Strategy Policy
						2013- 18	2018- 23	2023- 28		
		<b>tennis courts. Indicative provision of 9ha of community pitches and 4 tennis courts is shown below***</b>								
	Outdoor Sports Provision	1. 1no. Senior Football AGP (fenced with sports lighting) 7,526 sqm £800k	£0.800m	Essential	Developer contributions/Sport England/CBC		x	x		
	Outdoor Sports Provision	2. 4 no. Senior Football Natural Turf Pitches 7,697 sq m x 4 at £75k each	£0.300m	Essential	Developer contributions/Sport England/CBC		x	x		
	Outdoor Sports Provision	3. 4 no. U8 Natural turf Mini Pitches 1,843 sq m x 4 at £25k each	£0.075m	Essential	Developer contributions/Sport England/CBC		x	x		
	Outdoor Sports Provision	4. 3 no. U16 Youth Natural Turf Pitches 6,141 sq m at £65k each	£.0195m	Essential	Developer contributions/Sport England/CBC		x	x		
	Outdoor Sports Provision	5. Natural Turf Bowling Green 1,600 sqm at £110k	£0.110m	Essential	Developer contributions/Sport England/CBC		x	x		
	Outdoor Sports Provision	6. 2 no. Rugby Union Natural Turf Pitches 12,320 sq m at £115k each	£0.230m	Essential	Developer contributions/Sport England/CBC		x	x		
	Outdoor Sports Provision	7. 4 no. Outdoor Tennis Courts Macadam, Fenced with Sports Lighting £280k	£0.280m	Essential	Developer contributions/Sport England/CBC		x	x		
	Outdoor Sports Provision	8. 4 team changing room 240 sq m at £575k	£0.575m	Essential	Developer contributions/Sport England/CBC		x	x		
OS7	Indoor Sport	2 indoor courts in a multi use sports hall in accordance with Open Space, Sport and Recreation Study ***.	£0.94m	Essential	Costs will be determined by the procurement route.		x	x		CS1, CS15, CS22
OS8	Allotments	2.5ha of allotments. Cost: 72k per ha	£0.180m	Essential	CBC		x			CS1, CS12, CS22
	<b>West Loughborough SUE Open Space and Community Facilities Provision</b>		<b>£5.221m</b>							

Ref.	Proposed Scheme	Description	Total Cost £m (excluding land)	Critical Infrastructure	Delivery Mechanism	Phasing			Comments	Core Strategy Policy
						2013- 18	2018- 23	2023- 28		
<b>North East of Leicester SUE - 3,750 dwellings (and 750 more beyond plan period)</b>										
OS9	Parks	3.6ha requirement over 2 sites. Cost £372k per ha	£1.34m	Essential	Developer contributions/Sport England/CBC		x			CS1, CS12, CS15, CS19
OS10	Natural Open Space	22.5ha. Cost £63k per ha	£1.417m	Essential	Developer contributions - S.106/CIL		x			CS1, CS12, CS13, CS15, CS19
OS11	Amenity Green Space	5.2ha over several strategic sites. Cost £137k per ha.	£0.712m	Essential	Developer contributions - S.106/CIL	x				CS1, CS12, CS15, CS19
OS12	Facilities for Children	22 sites estimated to achieve 480 meter catchment. Cost: £183k per site	£0.402m	Essential	Part of development costs to be incurred directly by the developer.	x				CS1, CS12, CS15, CS19
OS13	Facilities for Young People	22 sites estimated to achieve 480 meter catchment. Cost: £183k per site	£0.402m	Essential	Part of development costs to be incurred directly by the developer.	x				CS1, CS12, CS15, CS19
<b>OS14</b>	<b>Outdoor Sports Provision</b>	<b>29ha (based on 2.60 ha per 1000 population), including 13ha of pitches and 5 tennis courts. Indicative provision of 13ha of community pitches and 4 tennis courts as follows***</b>	<b>£2.1m (includes items 1 to 8 below)</b>	<b>Essential</b>	<b>Developer contributions/ Sport England/ CBC</b>		x		<b>Actual provision to have regard to local needs and viability</b>	<b>CS1, CS12, CS15, CS19</b>
	<i>Outdoor Sports Provision</i>	<i>1. 1no. Senior Football AGP (fenced with sports lighting) 7,526 sqm £800k</i>	<i>£0.800m</i>	<i>Essential</i>	<i>Developer contributions/Sport England/CBC</i>					
	<i>Outdoor Sports Provision</i>	<i>2. 6 no. Senior Football Natural Turf Pitches 7,697 sq m x 4 at £75k each</i>	<i>£0.450m</i>	<i>Essential</i>	<i>Developer contributions/Sport England/CBC</i>					
	<i>Outdoor Sports</i>	<i>3. 6 no. U8 Natural Turf Mini</i>	<i>£0.150m</i>	<i>Essential</i>	<i>Developer</i>					

Ref.	Proposed Scheme	Description	Total Cost £m (excluding land)	Critical Infrastructure	Delivery Mechanism	Phasing			Comments	Core Strategy Policy
						2013- 18	2018- 23	2023- 28		
	Provision	Football Pitches 1,843 sq m x 4 at £25k each			contributions/Sport England/CBC					
	Outdoor Sports Provision	4. 6 no. U16 Youth Natural Turf Pitches 6,141 sq m at £65k each	£0.390m	Essential	Developer contributions/Sport England/CBC					
	Outdoor Sports Provision	5. Natural Turf Bowling Green 1,600 sq m at £110k	£0.110m	Essential	Developer contributions/Sport England/CBC					
	Outdoor Sports Provision	6. 2 no. Rugby Union Natural Turf Pitches 12,320 sq m at £115k each	£0.230m	Essential	Developer contributions/Sport England/CBC					
	Outdoor Sports Provision	7. 4 no. Outdoor Tennis Courts Macadam, Fenced with Sports Lighting £280k	£0.280m	Essential	Developer contributions/Sport England/CBC					
	Outdoor Sports Provision	8. 4 team changing room 240 sq m at £575k	£0.575m	Essential	Developer contributions/Sport England/CBC					
OS15	Indoor Sport	3 indoor courts in a multi use sports hall in accordance with Open Space Sport and Recreation Study.****	£1.83m	Essential	Costs will be determined by the procurement route					CS1, CS15, CS19
OS16	Allotments	3.7ha of allotments. Cost £72k per ha	£0.266m	Essential	CBC/S.106/CIL					CS1, CS12, CS19
	<b>NE Leicester SUE Open Space and Community Facilities Provision</b>		<b>£9.354m</b>							
OS17	Open Space and Community Facilities for remaining Borough wide housing provision	Dependent on the location of growth and the size and characteristics of the site to be developed.	tbc	Essential	CBC/S.106/CIL	x	x	x		CS1, CS12, CS15
OS18	Charnwood Forest - Regional Park Strategy and Action Plan.	30% of land area would be planted and accesses created to and from outside areas within the Regional Park by non-vehicular means	tbc	Desirable	CBC/S.106/CIL			x		CS1, CS11, CS12, CS13, CS15
OS19	River Soar Corridor	Costs to be determined for:	tbc	Desirable	CBC/S.106/CIL			x		CS1,



Ref.	Proposed Scheme	Description	Total Cost £m (excluding land)	Critical Infrastructure	Delivery Mechanism	Phasing			Comments	Core Strategy Policy
						2013- 18	2018- 23	2023- 28		
		Watermead to include a new visitor centre and improved signage; Barrow upon Soar to include investment in existing links and facilities, and improved boundary treatment to caravan park; Loughborough to include Improvements to existing links between town and university and waterway								CS11, CS12, CS15
	<b>Sub Total - Community Services</b>		<b>£14.575m</b>							
<b>LOUGHBOROUGH TOWN CENTRE</b>										
L1	Town Centre regeneration	Infrastructure to facilitate comprehensive redevelopment of key town centre regeneration sites	tbc	Essential	CBC/S106/CIL					CS1, CS6, CS7, CS9
L2	Improving transport accessibility	Secure adequate vehicular access from the Loughborough Inner Relief Road to Barker Gate Site, This is a regeneration priority served by major routes through the town.	tbc	Essential	Leicestershire County Council/ CBC /S106/CIL					CS1, CS7, CS9
L3	Car parking	Encourage the delivery of a major new car park to encourage trade and functioning of the town centre	tbc	Essential	CBC/S106/CIL					CS1, CS, CS9
L4	Improving pedestrian movement	Enhanced pedestrian routes between Baxtergate, Churchgate, Market Place, Devonshire Square and town centre green spaces	tbc	Essential	CBC/S106/CIL					CS1, CS7, CS9, CS32
	<b>Sub Total - L'boro Town Centre</b>		<b>tbc</b>							
<b>UTILITIES</b>										

Ref.	Proposed Scheme	Description	Total Cost £m (excluding land)	Critical Infrastructure	Delivery Mechanism	Phasing			Comments	Core Strategy Policy
						2013- 18	2018- 23	2023- 28		
U1	Electricity Provision	Capacity constraint identified in the electricity network on the western side of Loughborough. A scheme enhancing provision through a new primary sub-station plus reinforcement of the power line from Ratcliffe on Trent Power Station will be required. Developers will need to contribute to necessary works in proportion to their energy needs.	£7.067m identified by Western Power for upgrading supply.	Essential	Developer Contributions £3.38m.		x			CS1, CS6, CS16, CS22, CS23, CS24, CS26
U2	Gas	No known significant constraints - local network reinforcement only as part of normal development costs	-	Essential						CS1, CS16
U3	Water Services	No known significant constraints - local network reinforcement only as part of normal development costs. High standards of sustainable design will be expected including the incorporation of SUDS to manage and mitigate on site and off site impacts.	tbc	Essential						CS1, CS16
<b>Sub Total - Utilities</b>			<b>£7.067m</b>		<b>£3.38m</b>					
<b>RECYCLING</b>										
	Mountsorrel and Shepshed Recycling and Household Waste Site	Recycling and Household Waste Site (RHWS) likely to be significantly impacted by the nearby SUEs. The increase in usage of 20% to 25% is unlikely to be accommodated without significantly affecting the service provided and the	tbc	Essential	S.106/CIL					CS1, CS16

Ref.	Proposed Scheme	Description	Total Cost £m (excluding land)	Critical Infrastructure	Delivery Mechanism	Phasing			Comments	Core Strategy Policy
						2013- 18	2018- 23	2023- 28		
		level of recycling achieved.								
<b>Sub-Total Recycling</b>			<b>tbc</b>							
<b>EMERGENCY SERVICES</b>										
EM1	Police	Additional expenditure incurred by the police to service growth to comprise: 20 additional vehicles (£315,480), additional investment in radio transmission capacity (£150,000), police national database capacity improvements (£96,040), control telephony enhancements to deal with increased calls (£29,850), additional investment in 12 number plate recognition cameras (£98,664), 9 mobile number plate recognition cameras (£13,500), investment in 6 shared service hubs (£48,000), start up and personal equipment for 74 additional staff (£435,046), premises expenditure for 74 additional staff (£3,101,340).	£4.29m	Desirable	Leicestershire Police/S.106/CIL		x	x	Latest cost estimates provided by Leicestershire Police (September 2013).	CS1
EM2	Fire	Detailed design requirements in development layout but no capital costs.	–	–						CS1
EM3	Ambulance	East Midlands Ambulance Service report that an increase in population would be likely to impact on service delivery but it is not yet possible to quantify the scale of the impact..	–	–					Call volumes are increasing by 4% - 5% per year so the Ambulance Service expects an increase in population would impact of demands.	CS1

Ref.	Proposed Scheme	Description	Total Cost £m (excluding land)	Critical Infrastructure	Delivery Mechanism	Phasing			Comments	Core Strategy Policy
						2013- 18	2018- 23	2023- 28		
	<b>Sub Total - Emergency Services</b>		<b>£4.29m</b>							
	<b>TOTAL COSTS</b>		<b>£142.377m</b>							
* Represents additional funding required to provide new and extended health facilities.										
** Standards based on Open Space Sport and Recreation Study, 2010. Costs based on Leicester City Council Greenspace SPD, April 2011.										
*** Cost for Sports Facilities from Sport England Facilities Costs 2nd Quarter 2012.										