

North West Leicestershire District Council

Infrastructure Delivery Plan

Phase 2A: Infrastructure Schedule

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Executive Summary

This Infrastructure Schedule is the second of two parts of a new Infrastructure Delivery Plan (IDP) for North West Leicestershire, and covers all infrastructure topics except for transport. A separate transport Infrastructure Schedule will be produced once supporting evidence is available. This Phase 2 report sets out the current expectation (ahead of the Regulation 19 publication of the Local Plan) of specific infrastructure schemes to support growth, as well as providing updates where relevant to the Phase 1 Baseline Infrastructure Needs Assessment which was produced in 2022.

Phase 2 of the IDP has been informed by an ongoing programme of engagement with infrastructure providers. This has re-confirmed the fundamental conclusion from Phase 1 of the IDP; that there are currently no infrastructure types that result in a fundamental inability to deliver the quantum of growth envisaged to be included in the Local Plan. Indeed, infrastructure providers have typically been able to provide even greater confidence that sufficient infrastructure can be provided to meet needs.

A range of around 60 specific infrastructure schemes have been identified at this stage – most a direct response to the growth proposed in the Local Plan, although a number also provide an opportunity to respond to existing baseline infrastructure needs across the District. These have been prioritised based on the realities of delivering them in a scarce funding environment, necessarily reliant upon limited funds available from both developer contributions and outside investment such as that available from Government.

It is therefore acknowledged that not all of the infrastructure schemes set out in the Infrastructure Schedule can or will be delivered, but the Schedule will nevertheless form a base from which the Council and its partners can continue iterative development, and use as a basis for informed funding decisions. This may include reprioritisation alongside the separate transport infrastructure schedule in due course (depending on the number of schemes identified within it), and once the outputs of the Council's viability assessment process provides evidence on the amount of developer funding that might be available.

There are a small number of infrastructure topics where our discussions with infrastructure stakeholders have established known or foreseeable needs for future investment, but where it has not yet been possible to establish specific infrastructure schemes. This includes green infrastructure in particular, where evidence on background needs is still being produced. For utilities, a number of schemes also remain subject to further development. However, the typical onus on utility providers for the funding and delivery of these schemes (as opposed to any need for funding and delivery by developers) means that this uncertainty has a limited impact on the Local Plan process. Furthermore, there are a number of schemes where the anticipated cost is relatively difficult to specifically quantify at this stage.

Accordingly, it is recommended that this Infrastructure Schedule (as well as the baseline content in Phase 1 of the IDP) is treated as a live document, and reviewed where needed as the Local Plan progresses through examination and implementation. This could, for example, be done as part of the Council's annual development monitoring processes. This will help to ensure that sustainable development is achieved in North West Leicestershire, responding to the most up-to-date and comprehensive possible understanding of infrastructure needs as they evolve.

1. Introduction

1.1 Background

North West Leicestershire District Council (referred to throughout as ‘the Council’) have commissioned Ove Arup and Partners Limited (Arup) to prepare an Infrastructure Delivery Plan (IDP) for the North West Leicestershire Local Planning Authority administrative area.

The Council adopted its current Local Plan, covering a period up to 2031, in November 2017. Shortly thereafter, the Local Plan was subject to a Partial Review which sought solely to amend Policy S1 and its supporting text, relating to the timescales for the Local Plan’s review. The Local Plan (as amended by this Partial Review)¹ was adopted on 16th March 2021. The Local Plan recognises the importance of identifying infrastructure to support growth and providing methods for funding and delivery. The preparation of the 2017 Local Plan was supported by an IDP² undertaken in 2016, which identified a number of infrastructure needs within the District and set out the schemes required to meet these needs.

The Council is now at an advanced stage in the preparation of a replacement Local Plan for North West Leicestershire, which will cover a period up to at least 2040. This forms the ‘Substantive Review’ of the current Local Plan. Regulation 18 consultation on a Draft Local Plan took place between 5 February and 17 March 2024³, and consisted of three consultation documents – proposed planning policies, proposed housing and employment allocations, and proposed limits to development (rural areas within which development will be acceptable in principle, and vice versa). Regulation 19 Publication of the new Local Plan is currently timetabled for early 2025, ahead of submission for Examination in Public in mid-2025. The timetable will be kept under review and amended as necessary.

1.2 Role of the Infrastructure Delivery Plan

Infrastructure funding and delivery is complex. Establishing a reliable, concise and flexible IDP is therefore important in ensuring that investment decisions are based on a sound understanding of infrastructure capacity and future needs, whilst maximising the return to the public. Having an up-to-date IDP in place offers greater certainty to service providers, funders, developers, local residents and businesses about how infrastructure will be delivered, enabling growth and encouraging investment.

The IDP is split into two parts. Phase 1, the Baseline Infrastructure Capacity Report, was published in September 2022⁴. This set out a baseline understanding of infrastructure capacity and needs within North West Leicestershire, and anticipated infrastructure implications for future growth across the district. The findings of Phase 1 of the IDP have informed the Regulation 18 Draft Local Plan Consultation.

Phase 2 of the IDP is the Infrastructure Schedule, setting out specific infrastructure schemes currently anticipated to be required to support the growth proposed in the Local Plan. Because of the timescales for the preparation of evidence underlying the Local Plan, Phase 2 of the IDP is being produced in two parts. This document, Phase 2A, covers all infrastructure topics other than transport. A separate document, Phase 2B, will be produced at a later date once all of the transport

¹ [Adopted Written Statement 2021 - public copy \(4\).pdf \(nwleics.gov.uk\)](#)

² [NWLDC IDP Final Version.pdf \(nwleics.gov.uk\)](#)

³ [New Local Plan - North West Leicestershire District Council \(nwleics.gov.uk\)](#)

⁴ [Infrastructure Delivery Plan part1 - baseline report.pdf \(nwleics.gov.uk\)](#)

evidence to inform the Local Plan has been completed. An overarching executive summary will be produced in due course to draw together Parts 2A and 2B, and it is intended that the lists of schemes in the Phase 2A and 2B Infrastructure Schedules will be read in conjunction with each other.

This document also provides updates to the contextual and baseline positions set out within Phase 1 of the IDP where these exist, reflecting the outcomes of further analysis and engagement with infrastructure providers over the approximate two year period since the previous engagement was undertaken to inform Phase 1.

1.3 Structure of this Document

The Phase 2 Infrastructure Schedule is intended to be read alongside the Phase 1 Baseline Infrastructure Needs Assessment published in September 2022. In addition to this introduction, Phase 2 of the IDP contains three further chapters:

- **Chapter 2** sets out the methodology followed throughout the production of Phase 2, and the structure of the Infrastructure Schedule.
- **Chapter 3** sets out updates to the baseline position set out in Phase 1 of the IDP, by exception (i.e. only where there are changes or updates to report).
- **Chapter 4** sets out a summary of inclusions within the Infrastructure Schedule, set out across the five IDP topics areas being covered within Phase 2A (as noted above, transport will be covered in the separate Phase 2B document in due course). It also sets out next steps to move towards the implementation of schemes within each topic area.

Annex A forms the Infrastructure Schedule itself and is laid out as a table, ordered by infrastructure topic (and in the same order as Phase 1 of the IDP).

2. Infrastructure Schedule Methodology

2.1 Stakeholder Re-engagement for Phase 2 of the IDP

The production of the Phase 1 Baseline Infrastructure Needs Assessment included a comprehensive programme of engagement with infrastructure providers and other relevant stakeholders. Full details are set out within Phase 1 of the IDP, across each of the infrastructure topics in Chapter 4, and summarised in Table 3 in that report’s methodology (Section 3.1.2). It was considered that Phase 1 of the IDP was well-informed by advice and expertise from stakeholders, with fire and rescue services and cemetery provision having been the only infrastructure provider for whom it was not possible to arrange a meeting or otherwise obtain inputs.

Recognising the passage of time since the engagement undertaken to produce Phase 1 of the IDP, and in order to ensure the provision of sufficient specific scheme information to provide evidence for Phase 2 of the IDP, we have attempted comprehensive re-engagement with all infrastructure providers. Within Phase 2 we have also sought to address the gaps in Phase 1 engagement that are noted above.

For each stakeholder discussion, a tailored range of questions were established to ensure that an up-to-date understanding of infrastructure capacity and future needs was established. These questions broadly covered the following areas of focus:

- An update on how each infrastructure type currently performs, and capacity issues to address;
- The latest details of any infrastructure schemes already identified in Phase 1;
- The implications of the amount of growth planned in terms of infrastructure capacity, and details of new infrastructure required to support that growth;
- As much detail as possible on infrastructure costs and delivery mechanisms.

Table 1 Overview of stakeholders consulted upon at Phase 2 of the IDP

Stakeholder	Infrastructure types discussed
Leicestershire County Council	Digital Infrastructure Flood Risk Management Education Libraries Waste Services Social Care and Public Health
North West Leicestershire District Council	Parks/Open Space Leisure Services Community Services Waste Services (local) Burial Services
NHS Leicester, Leicestershire and Rutland Integrated Care Board	Primary Healthcare (All of district except Kegworth)
NHS Nottinghamshire Integrated Care Board	Primary Healthcare (Kegworth only)
Leicestershire Fire and Rescue	Fire and Rescue Services
Leicestershire Police	Policing
East Midlands Ambulance Service	Ambulance provision
National Grid	Electricity Supply
Severn Trent Water	Sewerage Water Supply
Cadent Gas	Gas Supply

Table 1 above provides a summary of the re-engagement undertaken for Phase 2 of the IDP. The only infrastructure stakeholder not engaged with within Phase 2 of the IDP was the Environment Agency, as it was considered that discussions with Leicestershire County Council (in its role as Lead Local Flood Authority) had provided sufficient information on Flood Risk Management. As noted above, it has also now been possible to engage with Leicestershire Fire and Rescue, and officers within North West Leicestershire District Council responsible for Burial Services. As such, across Phase 1 and Phase 2 of the IDP combined, engagement has been undertaken with all relevant infrastructure providers.

As noted in Section 1.2, transport matters are being covered in Phase 2B of the IDP and not within this document. Accordingly, engagement with transport infrastructure providers is not covered within Table 1. However, ongoing engagement with those stakeholders has still been taking place at the same time of the production of this part of the IDP, to inform the modelling work being undertaken and the development of schemes and mitigations that will sit alongside the Local Plan. This has included a meeting with Leicestershire County Council in its role as local transport authority, alongside those meetings listed in Table 1. This will aid the production of Phase 2B of the IDP in due course, as well as the general ability for the Local Plan to provide a cohesive response to transport infrastructure constraints and needs.

2.2 Sites and Growth Quantums Considered in the IDP

The IDP has utilised the sites and quantum of growth that were set out in the Council’s Regulation 18 Draft Local Plan consultation between February and March 2024. These were set out in a briefing note, circulated to all stakeholders in advance of the discussions detailed in Section 2.1.

In the event that the Regulation 19 Submission Local Plan were to take forward a significantly different quantum or distribution of development, it is recommended that this Phase 2 Infrastructure Schedule is revised accordingly to reflect the different infrastructure requirements that might result.

2.2.1 Housing sites

The Draft Local Plan indicates a housing requirement for the district of 686 dwellings each year, or 13,720 dwellings over the 20-year plan period from 2020 to 2040. Of this total, 2,396 dwellings have already been completed. A 10% flexibility allowance is added to the remaining figure, resulting in a total requirement to 2040 of 12,456 dwellings. A further 6,763 dwellings are projected to be built from sites that already have planning permission or were allocated in the existing 2011-2031 Local Plan, meaning that the new Local Plan needs to identify sites for around **5,700** dwellings. The proposed sites to meet this in the Draft Local Plan are set out in Table 2 below.

Table 2 Housing sites considered as part of the IDP

Site Reference	Site Address	Dwellings
Principal Town (Coalville Urban Area) sites		1,666
C46	Land at Broom Leys Farm, Broom Leys Road, Coalville	266
C48	South of Church Lane, New Swannington	283
C50	Jack’s Ices, North of Standard Hill, Coalville	108
C61	Church View, Grange Road, Hugglescote	10
C74	Land at Lily Bank, Thringstone	64
C83	186, 188 and 190 London Road, Coalville	50
R17	Land at Coalville Lane/Ravenstone Road, Ravenstone	153
C47, C77, C78, C81, C86	Broad Location for Growth, West Whitwick	500
C92	Former Hermitage Leisure Centre, Silver Street, Whitwick	32
<i>Other sites TBC⁵</i>	Coalville Town Centre Regeneration	200

⁵ Ongoing work on the new Local Plan will identify exact sites. However, for the purposes of assessment in the IDP, general assumptions have been made around this quantum of development coming forward within Coalville Town Centre.

Site Reference	Site Address	Dwellings
Key Service Centre sites		2,326
A5	Money Hill, Ashby de la Zouch	1,200 ⁶
A27	South of Burton Road, Ashby de la Zouch	50
CD10	Land North and South of Park Lane, Castle Donington	1,076
Local Service Centre sites		450
IB18	Land off Leicester Road, Ibstock	450
Sustainable Village sites		334
AP15, AP17	Land at Old End and 40 Measham Road, Appleby Magna	32
D8	Land off Ramscliffe Avenue, Donisthorpe	32
E7	Land between Midland Road and Leicester Road, Ellistown	69
H3	Land adjacent to Sparkenhoe Estate, Heather	37
MO8	Land off Ashby Road, Moira	49
OA5	Land at School Lane, Oakthorpe	47
P4	Land South of Normanton Road, Packington	18
R12	Land at Heather Lane, Ravenstone	50
New Settlement		
IW1	Land at Isley Woodhouse	4,500 ⁷

2.2.2 Employment sites

Evidence commissioned by the Council indicates a need for around 75,000sqm of new office floorspace over the 20-year plan period from 2020 to 2040, and around 340,000sqm of new industrial and small warehousing floorspace. Of these totals, around 65,000sqm and 225,000sqm respectively already have planning permission or were allocated in the existing 2011-2031 Local Plan. The new Local Plan therefore needs to identify sites for around **10,000sqm of new office floorspace** and **115,000sqm of new industrial and small warehousing floorspace**. Sites proposed in the Draft Local Plan to meet this quantum are set out in Table 3 below, and reflect current realities and the need for a degree of flexibility.

Table 3 Employment sites considered as part of the IDP

Site Reference	Site Address	Indicative floorspace (sqm)	
		Office	Industrial/small warehouse
EMP24	East of Midland Road, Ellistown	0	29,160
EMP89	West of Hilltop, Castle Donington	6,000	11,850
EMP73 (part)	North of A6 Derby Road, Kegworth	0	30,000
EMP73 (part)	North of A543, Remembrance Way, Kegworth	0	40,000
EMP60	Burton Road, Oakthorpe	0	12,100
IW1	New Settlement, Isley Woodhouse	0	4,600
Total Sqm		6,000	127,710

In addition to these proposed employment sites, the Draft Local Plan identifies two large potential locations for strategic warehousing and distribution, with a combined site area of up to 109ha. These comprise Land south of East Midlands Airport (81ha) within the East Midlands Freeport area (ref: EMP90 (part)), and Land to the north of J11 A/M42 (28ha) adjacent to Mercia Park, Appleby Magna (ref: EMP82).

⁶ Site A5 is allocated in the current adopted Local Plan, and hence forms part of the committed housing figures in the current plan period, rather than contributing to the around 5,700 dwellings that the new Local Plan needs to identify sites for.

⁷ Whilst the overall final capacity of the new settlement at Isley Woodhouse is around 4,500, only 1,900 dwellings are anticipated to be built in the plan period up to 2040. The remaining 2,600 dwellings would be built after 2040.

At this stage, no decision to allocate either site in the Local Plan has been made by the Council. Depending on the outcomes of further work, the allocation of one, both or neither site in the Local Plan may be justified, or other sites for strategic warehousing and distribution may be progressed.

2.3 Structure of the Infrastructure Schedule and Approach to Scheme Inclusion

The Infrastructure Schedule set out in Annex A sets out the details of each specific infrastructure scheme currently anticipated within North West Leicestershire over the plan period through to 2040. These schemes have been identified through:

- Initial engagement with infrastructure stakeholders for the Phase 1 IDP Infrastructure Need Assessment, in 2022;
- Subsequent follow-up engagement with infrastructure stakeholders specifically to inform Phase 2 of the IDP and the production of the Infrastructure Schedule;
- Analysis and assessment undertaken by Arup, either to further develop responses from infrastructure providers or to fill gaps.

Chapter 4 sets out a summary of the schemes included in the Infrastructure Schedule, the nature of these schemes, and identified next steps to further develop these schemes and move towards implementation.

The Infrastructure Schedule is set out in the same order as the headings for each infrastructure topic within Chapter 4, and in Phase 1 of the IDP. It provides consistent information for each infrastructure scheme, across the following columns:

- **Scheme reference** – For ease of reference, each scheme has been given a unique reference number.
- **Infrastructure type** – The infrastructure type under which the scheme sites. Some schemes are cross-cutting across several different infrastructure types.
- **Scheme description** – Summary details of the infrastructure scheme setting out its name, description and what aims to achieve.
- **Scheme location** – The settlement or other area in which the scheme would be located. For some schemes this will be more than one settlement, may be district wide, or may include settlements or locations in other local authority areas, where schemes are not solely located within North West Leicestershire.

Anticipated cost – The anticipated cost of a scheme at the current point in time, where known. For some schemes it is not currently possible to indicate an indicative cost, generally because the exact scope and/or scale of a particular infrastructure scheme is not yet known. Where relevant, this is noted.

- **Delivery body** – The infrastructure provider and/or public body with responsibility for the delivery of the scheme. Responsibility may be shared between several delivery bodies.
- **Funding method** – The means by which it is anticipated that funding for the scheme will be provided including whether this is likely to be via direct developer delivery, developer contributions paid to NWL, external funding sources or not yet known.
- **Contributing sites** – The sites from which it is recommended, based on current information, that funding contributions are sought – reflecting proximity and the anticipated reliance of future occupants of the site on the infrastructure scheme, having regard to the requirement in

the Regulation 122 of the Community Infrastructure Levy Regulations 2010 that contributions are fairly and reasonably related in scale and kind to a development.

- **Delivery phasing** – The broad timescales within the plan period where it is anticipated that the scheme will be delivered, broken down into five-year tranches – 2025-2030, 2030-2035 and 2035-2040. These are based on judgements on the time likely to be needed to fund and develop the scheme, and where relevant these are also linked to the anticipated phasing of development sites in the vicinity to which the delivery of infrastructure will need to be linked.
- **Prioritisation** – To support future investment and funding decisions, schemes have been assigned a recommended priority level based on our assessment of their relative importance, significance and need for development to be acceptable in planning terms. It should be noted that this prioritisation may not necessarily reflect future political and infrastructure provider decisions about how investment should be targeted, and should therefore be treated as indicative. The prioritisation indicated is however intended to be a practical and pragmatic basis upon which the Council can begin to make decisions, when faced with the need to balance competing priorities. The prioritisation should not be interpreted as indicating that lower priority schemes are not important to make development acceptable in planning terms, and developers will still be expected to make contributions to provide for infrastructure needs as far as is viable.
 - **Integral** – Infrastructure that is required for the basic day-to-day function of developments, must therefore be provided and is non-negotiable. This typically includes connections to infrastructure networks and will often be triggered by the commencement of development.
 - **Fundamental** – Infrastructure that will mitigate impacts arising from development and which is necessary to meet the needs of residents and businesses, with significant inconvenience resulting if acceptable provision is not made. Fundamental schemes might also be needed to address wider societal pressures, such as the climate emergency. Such schemes will often be required upon the first occupation of new development and will therefore need to be planned well in advance.
 - **Beneficial** – Infrastructure that will help to achieve place-making and sustainability objectives and/or improve operational infrastructure capacity. Such schemes could be delivered at any time, and whilst developments and places might continue to be functional if provision is not made, there would be fewer wider benefits to society.
- **Source of scheme** – The infrastructure stakeholder, strategy or evidence base document through which the scheme has been identified.

2.4 Approach to Infrastructure Funding and Costing

Infrastructure funding and delivery in North West Leicestershire is typically via secured via one of the following routes (or potentially several in combination):

- Direct delivery by developers, at cost to the developer (which may be secured via a Section 106 agreement or planning condition, placing a legal delivery obligation on the developer).
- Delivery by an infrastructure provider or public authority (which could include the Council), at cost to the developer (secured via a Section 106 agreement, or a Section 278 agreement in the case of some transport infrastructure).
- Delivery by an infrastructure provider or public authority (which could include the Council), using external funding – typically via central government.

- Delivery by an infrastructure provider or public authority (which could include the Council), using its own capital funds. This funding may be recouped over time, for example through the utility bills paid by end users of the infrastructure.

North West Leicestershire does not currently have a Community Infrastructure Levy (CIL) in place, nor any plans to introduce CIL. Where CIL is in place in a local authority area, it provides pooled funding for infrastructure which can be spent at the local authority's discretion, typically in place of individually-negotiated Section 106 agreements.

It is important to acknowledge that following the general election in July 2024, the new Government has indicated that it intends to amend the existing system of developer contributions within the planning system.. At the time of writing, it is understood that the proposed Infrastructure Levy consulted upon under the previous Government⁸ will not be brought forward. The Council will need to have regard to further changes in national policy and regulations as they emerge.

A core component of the plan-making system is to ensure that development remains viable for developers – i.e. sufficiently profitable to justify the sufficient cost outlay and risk associated with a programme of construction which will potentially last a number of years. It is therefore important to understand what items of infrastructure – particularly those which are prioritised as integral and fundamental – may need to be paid for by developers through developer contributions. As part of the plan-making the process, the implications are relevant to the Council's separate Viability Assessment of the Local Plan. As noted above, our suggested view on the funding source for individual schemes is set out within the Infrastructure Schedule. This includes the apportionment of costs where relevant for strategic infrastructure schemes, i.e. those anticipated to meet needs arising from a number of separate sites.

The anticipated costs of an infrastructure scheme are also set out, where possible, in the Infrastructure Schedule. The basis for these costs is information provided by infrastructure providers and other infrastructure stakeholders, and these are summarised in Chapter 4.

At the present time, there are a number of schemes for which costings are not possible to establish. Where this is because a scheme is in the fourth of the categories above, i.e. it is being paid for by an infrastructure provider with no requirement for any developer or public funding (typically utilities schemes), this has no implications for development viability. However, in cases where the inability to establish a cost for a scheme at the present time is because of the need for further work to understand its scope and scale, assumptions may need to be made within the Viability Assessment.

Alongside the IDP the Council is required to produce an annual Infrastructure Funding Statement, which can be used to establish infrastructure priorities for the district. Over time, where costs that are unknown at present become clearer in the future, this document can be used to provide further detail on what specifically is required. Using the development trajectory informed by housing and employment monitoring, a more accurate and up to date understanding of specific costs and apportionment can be factored into the Council's decision-making for planning applications and the spending of developer contributions.

As the County Council for North West Leicestershire, Leicestershire County Council (LCC) plays an important role in infrastructure provision in the District. During the preparation of Phase 2 of this IDP, LCC announced a consultation relating to their adopted Planning Obligations⁹ Policy between Friday 31 May and Friday 28 June 2024. Adoption of the proposed amendments to the policy will result in a number of changes in how LCC seeks developer contributions for their services from new development, in partnership with the county's local planning authorities. The changes are

⁸ [Technical consultation on the Infrastructure Levy - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

⁹ [Planning Obligations Policy | Leicestershire County Council](#)

highlighted in the ‘*Proposed Refresh of Leicestershire County Council’s Planning Obligations Policy Supporting Guide*¹⁰’ (May 2024) and includes changes for adult social care, household waste and recycling, education, early years provision, highways and transportation, sustainable and active travel, libraries and biodiversity net gain.

The proposed revisions to the Planning Obligations Policy reflect the latest position being experienced by LCC in terms of infrastructure costs – which have experienced significant inflation in recent years. As such, whilst evidently still subject to change following consultation, the cost formulae within the consultation document have been used as the basis for scheme costing within the Infrastructure Schedule.

¹⁰ <https://www.leicestershire.gov.uk/sites/default/files/2024-06/Planning-obligations-policy-Easy-read-guide.pdf>

3. Updates to the Infrastructure Baseline in IDP Phase 1

Phase 1 of the IDP was published in September 2022, and reflects engagement undertaken with infrastructure stakeholders between March and May 2022 prior to the Regulation 18 consultation of the Draft North West Leicestershire Local Plan. As such, there have inevitably been some developments and changes in circumstance beyond the baseline positions set out in the Phase 1 Infrastructure Needs Assessment. As noted within Section 2.1 above, there are also some infrastructure providers for which Phase 2 has been the first opportunity to obtain information about baseline infrastructure needs.

Where changes have been identified, these are set out below. These are by exception, meaning that the updates below should be read in conjunction with Chapter 4 of the Phase 1 IDP report. Where there are no updates listed for a given infrastructure type, the position in the Phase 1 report is considered to remain current.

This section only reports changes relevant to the strategic baseline position for each infrastructure type. Where changes relate to individual schemes that were identified as potentially required within the Phase 1 IDP report, the latest position is set out within Chapter 4 and the Infrastructure Schedule in Annex A.

3.1 Education

3.1.1 Primary Education

Phase 1 of the IDP provided a summary of existing capacity in schools across North West Leicestershire, and set out the basis on which LCC seeks to meet the pupil yields arising from new development. LCC's overall assumption of one form of entry of provision per 700 new dwellings remains in place.

At the time of Phase 1, LCC's primary school place planning forecasts indicated a 2026 capacity surplus of 467 pupils. LCC has provided updated forecasts, now suggesting a 2027 capacity surplus of 347 pupils. In the context of the approximately 8,000 places available at primary schools within North West Leicestershire, the difference between these future forecast capacity surpluses is considered to be negligible. In the context of recent historic trends which have seen steadily increasing demand associated with relatively high birth rates, LCC has noted that these forecasts now reflect lower birth rates and hence more stable baseline levels of pupil demand.

A notable change since Phase 1 of the IDP has been the challenges of construction cost inflation, and general realities around viable forms of primary school provision. LCC are currently undertaking feasibility work on these cost challenges, with the results expected by the end of 2024. This has the effect of meaning that LCC generally no longer supports new primary schools with only one form of entry, on the basis that larger primary schools provide better and more efficient facilities. However, in recognition of the fact that demand may not exist for the entirety of a larger new school as soon as the housing development it serves starts being built out, in practice schools may be built with the central facilities of a two-form entry (or greater) school, but only initially the classroom space required for a one-form school. Once demand reaches a sufficient threshold, work would then be taken to introduce further forms of entry. This is favoured as a more sustainable approach in the long-term to ensure the facilities provided are high quality and the eventual scenario where future capacity is required, is accounted for from an early stage.

3.1.2 Secondary Education

At a secondary level, LCC assumes one form of entry of provision per 1,050 new dwellings, with the resultant pupil yield split between provision for ages 11-16 (0.167 pupils per dwelling) and 16+ (0.033 pupils per dwelling).

At the time of Phase 1, LCC's secondary school place planning forecasts indicated a 2026 capacity deficit of 1,125 pupils. LCC has provided updated forecasts, now suggesting a smaller 2026 capacity deficit of 893 pupils. However, LCC's updated forecasts also now provide an indication of capacity as far as 2033, by which time it is anticipated that the deficit will have fallen significantly to 295 pupils. This reflects the same dynamic being seen in primary pupil forecasts with lower and more stable birth dates, albeit delayed as a result of the older age of secondary pupils.

Similarly to primary education, the challenges of construction price inflation have altered some of LCC's assumptions around future secondary school provision. In most cases its preference is now to extend existing schools, rather than providing entirely new schools, as had previously been envisaged in certain locations. The exception to this would be new settlement locations such as Isley Woodhouse, where the scale of pupil yield and need to ensure sustainable patterns of travel to school mean that a new secondary school (provided in the form of a through-school) is still envisaged.

3.1.3 Special Educational Needs

Capacity issues in SEND provision are experienced across Leicestershire as a whole, and the Council are seeing increasing need for appropriate facilities. Although LCC acknowledged need for additional special educational needs provision to be made within Leicestershire, this will not be necessarily be within North West Leicestershire although it would serve some of the district's demand. LCC see it appropriate to concentrate on supporting mainstream schools to accommodate more students who have special educational needs or deliver satellite provision of SEND in a new primary school, before exploring the provision of a new purpose-built facility for SEND. It was acknowledged that SEND funding is low and has not increased in recent years.

3.2 Healthcare and Emergency Service Provision

3.2.1 Primary Healthcare

As North West Leicestershire is covered by two Integrated Care Boards (ICBs), meetings with both were undertaken to understand infrastructure requirements for the entire district. The Kegworth area is covered by the Nottingham and Nottinghamshire ICB, and the remaining areas of the district is covered by Leicester, Leicestershire & Rutland ICB.

It was noted through discussions that the new settlement at Isley Woodhouse falls close to the de facto boundary between the jurisdictions of the two ICBs, which has historically been understood to be the M1. It has therefore been considered beneficial as part of the production of the ICB to establish whether this de facto boundary is mutually understood by both ICBs – in other words, that responsibility for meeting patient demand arising from the new settlement will fall solely to the Leicester, Leicestershire & Rutland ICB. Discussions have confirmed that this boundary is indeed mutually recognised and agreed.

Leicester, Leicestershire and Rutland

It was reported during Phase 1 that GP surgeries in the district were constrained with limited capacity, and recent engagement during Phase 2 has confirmed that this previous position remains the case.

Since the publication of Phase 1 of the IDP, the ICB has produced a new 2022-26¹¹ Primary Care Estates Strategy. This identifies a range of ‘drivers for change’ in primary healthcare provision – such as the development of a more integrated care system at a strategic level, introducing a digital strategy, and a changing model for general practice provision. It also exists within the realities of a scarce funding environment. This results in a preference to invest in current primary health infrastructure where feasible, to ensure the most efficient possible use of existing estate without necessarily requiring significant additional investment. This has been reflected in the discussions held with the ICB – that an approach whereby demand is met through the continuous extension of existing premises should not be the default option, and the provision of entirely new surgeries is unlikely to be viable (although the provision of new branch surgeries related to existing surgeries may be appropriate).

Nottingham and Nottinghamshire (Kegworth)

As reported in the IDP Phase 1, the Nottingham & Nottinghamshire ICB oversees one GP surgery within NWL District – Orchard Surgery in Kegworth. During engagement with the Nottingham & Nottinghamshire ICB, it was confirmed that Orchard Surgery had received £120,000 in developer contributions which has funded a recent single storey extension to the facility; planning permission granted in 2022 (ref: 22/00981/FUL). In response to local population growth, which has created increased pressure on Kegworth’s services, Orchard Surgery have submitted a planning application to further extend the facility via a single storey extension (ref: 23/01631/FUL). It is understood that this is self-funded by the surgery and seeks to provide a dedicated staff room and three new clinical rooms.

Due to the geography of the area and historical circumstances, Orchard Surgery in Kegworth is jointly managed with the surgery in Gotham in Rushcliffe, Nottinghamshire based at the Village Memorial Hall. The Gotham surgery experienced a fire in February 2023, which has led to its ongoing closure, with the need for Gotham-based patients to be served by Orchard Surgery in Kegworth. The ICB has indicated that the surgery in Gotham is expected to reopen in October 2024, relieving the short term pressure which has been experienced in Kegworth.

3.2.2 Secondary Healthcare

Based on the positions reached in Phase 1, further engagement with University Hospital Leicester NHS Trust has not been conducted during Phase 2 of the IDP. However, further discussions have taken place regarding secondary provision with the Leicester, Leicestershire & Rutland ICB. This has continued to highlight the importance that well-funded and comprehensive primary healthcare infrastructure has in relieving pressure from secondary healthcare infrastructure. The ICB noted that this is not necessarily achieved through individual, specific schemes; but through a holistic, cross-district approach to improving primary healthcare provision – in conjunction with proactive planning for improved public health.

It was acknowledged that GPs are usually the public’s first contact with the NHS, but GPs may not always be the most suitable primary healthcare service to meet every need. The ICB emphasises the importance of looking at other ways to provide a more well-rounded service for communities that also helps to address the capacity constraints felt in secondary care provision. High-level changes would include increasing levels of secondary care day procedures, providing care closer to home, greater provision of urgent care centres, bringing some typically secondary healthcare services into the remit of primary care, and equipping GPs to provide more specialist support. This approach, in theory, endeavours to support secondary provision by providing strategic primary services which

¹¹ [Leicester, Leicestershire and Rutland Primary Care Estates Strategy 2022 \(icb.nhs.uk\)](https://www.leicestershire.nhs.uk/primary-care-estates-strategy-2022)

offers more fluidity between primary and secondary care. This aims to work towards proficient provision that meets a range of needs more efficiently for both the NHS and the patient.

3.2.3 Social Care

LCC's Building Accommodation to Meet the Needs of People in Leicestershire: Investment Prospectus 2019 – 2037¹² outlines that the District has 23 registered care homes, 4 supported living properties, and 59 retirement schemes. At the time the Investment Prospectus was published, there was no 'extra care'¹³ schemes within the District. However, Springfields has recently opened within Ashby-de-la-Zouch, with this having been identified as a scheme within Phase 1 of the IDP. The Investment Prospectus highlights that LCC is looking to take advantage of the gap in the market for extra care provision, and is actively assessing further potential sites as demand continues to grow. Through our engagement with LCC, it was confirmed that this growing demand continues to exist.

In terms of traditional residential care homes, LCC indicated that there remains likely to be sufficient baseline capacity within the District throughout the new plan period. Across the County, it is understood that LCC is seeing care homes closing, with developers and commercial operators seeing fewer opportunities for this type of care provision development.

In terms of at home care, although LCC has experienced a lack of provision in the past, it is understood that sufficient provision now exists – and even typically hard to reach areas of the District are now reported to be serviceable. However, it was noted that this position can fluctuate and change quickly, making it difficult to forecast the future need. This is related to the availability of care staff, which has been a significant constraint in the recent past, but LCC has indicated that a successful programme of recruitment has allowed this situation to be rectified.

3.2.4 Public Health

Whilst not an infrastructure type in its own right, wider public health considerations play a key role in levels of need for other forms of healthcare provision. The opportunity has therefore been taken for Phase 2 of the IDP to engage with LCC's Public Health Team.

Leicestershire's Joint Strategic Needs Assessment (JSNA)¹⁴ draws on data which indicates Agar Nook Middle Super Output Areas (MSOA) scores more poorly than the other MSOAs across the District in terms of many factors relating to the assessment of deprivation and health inequalities, particularly income deprivation, child poverty and percentage of people who reported having a limiting long term illness or disability. Although to a slightly lesser extent, Coalville MSOA also performs below the other MSOAs in certain areas such as child poverty, emergency hospital admissions and life expectancy.

Indices of Deprivation (IMD) data (from 2019) shows that NWL had a IMD score of 14.6%. This was higher than the Leicestershire score (of 12.3%) but lower than the England percentage (of 21.7%). IMD data is calculated using the Lower Super Output Area (LSOA), of which there are 58 of these areas in NWL District. Out of the 58, there were two wards that performed in decile 1 – the top 10% of most deprived areas in the country: Greenhill Centre and Greenhill North East. Additionally, Measham Centre, Norris Hill, Ashby Woulds and Albert Village all fall into the top 30% of most deprived areas in England. The LSOAs that performed in decile 10 (least deprived

¹² [Building accommodation to meet the needs of people in Leicestershire](#)

¹³ The term 'extra care' housing is used to describe developments that comprise self-contained homes with design features and support services available to enable self-care and independent living (Source: The Housing Learning and Improvement Network (LIN) - <https://www.housinglin.org.uk/Topics/browse/HousingExtraCare/what-is-extra-care/> [Accessed 18/09/2024])

¹⁴ [Leicestershire Inequalities JSNA | Tableau Public](#)

10%) were: Ashby Castle South; Ashby Holywell West; Bardon West; Castle Donington North West; and Long Whatton and Kegworth South West.

No schemes linked directly to public health have been identified through engagement, however it was confirmed that LCC's broad priorities for public health have been identified as part of the Local Plan process and embedded into the Draft Local Plan's policy approach. For example, the Council propose to adopt a pilot policy on the locations of fast-food takeaways in their Local Plan.

Air quality implications for new development were also raised by LCC, particularly in relation to the proposed new settlement at Isley Woodhouse, due to the site's proximity to major road infrastructure and East Midlands Airport. The importance of ensuring the consideration of air quality was noted as the site is progressed and implemented, including in the Environmental Impact Assessment (EIA).

Additionally, the impacts of car dependency must be considered; it is preferable for the development to facilitate active travel and consider sustainable access to healthcare. A holistic approach to travel and transport is a priority for the interests of public health. This will be considered further within Phase 2B of the IDP.

3.2.5 Ambulance Service

Phase 1 of the IDP established that East Midlands Ambulance Service (EMAS) operates under significant constraints. Discussions as part of Phase 2 have confirmed that this remains the case, with Category 1 response times across EMAS currently sitting at around 30 minutes on average, compared to a target of 18 minutes.

EMAS shared its recently published strategy for 2023-2028¹⁵, which includes acknowledgement of the national context impacting their Service, such as: ongoing recovery from the Covid-19 pandemic and its socio-economic impact coupled with the cost-of-living crisis; increase in mental health needs, population growth, ageing and increased frailty in the population; and greater numbers of people living with long term conditions. Similarly to other parts of the healthcare system, getting more people into care homes, accommodating care at home, and signposting to other preventative and proactive care services are priorities for EMAS – hence managing demand for ambulance provision.

EMAS indicated that the relatively new 'tri-station' (shared with Leicestershire Police and Leicestershire Fire and Rescue) in Coalville employs a preferred model which the service would want to adopt elsewhere across the East Midlands, as one central location for all emergency services enables better partnerships between the three services and a better response to major incidents. However, affordability and operational efficiency are drawbacks of such an approach, and over the next 6 months, EMAS is undertaking a strategic estates review. This may result in some changes to its approach to future infrastructure provision in due course.

One key area of future service planning identified by EMAS relates to its need to achieve net zero by 2040. This will result in the introduction of a fully electric ambulance fleet over the coming years, with a resultant need for convenient access to electric vehicle charging infrastructure to avoid the potential need to return to ambulance stations mid-shift. However, it is understood that electric ambulances will be able to use the 'mainstream' charging infrastructure for cars and vans being rolled out commercially, rather than requiring any specialised infrastructure provision.

¹⁵ [9713_EMAS_strategy_2023_2028_final.pdf](#)

3.2.6 Policing

For Phase 2 of the IDP, discussions with Leicestershire Police focused on future premises requirements. The District is served centrally by Coalville Police Station, although to enable better local responses and allow officers to remain on the beat for longer periods of time, Leicestershire Police also has agreements with a number of premises across the district for officers to use as satellite facilities. These effectively operate on a ‘gifted basis’, and do not provide public access to police officers. Despite playing a vital role in the successful day-to-day policing, there is no guarantee that these premises will continue to be available in perpetuity. However, Leicestershire Police is also not generally in a position to adopt and own these as full-time, formal police assets.

The involvement of Designing out Crime Officers in the early stages of development planning was discussed during engagement. Although not within the scope of this IDP, engagement concerning designing out crime should be a key requirement for development within the District, and for large schemes Leicestershire Police highlighted a preference in this being a priority at the earliest opportunity in the development planning process to ensure a site design is suitable for use from a police and safety perspective. Ultimately, this will reduce policing demand.

3.2.7 Fire and Rescue

During Phase 1 of the IDP, it was not possible to complete engagement with Leicestershire Fire and Rescue Service. However, engagement was a possibility at Phase 2 and as such this section of the report has been written in the context of a baseline infrastructure assessment, as well as considering if inputs are required to be incorporated into the final Phase 2 Infrastructure Schedule.

Existing provision

Leicestershire as a County (and North West Leicestershire which sits within it) is well placed geographically to respond to fire and rescue emergencies and benefits from good transport links to the wider area. The County also borders other county Fire and Rescue services (including Nottinghamshire and Derbyshire) in which there is a mutual agreement in place to assist each other in major emergency and recovery responses. As such, it was confirmed that the service is well resourced at the time of writing.

Provision comprises a mix of on-call and full-time stations; located in Coalville, Castle Donington and Ashby. Five other stations sit close to the District boundary as noted above, and also help to provide responses to North West Leicestershire and its bordering Districts in some circumstances – namely in Shepshed (Charnwood), Loughborough (Charnwood), Long Eaton (Erewash, Derbyshire), Melbourne (South Derbyshire) and Swadlincote (South Derbyshire).

The majority of funding for the service is obtained via council tax and business rate receipts, with a small amount of government funding.

Schemes to address growth and other needs

The Leicestershire Fire and Rescue Service Community Risk Management Plan¹⁶ (2024-2028) was consulted upon in late 2023 and sets out the appropriate risk management planning for the service. It assesses foreseeable community related risks, and uses this knowledge to decide how those risks will be mitigated. It states that the Service intend to make changes to crew modelling in some fire stations in the NWL area, notably Castle Donington. This, however, does not result in additional infrastructure need to address any possible growth in the district.

It was however highlighted that the service is increasingly adapting to a change to the type of fire and rescue services they attend, including in relation to extreme weather conditions (such as from

¹⁶ <https://leics-fire.gov.uk/wp-content/uploads/2023/09/OUR-PLAN-2024-2028-Draft-17.pdf>

flooding or events as a result of high temperatures) and road traffic collisions. This was identified as anecdotally being linked to the increasing numbers of HGVs in the District, as a result of growth in warehousing and other logistics services in the area. However, the solutions to this adaptation are understood to be largely around training for fire and rescue service personnel, rather than changes to physical infrastructure.

Implications for future growth

Following discussion with Leicestershire Fire and Rescue Service, it was advised that no additional infrastructure need relating to future growth in North West Leicestershire is required, in at least the short to medium term (5-10 years).

3.3 Green Infrastructure

3.3.1 Green Spaces

Phase 1 of the IDP identified a small number of emerging schemes for green space provision. Through discussions with officers responsible for green space provision at NWLDC, it has been established that these have largely now been completed.

At the time of Phase 1, it had been anticipated that updated evidence on future demand for green space provision in the form of an updated Open Space Strategy would be produced in the relatively short term. This evidence is now in the process of being produced, but is not yet available at the time of writing. In due course, this evidence is anticipated to indicate additional needs beyond the quantum that are set out in the Infrastructure Schedule. Once available, in advance of the examination of the Local Plan, the Open Space Strategy may therefore allow the identification of more specific schemes in specific locations and sites.

Actions and tools to improve green and blue infrastructure across the six main areas of the district have been identified in NWL District Council's 2022 Blue and Green Infrastructure Study¹⁷. This includes general principles which aim to: manage flood risk; restore river conditions; create more green features within urban areas; expand woodlands; improve active travel links; and enhance existing parks and open spaces. Indicative ideas for Coalville Urban Area, Ashby-de-la-Zouch, Castle Donington, Ibstock, Kegworth and Measham are included in with Study.

3.3.2 Outdoor Sports

Phase 1 of the IDP identified a small number of emerging schemes for outdoor sports provision. Through discussions with officers responsible for outdoor sports provision at NWLDC, it has been established that these have largely now been completed.

Anecdotally, officers indicated that relatively limited baseline needs for new playing pitch provision are thought to exist. However, 3G pitch provision was identified as an area of high demand that may emerge as an area of need. At the time of Phase 1, it had been anticipated that updated evidence on future demand for outdoor sports provision in the form of an updated Playing Pitch Strategy would be produced in the relatively short term. This evidence is now in the process of being produced, but is not yet available at the time of writing. In due course, this evidence is anticipated to indicate additional needs beyond the quantum that are set out in the Infrastructure Schedule. Once available, in advance of the examination of the Local Plan, the Playing Pitch Strategy may therefore allow the identification of more specific schemes in specific locations and sites.

¹⁷ [FINAL PDF - NW Leicestershire GBI Accessible Report\(1.0\).pdf \(nwleics.gov.uk\)](#)

3.3.3 Allotments

Officers indicated that anecdotally, there is growing demand for allotment provision evidenced by the numbers of requests received by the NWLDC for allotment space. Whilst NWLDC does not currently provide any of its own provision, officers now anticipate a need to provide allotment provision across the District within the new Local Plan period. However, no plans for this provision or what this should look like currently exist. At the present time, NWLDC signposts those who make an inquiry towards private or Parish Council managed allotments.

3.4 Community Facilities

Community facilities in North West Leicestershire comprise of community centres, leisure centres, libraries, cemeteries and waste and recycling facilities. The Phase 1 report concluded that there were generally good levels of provision across all of the District's settlements, and there was not considered to be any need for new facilities to be provided in connection with new development adjacent to existing settlements at that point in time. Through engagement throughout the preparation of Phase 2 of the IDP, updates in the Councils position to providing community facilities are set out below.

3.4.1 Libraries

During engagement with LCC for Phase 2 of the IDP, it is understood that the District is considered to retain a good level of coverage of libraries. However, the ongoing provision of the smaller, community-operated libraries across the District is understood to be vulnerable – with these facilities being reliant on ongoing volunteer support. Ibstock Community Library was noted to have had particular recent challenges, and is now permanently closed. However, LCC noted that in the event of significant difficulties in ensuring the ongoing operation of a community library, LCC would look to support ongoing operation to prevent the permanent loss of a library if possible.

LCC reported that it has experienced a resurgence in usage and increased demand for library services post-pandemic, especially in terms of adult learning. This highlights the importance of maintaining a comprehensive library service.

3.4.2 Burial Services

During Phase 1 of the IDP, it was not possible to complete engagement with NWLDC officers responsible for Burial Services. This engagement has now been completed in Phase 2, and as such this section of the report has been written in the context of a baseline infrastructure assessment, as well as considering if inputs are required to be incorporated into the final Phase 2 Infrastructure Schedule.

Existing provision

NWLDC is responsible for the provision and management of burial services within the Coalville Special Expense Area – the part of the District not covered by parish and town councils. NWLDC is responsible for four cemeteries – Broom Leys, Hugglescote, London Road and Whitwick. Cemeteries in the other towns of Ashby-de-la-Zouch, Castle Donington, Ibstock, Kegworth and Measham are run by town and parish councils. The District is also served by parish council-operated cemeteries in Appleby Magna, Donisthorpe and Osgathorpe. There is no crematorium provision within the District – the closest such facilities are Loughborough Crematorium, Trent Valley Crematorium south of Derby and Bretby Crematorium near Swadlincote.

NWLDC officers have provided an indication of remaining capacity in the four cemeteries in its control. These range from 58 to 123 years, based on anticipated future burial rates, calculated part of a 2020 Burial Space Audit. No specific capacity or expansion needs have been identified to us in relation to the parish and town council managed cemetery provision across the District.

Schemes to address growth and other needs

It is understood that NWLDC has purchased land to extend Hugglescote Cemetery. This is factored into the future capacity the site – with Hugglescote being the cemetery with the greatest amount of future provision, at 123 years' capacity. No further schemes have been identified.

Implications for future growth

As a result of the points considered above, no specific implications for future growth are identified as a result of cemetery provision capacity.

3.4.3 Leisure Centres

During engagement with officers at NWLDC for Phase 2 of the IDP, discussions highlighted that baseline leisure centre provision across the District is considered to remain relatively good. Since Phase 1 of the IDP, Hermitage Leisure Centre in Whitwick has been closed – and the new £22.5 million Whitwick and Coalville Leisure Centre, has replaced this provision¹⁸.

It is understood that the Council nevertheless intends to produce updated evidence on future demand for leisure centre provision, in the form of an updated Indoor, Built Sport and Recreation Facilities Framework (the current version covers a period from 2017-2021). In due course, this may indicate new needs for improved or expanded leisure centre provision. Once available, in advance of the examination of the Local Plan, the Open Space Strategy may therefore result in the identification of more specific schemes in specific locations and sites.

3.4.4 Waste

LCC is the waste management authority for North West Leicestershire. LCC were re-engaged as part of Phase 2 of the IDP. It was confirmed that the status of LCCs household waste recycling centres (HWRCs) remains as previously reported at Phase 1. The two HWRCs in Coalville and Lount (near Ashby-de-la-Zouch) remain operational, and it was confirmed that there are no plans to provide new facilities at the time of reporting. It was however indicated that developer contributions may be sought for improvements on a case-by-case basis as developments come forward throughout the plan period.

Since Phase 1, in December 2022, LCC published a review¹⁹ of the adopted 2019 Minerals and Waste Local Plan for Leicestershire. This notes that monitoring has highlighted only a small number of indicators where delivery against the Minerals and Waste Local Plan has not met targets, and as such the adopted policies within it continue to be assumed as performing satisfactorily.

NWLDC also has a waste management remit which includes waste collection in the District. At the time of the Phase 1 report in 2022, the Council was looking to bring back a small network of mini (pre-existing) recycling sites in Castle Donington, Kegworth, Ibstock, Measham, Coalville and Ashby-de-la-Zouch, that would focus on specialist types of recycling (i.e. items not collected at the curb side) At the time of writing these projects had not yet been implemented, but it is understood that plans remain to do so.

NWL will have a statutory obligation to provide weekly separate food waste collections from all households by March 2026, and new types of flexible plastic and drinks carton recycling by 2027. This will include the procurement of nine dedicated food waste collections vehicles and indoor and outdoor food waste containers to all households, as well as maintaining the service, with costs

¹⁸ https://www.nwleics.gov.uk/pages/leisure_centres_project

¹⁹ [Review of the Leicestershire Minerals and Waste Local Plan 2019-2031](#)

including staff and vehicle maintenance/fuel. However, this is a baseline scheme relating to the Council's day-to-day funding.

3.5 Utilities and Digital Infrastructure

3.5.1 Electricity Supply

Since the time of Phase 1 of the IDP, Western Power Distribution (which was originally consulted with as part of Phase 1) has become part of the National Grid Group, and renamed to National Grid Electricity Distribution in September 2022. National Grid have been consulted for Phase 2.

National Grid's East Midlands Network Development Report²⁰ (2024) has recently been published; this provides details of the existing network across the whole of the East Midlands area and how this will likely be affected by proposed development plans in the region.

Through discussions with National Grid, they have reported that there are no major strategic constraints on the local electricity network at present, with a lot of generation for the wider area coming from the Bicker Fen substation in Lincolnshire, which receives energy from numerous offshore windfarms.

National Grid Electricity Distribution also noted that various works have recently been undertaken on their network, or are planned in the near future, that will increase capacity and provide additional resilience to the network in the area. These can be summarised as follows:

- National Grid are looking to provide a new Grid Supply Point (GSP) in the Ratcliffe/Enderby area as the current Ratcliffe substations are at capacity. A suitable site is currently being looked at for this GSP, although no timescales are yet in place for its construction.
- A third Grid Transformer has recently been added to the network in the Coalville area to provide additional capacity.
- New 33kV circuits are proposed in the Ashby area to provide additional network capacity.

It should also be noted that there has been a recent change regarding payment for any network reinforcement works that are required, and this is covered by the Electricity Connections Charges Regulations. The main purpose of this legislative change is to ensure that where a developer connects to, and benefits from, electricity infrastructure that was paid for by an earlier party, the earlier party can be reimbursed for a share of the costs by the subsequent connecting customer. This has significant implications for development viability, and means that significant disproportionate costs of new electricity network connections do not fall to individual developers.

3.5.2 District Heat Network

Phase 1 of the IDP did not explicitly explore the potential role of district heating in providing energy in the District, and North West Leicestershire is not currently served by any district heating networks. However, it is considered that some potential for district heating networks could exist, where there is a sufficient concentration of heat users and an ability to provide a network of heat distribution routes. This is particularly the case in the north of the District around the new settlement at Isley Woodhouse, East Midlands Airport and proposed employment sites in the vicinity (including those covered by the East Midlands Freeport).

Such a network would reduce demand for gas network connections, potentially provide a cost effective source of heat, and have significant climate and carbon benefits. It is therefore

²⁰ [662693 \(nationalgrid.co.uk\)](https://www.nationalgrid.co.uk/662693)

recommended that the Council explores whether potential exists to establish a heat network in the north of the district, working in partnership with the East Midlands Freeport and agencies such as the East Midlands Development Corporation.

3.5.3 Water Supply

TBC At the time of the Phase 1 IDP, Severn Trent Water (STW) indicated that there was no current capacity issues within the Strategic Grid Resource Zone, which provides water to North West Leicestershire. As such, no infrastructure upgrades on significant investments were anticipated.

Following engagement as part of Phase 2 IDP, STW re-stated that issues are not generally anticipated when connecting to new developments – particularly within existing settlements. When specific detail of planned development location and sizes are available a site-specific assessment of the capacity of STW’s water supply network will be made. Any future assessment will involve carrying out a network analysis exercise to investigate any potential impacts.

If significant development in rural areas is planned, this is more likely to have an impact and may require network reinforcements to accommodate greater demands. However, STW has not indicated that these would be inherently onerous.

It was also highlighted that future developers are encouraged to get in contact with STW through their Developer Enquiry²¹ process to allow site by site assessments to be made at an early stage in the planning process.

3.5.4 Sewerage

As part of Phase 1 IDP, a number of key sewerage infrastructure schemes were identified including at Snarrows, Packington and Measham wastewater treatment works (WwTW). Upgrades to these treatment facilities were indicated to take place in Severn Trent Water’s (STW) AMP8 period²² (covering 2025-2030).

As noted in Phase 1 IDP the River Mease is designated as a Special Area of Conservation, and phosphate levels (arising from sewerage as well as other pollution) exceed conservation targets. This affects sewerage in the River Mease catchment – covering Ashby-de-la-Zouch and Measham, as well as the sustainable villages of Appleby Magna, Donisthorpe, Blackfordby, Moira, Oakthorpe, and Packington. New development has the potential to exacerbate water quality issues, requiring a cautious approach within the catchment.

A phosphorous removal scheme is being undertaken for Snarrows WwTW, due for completion end of 2024. This will allow for more growth in the respective catchment. Investment for works at Packington and Measham have been confirmed at the time of writing as part of AMP8, due for publication December 2024, which would make it possible to transfer discharges to the River Trent, subject to the agreement from the Environment Agency and Natural England, opening up opportunities for further developments. STW has also promoted possible investment at Kegworth to provide increased capacity.

Breedon WwTW is due to close this year, with treatment capacity being moved to Melbourne.

3.5.5 Gas Supply

The Phase 1 IDP concluded that there was no significant stress on the existing local gas supply network which was partly due to an anticipated increase in electricity demand, and the expected future restrictions to be implemented for new gas connections for newly built residential properties.

²¹ <https://www.stwater.co.uk/building-and-developing/new-site-developments/developer-enquiries/>

²² https://www.stwater.co.uk/content/dam/stw/about_us/pr24/sve04-main-plan.pdf

As such, The Cadent Gas Long Term Development Plan²³ (2021) identified a gradual forecast reduction in gas demand. Since the publication of Phase 1 of the IDP, an updated 2023 version of the Cadent Gas Long Term Development Plan²⁴ (2023) has been published which also confirms that there is a continued gradual decrease forecast over a ten year period due to energy efficiency measures employed in homes and industry.

At the time of Phase 1 of the IDP, Cadent Gas were exploring the potential to convert parts of its gas supply network to instead supply hydrogen to domestic and commercial properties. An update to the Cadent Ten Point Plan²⁵ (2022) has since been published which identifies a series of ‘Hydrogen for net zero’ commitments which include ‘Preparing and scaling hydrogen production’, ‘Scaling investment in jobs and skills’ and ‘looking after our colleagues and consumers’. Of particular reference is the enablement of 5GW of hydrogen production in the Cadent region by 2030.

3.5.6 Digital

At the time of reporting of the Phase 1 IDP, 97% of the District’s population had access to superfast broadband. Through our discussions with LCC, it was highlighted that the Superfast Leicestershire scheme has now been largely completed. As of April 2024, it was reported that Superfast broadband coverage (above or equal to 30Mbps) for the District sat at 98.7%. This is 0.5% higher than the average across England.

The Government’s Rural Gigabit Connectivity programme is now live, to provide financial incentives to improve digital connectivity in rural areas. As of April 2024, Gigabit broadband coverage in the District was at 83.07%. This is in line with the England average, but is second highest for Gigabit coverage when compared to all other Leicestershire districts. In Leicestershire, gigabit broadband includes full fibre and other gigabit-capable technologies.

Ongoing rollout of Gigabit capability is seeking to serve hard-to-reach premises in Leicestershire, including a number of properties in North West Leicestershire. Delivery is anticipated to commence in summer 2024 and conclude in Spring 2029. At the time of reporting, the exact timescales for the build out of the project was yet to be confirmed. Future funding for these digital upgrades will be allocated through BDUK, in collaboration with LCC. This could include the Gigabit Voucher Scheme where eligible homes and businesses can apply for up to £4,500 to cover the costs of a gigabit-capable connection. At the time of writing, this scheme is not currently active but it is understood that this scheme will become available to eligible homes and businesses in Leicestershire (including NWL) in the future.

In addition, Digital Leicestershire advised that Openreach have plans to expand their operations in NWL in 2024-25. Ashby & Ibstock are planned for build in the next 12 months, Measham in the future 2025 - 2026 and they are currently building in the Coalville area. Due to the nature of commercial rollouts, these figures are subject to change.

In addition to the two schemes above, it was reported that full fibre (FTTP) broadband coverage for NWL was at 48.01%. This is 17.06% lower than the average in England but is the third highest coverage across all Leicestershire district/borough councils.

Amendments to the Building Regulations 2010 (2022) have resulted in the need to ensure that new homes constructed in England will be fitted with infrastructure and connections capable of delivering gigabit broadband. Where a developer is unable to secure a gigabit-capable connection

²³ <https://cadentgas.com/nggdwsdev/media/Downloads/about/Long-Term-Development-Plan-2021.pdf>

²⁴ <https://cadentgas.com/nggdwsdev/media/Reports/2023/Long-term-development-plan-2023-Final.pdf>

²⁵ <https://documents.cadentgas.com/view/852427184/2/>

within the cost cap, developers must install the next fastest connection available. Even where a gigabit-capable connection is not available within the cost cap, gigabit-ready infrastructure, such as ducts, chambers and termination points, still needs to be installed. This will ensure that homes are fit for the digital age but may not be connected straight away.

3.5.7 Flood Resilience

General flood risk from fluvial and surface water sources is described in Part 1 of the IDP. New flood risk management infrastructure schemes were brought forward as part of LCC's flood risk management programme. This includes schemes in Diseworth and Breedon-on-the-Hill, due for completion this year. This should mitigate flooding observed on the A6 in January 2024.

Potential future natural flood management schemes are being investigated at Packington, Oakthorpe and Appleby Magma (currently in landowner consultation). A potential scheme at Moira has not been progressed owing to lack of funding. Schemes at Coalville/ Whitwick are not currently progressing.

The IDP Part 1 also concluded that it was not anticipated that flood risk management would have significant implications for future growth, as site selection decisions could be made to avoid areas at sufficient risk of flooding to necessitate the provision of new flood risk management infrastructure. The LLFA are anecdotally aware of local flood risk issues – e.g. at Breedon and at Oakthorpe (EMP60) where there may be groundwater issues – and should be consulted as part of development proposals. STW are not aware of any specific sewer flooding issues relevant to this study.

The LLFA advises that developers should adhere to the Government's Non-Statutory Technical Standards for Sustainable Drainage Systems including both discharge rate and volume. The LLFA are also working on guidance for Local Planning Authorities, i.e. producing a drainage SPD or SDG to guide local development and encourage consistent development practices across Leicestershire.

4. Summary of Inclusions in Infrastructure Schedule

4.1 Education

4.1.1 Primary Education

Analysis has been undertaken by LCC of the pupil yield arising from development proposed in the Local Plan, in order to understand potential education solutions. At this stage the intention has been to establish that solutions can exist, and that where extensions to existing schools are identified as the solution, these can be delivered. They are not necessarily definitive schemes, and it is understood that LCC will continue to refine and develop plans as the Local Plan progresses through examination and into implementation.

Table 4 below sets out the position for each site, and proposed education solution at a settlement and school catchment level. Further detail of resultant individual solutions is set out in the Infrastructure Schedule. It should be noted that this represents a change from the position at the time of Phase 1 of the IDP when a number of new schools had been anticipated as required in response to growth in the Local Plan. The Regulation 18 Draft Local Plan had also envisaged the provision of new 1FE primary schools on sites A5 in Ashby-de-la-Zouch, CD10 in Castle Donington and IB18 in Ibstock.

Table 4 Local plan sites, assumed primary pupil yields and primary education solution proposed by LCC

Site Reference	Site Address	Dwellings	Primary pupil yield	LCC primary education solution
Coalville Urban Area				
C46	Land at Broom Leys Farm, Broom Leys Road	266	80	Total demand of 500 new pupil places, 2.38FE (forms of entry). Two new schools (Greenstone Primary School and forthcoming new school in Lower Bardon) will provide some capacity, with ability to expand Greenstone Primary School by 1FE. Balance of demand anticipated to be met by spare capacity in other primary schools.
C48	South of Church Lane	283	85	
C50	Jack's Ices, North of Standard Hill	108	32	
C61	Church View, Grange Road	10	3	
C74	Land at Lily Bank	64	19	
C83	186, 188 and 190 London Road	50	15	
R17	Land at Coalville Lane/ Ravenstone Road	153	46	
C47/77/78/81/86	Broad Location for Growth, West Whitwick	500	150	
C92	Former Hermitage Leisure Centre, Silver Street	32	10	
<i>Other sites TBC</i>	Coalville Town Centre Regeneration	200	60	
Ashby-de-la-Zouch				
A5	Money Hill	1,200	360	Total demand of 375 new pupil places, 1.79FE. New school in existing Money Hill development, previously envisaged as 1FE, can be increased to 2FE. Balance of demand potentially met by
A27	South of Burton Road	50	15	

Site Reference	Site Address	Dwellings	Primary pupil yield	LCC primary education solution
				expansion of another school in Ashby-de-la-Zouch.
Castle Donington				
CD10	Land North and South of Park Lane	1,076	323	Demand of 1.54FE. New 1FE Foxbridge Primary School can be expanded to 2FE. Balance of demand can be met by spare capacity in other primary schools.
Ibstock				
IB18	Land off Leicester Road	450	135	Demand of 0.64FE. To be accommodated within new 1FE primary school in a location to be identified, on a site capable of future expansion to 2FE.
Sustainable Villages				
AP15, AP17	Land at Old End and 40 Measham Road, Appleby Magna	32	10	Total demand of 85 new places, 0.40FE. Given the broad distribution of these sites, with each village served by its own school, demand can be absorbed.
D8	Land off Ramscliffe Avenue, Donisthorpe	32	10	
E7	Land between Midland Road and Leicester Road, Ellistown	69	21	
H3	Land adjacent to Sparkenhoe Estate, Heather	37	11	
MO8	Land off Ashby Road, Moira	49	15	
OA5	Land at School Lane, Oakthorpe	47	14	
P4	Land South of Normanton Road, Packington	18	5	
R12	Land at Heather Lane, Ravenstone	50	15	
Isley Woodhouse New Settlement				
IW1	Land at Isley Woodhouse	4,500	1,350	Demand of 6.43FE. To be accommodated through 6FE of new school capacity onsite, and a 0.5FE extension to the existing 0.5FE Diseworth Primary School to accommodate demand from the initial phases of development.

As noted in Section 2.4, LCC has recently consulted on changes to its Planning Obligations Policy. Whilst the existing (2019) policy provides fixed annual cost multipliers per pupil when seeking funding from developers, the consultation proposes to revise this approach to use the average cost of a new school place established through the National School Delivery Cost Benchmarking Report²⁶. This is revised annually, based on the actual observed costs of school place provision over

²⁶ F07125-National School Delivery Cost Benchmarking - Primary, Secondary and SEN Schools - November 2023 Ver 18 (hants.gov.uk)

the preceding year, and its use ensures that the amounts of funding sought by LCC are more likely to be sufficient to cover actual costs in practice, without shortfalls.

The most recent Benchmarking Report was published in November 2023. For primary schools, this establishes a cost per pupil place in new schools of £25,378. For re-builds and extensions the cost is lower, reflecting there being no need to acquire land, at £20,946 per pupil place. The multiplier for these costs is 210 pupils per form of entry (30 pupils in each of seven year groups). It may be prudent to review these costs in the IDP as the Local Plan progresses through examination and implementation, to reflect future iterations of the Benchmarking Report. LCC are also currently undertaking feasibility studies on the cost of schools which may also further influence this position. This is expected to be published in late 2024.

4.1.2 Secondary Education

As with primary education, analysis has been undertaken by LCC of the pupil yield arising from development proposed in the Local Plan, in order to understand potential education solutions. At this stage the intention has been to establish that solutions can exist, and that where extensions to existing schools are identified as the solution, these can be delivered. They are not necessarily definitive schemes, and it is understood that LCC will continue to refine and develop plans as the Local Plan progresses through examination and into implementation.

Table 5 below sets out the position for each site, and proposed education solution at a settlement and school catchment level. Further detail of resultant individual solutions is set out in the Infrastructure Schedule. It should be noted that this represents a change from previous positions anticipated for secondary school provision, where it had been anticipated that growth in the Local Plan might result in the need for a new school serving the district (as well as a new secondary school serving the new settlement at Isley Woodhouse).

Table 5 Local plan sites, assumed primary pupil yields and secondary education solution proposed by LCC

Site Reference	Site Address	Dwellings	Pupil yield		LCC secondary education solution
			11-16	16+	
Coalville Urban Area					
C46	Land at Broom Leys Farm, Broom Leys Road,	266	44	9	Total demand of 333 new pupil places, 1.59FE. LCC will assess options to accommodate this demand through the expansion or reconfiguration of Castle Rock School and/or Newbridge School.
C48	South of Church Lane	283	47	9	
C50	Jack's Ices, North of Standard Hill	108	18	4	
C61	Church View, Grange Road	10	2	0	
C74	Land at Lily Bank	64	11	2	
C83	186, 188 and 190 London Road	50	8	2	
R17	Land at Coalville Lane/ Ravenstone Road	153	26	5	
C47/77/78/81/86	Broad Location for Growth, West Whitwick	500	84	17	
C92	Former Hermitage Leisure Centre, Silver Street	32	5	1	
<i>Other sites TBC</i>	Coalville Town Centre Regeneration	200	33	7	
Ashby-de-la-Zouch					
A5	Money Hill	1,200	200	40	

Site Reference	Site Address	Dwellings	Pupil yield		LCC secondary education solution
			11-16	16+	
A27	South of Burton Road	50	8	2	Total demand of 250 new pupil places, 1.19FE. Expansion either of Ashby School or Ivanhoe School, both of which sit on large sites which can accommodate growth.
Castle Donington					
CD10	Land North and South of Park Lane	1,076	180	36	Total demand of 216 new pupil places, 1.03FE. Expansion of Castle Donington College, which sits on a large site and can accommodate growth.
Ibstock					
IB18	Land off Leicester Road	450	75	15	Total demand of 90 new pupil places, 0.43FE. Capacity to accommodate at Ibstock Community College without expansion.
Sustainable Villages					
AP15, AP17	Land at Old End and 40 Measham Road, Appleby Magna	32	5	1	Total demand of 56 new places, 0.27FE. Given the broad distribution of these sites, with the respective villages being served by a number of different schools, demand can be absorbed.
D8	Land off Ramscliffe Avenue, Donisthorpe	32	5	1	
E7	Land between Midland Road and Leicester Road, Ellistown	69	12	2	
H3	Land adjacent to Sparkenhoe Estate, Heather	37	6	1	
MO8	Land off Ashby Road, Moira	49	8	2	
OA5	Land at School Lane, Oakthorpe	47	8	2	
P4	Land South of Normanton Road, Packington	18	3	1	
R12	Land at Heather Lane, Ravenstone	50	8	2	
Isley Woodhouse New Settlement					
IW1	Land at Isley Woodhouse	4,500	752	149	Total demand of 901 new places, 4.29FE. To be accommodated within a new primary and secondary through school.

As with primary education, contributions for new secondary school provision are calculated based on LCC's emerging updated Planning Obligations Policy – and in turn, the National School Delivery Cost Benchmarking Report. For re-builds and extensions, the Benchmarking Report establishes a cost per pupil place of £21,235.

Given a relative lack of recent new secondary school completion data at a national level, the Benchmarking Report does not currently establish a cost per pupil place in new schools. However, these costs are known to be notably higher than costs for new primary schools. For the purposes of costing and viability assessment at this stage, the 22.5% difference between per-pupil contribution amounts for primary and secondary schools set out in LCC's 2019 Planning Obligations Policy has been applied to the Benchmarking Report's current £25,378 per pupil primary cost. This results in an assumed cost for new secondary school places of £31,088. In reality, a different contributions approach may be required – noting that LCC has historically also sought different levels of contributions for pupils aged 11-16 and 16+. This should be kept under review as the Local Plan progresses through examination and implementation.

4.1.3 Special Educational Needs

As noted in Section 3, LCC has identified the need for additional special educational needs provision across the county – with provision being planned on a countywide basis. At this stage the exact form of provision is unknown – this may be dedicated provision within mainstream primary and secondary schools, or may take the form of new or expanded dedicated special schools.

LCC's 2019 Planning Obligations Policy sets out yield rates for additional special education needs places linked to new development, and the 2024 consultation on changes to the Planning Obligations Policy does not indicate any changes to these. At a primary level these equate to 0.0036 pupils per dwelling, and at a secondary level these equate to 0.004 pupils per dwelling. The latest National School Delivery Cost Benchmarking Report indicates an average cost per pupil for special educational needs provision of £96,806.

4.1.4 Early Years Provision

Phase 1 of the IDP noted that a variety of early years provision exists across North West Leicestershire currently, providing parental choice and lifestyle-based options. Whilst LCC's Planning Obligations Policy does set out a funding formula for new early years provision, it also notes that the need for a funding contribution will be established on a case-by-case basis for individual sites at the point they come forward, based on levels of capacity with existing providers within a one-mile radius of the site.

As such, no specific schemes are identified at the present time for much of the District, although these may arise as the Local Plan progresses through implementation and sites come forward. However, a specific scheme is identified for the new settlement at Isley Woodhouse, to ensure sustainable, local provision within the settlement itself.

4.2 Healthcare and Emergency Service Provision

4.2.1 Primary Healthcare

Following initial discussions with the Leicester, Leicestershire and Rutland ICB, analysis was undertaken by the ICB of the potential impacts of new development on existing primary care surgeries. This assumes that each new dwellings results in 2.38 new patient registrations, the typical figure used by the ICB in patient planning for new development across Leicester, Leicestershire and Rutland as a whole. This is slightly higher than the average household size of 2.33 in North West Leicestershire (per the 2021 Census), but is not considered to vary by a sufficiently significant degree as to undermine the ICB's analysis.

Based on proximity, the ICB has apportioned the patient yield from sites proposed for inclusion in the Local Plan to individual surgeries. These apportionments are summarised in Table 6 below.

Table 6 Local plan sites, assumed new patient yields and assumed surgery at which demand would arise

Site Reference	Site Address	Dwellings	Patients	Assumed surgery
C46	Land at Broom Leys Farm, Broom Leys Road, Coalville	266	633	33% Whitwick Road Surgery, 33% Broom Leys Surgery, 33% Long Lane Surgery
C48	South of Church Lane, New Swannington	283	672	25% Whitwick Health Centre (Dr Patel), 25% Whitwick Health Centre (Dr Virmani), 50% Whitwick Road Surgery
C50	Jack's Ices, North of Standard Hill, Coalville	108	258	33% Whitwick Road Surgery, 33% Broom Leys Surgery, 33% Long Lane Surgery
C61	Church View, Grange Road, Hugglescote	10	24	100% Hugglescote Surgery
C74	Land at Lily Bank, Thringstone	64	152	50% Whitwick Health Centre (Dr Patel), 50% Whitwick Health Centre (Dr Virmani)
C83	186, 188 and 190 London Road, Coalville	50	120	33% Whitwick Road Surgery, 33% Broom Leys Surgery, 33% Long Lane Surgery
R17	Land at Coalville Lane/ Ravenstone Road, Ravenstone	153	364	50% Whitwick Health Centre (Dr Patel), 50% Whitwick Health Centre (Dr Virmani)
C47/77/78/81/86	Broad Location for Growth, West Whitwick	500	1190	50% Whitwick Health Centre (Dr Patel), 50% Whitwick Health Centre (Dr Virmani)
C92	Former Hermitage Leisure Centre, Silver Street, Whitwick	32	72	50% Whitwick Health Centre (Dr Patel), 50% Whitwick Health Centre (Dr Virmani)
<i>Other sites TBC</i>	Coalville Town Centre Regeneration	200	477	33% Whitwick Road Surgery, 33% Broom Leys Surgery, 33% Long Lane Surgery
A5	Money Hill, Ashby de la Zouch	1,200	2,856	100% Castle Medical Group
A27	South of Burton Road, Ashby de la Zouch	50	119	100% Castle Medical Group
CD10	Land North and South of Park Lane, Castle Donington	1,076	2,561	100% Castle Donington Surgery
IB18	Land off Leicester Road, Ibstock	450	1,071	100% Ibstock and Barlestone Surgeries
AP15, AP17	Land at Old End and 40 Measham Road, Appleby Magna	32	76	100% Measham Medical Unit
D8	Land off Ramscliffe Avenue, Donisthorpe	32	76	100% Measham Medical Unit
E7	Land between Midland Road and Leicester Road, Ellistown	69	164	100% Ibstock and Barlestone Surgeries

Site Reference	Site Address	Dwellings	Patients	Assumed surgery
H3	Land adjacent to Sparkenhoe Estate, Heather	37	88	100% Ibstock and Barlestone Surgeries
MO8	Land off Ashby Road, Moira	49	117	100% Castle Medical Group
OA5	Land at School Lane, Oakthorpe	47	112	100% Measham Medical Unit
P4	Land South of Normanton Road, Packington	18	44	50% Castle Medical Group, 50% Measham Medical Unit
R12	Land at Heather Lane, Ravenstone	50	119	25% Whitwick Road Surgery, 25% Broom Leys Surgery, 25% Long Lane Surgery, 25% Hugglescote Surgery
IW1	Land at Isley Woodhouse	4,500	10,710	100% Castle Donington Surgery

Table 7 sets out the resultant implications for each of the 11 surgeries within the part of North West Leicestershire served by the Leicester, Leicestershire & Rutland ICB.

Table 7 Anticipated future increases in patient demand, by surgery

Surgery name	Settlement	Oct 2023 patient registrations	Potential new registrations	% Increase
Broom Leys Surgery	Coalville Urban Area	8,212	526	6.4%
Hugglescote Surgery	Coalville Urban Area	9,865	54	0.5%
Long Lane Surgery	Coalville Urban Area	13,996	526	3.8%
Whitwick Health Centre (Dr Patel)	Coalville Urban Area	3,903	1,059	27.1%
Whitwick Health Centre (Dr Virmani)	Coalville Urban Area	3,666	1,059	28.9%
Whitwick Road Surgery	Coalville Urban Area	7,917	863	10.9%
Castle Medical Group	Ashby-de-la-Zouch	17,932	3,114	17.4%
Castle Donington Surgery	Castle Donington	10,450	13,271	127.0%
Ibstock and Barlestone Surgeries	Ibstock	11,570	1,323	11.4%
Measham Medical Unit	Measham	15,747	286	1.8%
Manor House Surgery	Belton	4,884	Nil	N/A

It can be seen that the impact of growth on surgeries across the District varies significantly.

For Castle Donington Surgery, growth would more than double the size of the existing surgery. Whilst the scale of growth would require a radically different form of surgery provision in the town in any case, it is noted that the current surgery is in a location that prevents it from being able to expand. It is therefore assumed that new patient growth is likely to necessitate the provision of a new healthcare facility within the new settlement at Isley Woodhouse. This would likely be managed in conjunction with the existing Castle Donington Surgery, although it could potentially also be a branch of another of the District's surgeries.

Of the other surgeries impacted by growth, it is understood that the scale of growth at Whitwick Health Surgery (Dr Patel), Whitwick Health Surgery (Dr Virmani), Whitwick Road Surgery, Castle Medical Group and Ibstock and Barlestone Surgeries may lead to a need for schemes to expand and provide additional patient capacity. For the other surgeries, it is likely to be possible to accommodate the scale of growth envisaged within existing provision – it is noted that none of the others are graded as significantly constrained in the ICB's 2022 Estates Strategy. However, this is a

situation that may vary over time, and will need to be reassessed at a development management stage in conjunction with the ICB – developer contributions may still be required. This is particularly the case for development coming forward in the latter part of the plan period.

It is noted that the tables above only reflect the difference between existing (October 2023) patient registrations and new patients that will result from allocated sites in the Local Plan. Additional patient growth will also arise from current development commitments that have not yet yielded new patients. These are known to the ICB, and are still reflected in the ICB’s patient planning – with its view on scheme requirements above and in the Infrastructure Schedule reflecting the full picture of demand.

During engagement with Nottingham & Nottinghamshire ICB, no schemes for primary healthcare were identified – on the basis that growth proposed in close proximity to Kegworth can be accommodated by existing provision.

In terms of the costing for enhanced and extended primary care surgery provision, the Leicester, Leicestershire & Rutland ICB has provided its latest cost formula by which funding contributions from developers be sought. Based on typical build costs of £4,000/sqm and the typical established patient-to-floorspace ratio of 12.5 patients per sqm, costs per patient are calculated as £320. Using the ICB’s assumption of 2.38 patients per new dwelling, this results in a contribution per dwelling of £761.

4.2.2 Secondary Healthcare

No schemes in relation to secondary healthcare provision were identified during engagement. Significant investment is taking place through the national New Hospitals Programme in the improvement of hospital provision in Leicester²⁷, however this is nationally funded and not linked to new growth.

4.2.3 Social Care

No specific schemes in relation to adult social care were identified during engagement with LCC’s Adults and Communities Team. It is understood that a pipeline of investment is currently being rolled out, being delivered by LCC and funded by a mixture of LCC and national government investment. The exact details of these schemes were not shared, although they are understood to be relatively short term, and no requirements for the Local Plan process were identified.

However, whilst not specifically identified as required by LCC, in the longer term as part of the implementation and review of the Local Plan, it may be prudent for NWLDC to continue to monitor whether (for example) any land allocation requirements emerge for adult or other forms of social care provision. A scheme for social care has therefore been identified.

4.2.4 Ambulance Service

No schemes in relation to ambulance service provision were identified during engagement. Whilst there are understood to be current challenges in providing responses within target timeframes these are national challenges, not specific to North West Leicestershire and not impacted by growth in any one location. Discussions with East Midlands Ambulance Service did explore whether increased demand in the north of the District as a result of population and employment growth might result in the need for the provision of a new ambulance station (as the closest are in Coalville, Loughborough, Derby, and Nottingham). However, it is understood that such a scheme would not be required.

²⁷ [Response to today’s New Hospitals Programme announcement by the Secretary of State for Health \(leicestershospitals.nhs.uk\)](https://www.leicestershospitals.nhs.uk)

4.2.5 Policing

As noted in Chapter 3, Leicestershire Police relies upon a network of relatively informally-provided satellite offices, in addition to the main police station serving the district in Coalville. Funding realities mean that the Police need to be cautious about acquiring new premises assets for which they would be responsible for the cost of operation and maintenance. As such, it is not anticipated that new development across the District will result in the need for any new police stations. However, the Infrastructure Schedule does identify a scheme to provide a satellite office within the new settlement in Isley Woodhouse, capable of serving the new settlement, as well as the wider Castle Donington area in the north of the District, where police premises are currently limited.

A scheme is also identified to enhance or expand provision at Coalville Police Station, to accommodate demand arising from population growth in the centre and south of the District.

Leicestershire Police has indicated a desire to seek developer contributions for infrastructure improvements. The Police utilise a funding formula which was developed in 2010, based on contributions of £606 per dwelling. This provides an initial benchmark for consideration, although it is noted that costs have increased since 2010 and ultimately these are variable based on the actual costs of infrastructure that can be shown to be required.

4.2.6 Fire and Rescue

No specific schemes in relation to fire and rescue provision were identified during engagement. Whilst the nature of emergencies dealt with by Leicestershire Fire and Rescue Service continues to evolve (increasingly focussing on road traffic and flood incidents), adaptations to ensure that the Service can respond effectively to these are not understood to involve physical infrastructure.

4.3 Green Infrastructure

4.3.1 Green Spaces

Through discussions with NWLDC officers responsible for green space provision, it was confirmed that the Council continues to use the Fields In Trust '6 Acre Standard'²⁸ when establishing requirements associated with new development. Per 1,000 residents this standard equates to 0.80ha of parks and gardens, 0.60ha of amenity green space and 1.80ha of natural green space. The Infrastructure Schedule indicates overall resultant quantum of provision, for each larger settlement where growth is proposed, using the average household size in North West Leicestershire of 2.33 people per the 2021 Census. For growth in the sustainable villages, small scale green space provision may also be required, but given the much smaller scale of sites it is considered appropriate for the quantum of provision to be determined at a development management stage and it is not anticipated that this would be of a significant cost to developers.

An updated Open Space Strategy is currently being prepared by the Council, which will consider baseline and future levels of need for green spaces across the District. This may indicate additional needs beyond the quantum that are set out in the Infrastructure Schedule at this stage. Once available, in advance of the examination of the Local Plan, the Open Space Strategy may therefore allow the identification of more specific schemes in specific locations and sites.

A number of schemes have also been included in the Infrastructure Schedule from the Council's 2022 Blue and Green Infrastructure Study, which identifies a number of beneficial environmental improvements in settlements around the District.

²⁸ [Guidance-for-Outdoor-Sport-and-Play-England.pdf \(viewcreative.agency\)](#)

4.3.2 Outdoor Sports

Through discussions with NWLDC officers responsible for outdoor sports provision, it was confirmed that the Council continues to use the Fields In Trust ‘6 Acre Standard’ when establishing requirements associated with new development. Per 1,000 residents this standard equates to 1.60ha of outdoor sports provision and 0.55ha of outdoor play provision. The Infrastructure Schedule indicates overall resultant quantum of provision, for each settlement where growth is proposed, using the average household size in North West Leicestershire of 2.33 people per the 2021 Census.

An updated Playing Pitch Strategy is currently being prepared by the Council, which will consider baseline and future levels of need for outdoor sports across the District. This may indicate additional needs beyond the quantum that are set out in the Infrastructure Schedule at this stage. Once available, in advance of the examination of the Local Plan, the Playing Pitch Strategy may therefore allow the identification of more specific schemes in specific locations and sites.

NWLDC officers have already identified a specific priority for new concrete skate park provision within the District, but with a strategy needing to be identified for how this will be delivered. It was indicated that this could potentially be delivered by a developer, and delivered within an allocated site.

4.3.3 Allotments

Through discussions with NWLDC officers responsible for allotment provision, it was confirmed that the Council continues to use the Fields In Trust ‘6 Acre Standard²⁹’ when establishing requirements associated with new development. Per 1,000 residents this standard equates to 0.25ha of allotment provision. However, typically the Infrastructure Schedule indicates overall resultant quantum of provision, for each settlement where growth is proposed, using the average household size in North West Leicestershire of 2.33 people per the 2021 Census. 0.40ha is typically taken as a minimum viable allotment site size, equating to a minimum growth quantum of 690 dwellings to justify the provision of a new allotment site.

An updated Open Space Strategy is currently being prepared by the Council, which will consider baseline and future levels of need for allotments across the District. This may indicate additional needs beyond the quantum that are set out in the Infrastructure Schedule at this stage. Once available, in advance of the examination of the Local Plan, the Open Space Strategy may therefore allow the identification of more specific schemes in specific locations and sites.

4.4 Community Facilities

4.4.1 Libraries

For the District’s existing settlements, no schemes have been identified relating to new library infrastructure – with LCC having indicated that the District’s current library estate is sufficient. In accordance with its Planning Obligations Policy, LCC may still make requests for developer contributions to fund new library stock required as a result of growth, but it is not currently anticipated that any funding requests will be made for library premises.

At this stage, LCC does not have a clear view on whether a new library should be provided within the new settlement at Isley Woodhouse. The new settlement would not be of sufficient scale to justify a large new LCC-run library, and as noted in Chapter 3 there can be ongoing viability challenges in the operation of small community-run libraries. However, the new settlement is located at some distance from the closest existing library in Castle Donington, necessitating long and unsustainable travel distances which in practical terms are only likely to be made by car. As

²⁹ [Guidance-for-Outdoor-Sport-and-Play-England.pdf \(viewcreative.agency\)](#)

such, in the interests of sustainable development, a scheme for the provision of a new library within the new settlement has been included in the Infrastructure Schedule.

LCC's Planning Obligations Policy calculates contributions for new library provision based on dwelling size – with different assumed occupancies for different types of property. As the size and type of properties to be developed as a result of the Local Plan are not yet known, the average household size of 2.33 people established by the 2021 Census will be used as an initial basis for calculation. This is then multiplied by the established minimum level of library stock of 1.157 items per person, and current cost (as proposed in the 2024 Planning Obligations Policy consultation) of £11.25. This results in a funding contribution per dwelling of £30.

4.4.2 Burial Services

No schemes in relation to burial service provision were identified during engagement. Sufficient capacity is understood to exist within existing cemeteries in the District, and crematoria outside the District, to accommodate future demand associated with growth.

4.4.3 Leisure Centres

No schemes for the improvement or expansion of existing leisure centres across the District were identified during engagement. However, in the interests of ensuring sustainable indoor sports provision in close proximity to residents within the new settlement at Isley Woodhouse, a scheme is identified.

An updated Indoor and Built Sport Facilities Framework is currently being prepared by the Council, which may identify additional needs across the District. Once available, in advance of the examination of the Local Plan, the Open Space Strategy may therefore allow the identification of more specific schemes in specific locations and sites – which could potentially benefit from developer funding.

4.4.4 Community Centres

For the District's existing settlements, no schemes have been identified for NWLDC-managed community centres – nor for expansion or improvement to existing community centres. NWLDC is not currently aware of any identified needs for the expansion or improvement of community centres managed by parish and town councils around the District, although it could still be possible for the parish and town councils to identify these needs and request developer contributions at a planning application stage.

It is however important that a new community centre is provided within the new settlement at Isley Woodhouse. This will be particularly valuable in ensuring that Isley Woodhouse grows as a cohesive, coherent community from the outset – providing space for its residents to meet, organise, learn, celebrate and play. It is anticipated that this community centre could be co-located with other facilities such as a retail centre and places of worship, and that it could include provision for a community library in the event that this is agreed to be appropriate by LCC (See 4.4.1 above).

4.4.5 Waste

No schemes relating to waste management infrastructure have been identified during engagement. Whilst needs may be identified in the future as a result of ongoing monitoring and the review of LCC's Minerals and Waste Local Plan, it is currently anticipated that sufficient capacity exists within the District's two household waste recycling centres to serve future development.

4.5 Utilities and Digital Infrastructure

4.5.1 Electrical Supply

National Grid Electricity Distribution (NGED) have assessed each of the proposed allocation sites against the capacity within the current electricity network. This has concluded that work is required at seven of the primary substations in the District in order to accommodate the demand associated with new development. These are set out in the table below, however it should be noted that the below assessment is a snapshot based on current headroom in the network, and that this spare capacity cannot be ringfenced until a formal order is placed with NGED:

Primary Substation	Current Load availability (as of July 2024)	Additional load requirement from new development (MVA)	Upgrade required
Ratcliffe	3.72	5.6	Yes – New circuits required to reinforce the 11kV network in the local area.
Mantle Lane	2.64	6	Yes – New circuits required to reinforce the 11kV network to service sites C47, C48 and C86
Nailstone	5.19	0.2	Not required at present but needed to provide the predicted 2034 load demand
Castle Donington	5.59	15	Yes - New circuits required to reinforce the 11kV network to service sites CD10, IW1 and EMP90
Willesley	5.38	3.7	Not required at present but needed to provide the predicted 2034 load demand, new circuits required to reinforce the 11kV network
Moira	0.78	0.6	Not required at present but needed to provide the predicted 2034 load demand, new circuits required to reinforce the 11kV network
Coalville	5.89	0.3	Not required at present but needed to provide the predicted 2034 load demand

Limited details have been provided on the specific nature of individual schemes required. However, NGED has indicated that it does not envisage any fundamental difficulties in achieving these schemes – and that it will be NGED’s responsibility to fund and deliver these schemes.

In addition to the substation enhancement schemes listed in the Infrastructure Schedule, NGED has also identified that works will be required upgrade the 11kV distribution network to serve sites in the north of the Coalville Urban Area, Castle Donington and the new settlement at Isley Woodhouse. No specific details of these works have been indicated at the present time, however, again NGED has indicated that it does not anticipate any achievability issues and that it will be NGED's responsibility to fund and deliver.

There is a general trend in the increase of overall electricity demand that is being driven by a series of factors. New developments are increasingly being built as "all electric" with no gas supply, and there is also a significant increase in demand due to eV charging. This increased demand in turn means that improvements to the wider network are required to provide the required capacity.

4.5.2 District Heat Network

As noted in Chapter 3, there is considered to be potential scope to deliver a district heating network in the north of the District, around the new settlement at Isley Woodhouse and the East Midlands Airport area. The Infrastructure Schedule includes schemes that would provide energy to new sites in this area via 'traditional' electricity and gas networks. However, a district heating network could provide an alternative source of energy that is more sustainable, and would therefore be worthy of further investigation. A potential scheme is therefore included in the Infrastructure Schedule on this basis.

4.5.3 Water Supply

No specific schemes are identified for water supply infrastructure in the Infrastructure Schedule. It was advised by STW that for the majority of new developments, it is not anticipated that there will be issues connecting to new developments, with assessments to be made on a site-by-site basis as development comes forward. Sewerage Investment for works at Packington and Measham have been confirmed at the time of writing as part of AMP8 (2025-2030), which would make it possible to transfer discharges to the River Trent (subject to Environment Agency and Natural England agreements), opening up potential for development within the respective catchment. STW has also promoted possible investment at Kegworth to provide increased capacity.

Breedon WwTW is due to close this year, with treatment moved to Melbourne WwTW.

Following engagement with STW, assessments completed by STW highlighted that the proposed Isley Woodhouse development cannot be accommodated at any of the existing treatment works sites and any such capacity to accommodate a new settlement at these treatment works would be limited. The identified solution is therefore to develop a new WwTW, with STW anticipating commencing feasibility investigations to develop a longer-term strategy for this part of the East Midlands. This will assess and respond to the level of required treatment capacity for Isley Woodhouse in the future. It is assumed that any such scheme would come forward within AMP9, after 2030. For any development coming forward in advance of this timescale within Isley Woodhouse, it may be necessary for sewage to be pumped to Kegworth. Whilst recognising a lack of current certainty around this scheme, STW has indicated that it does not envisage any fundamental difficulties in delivering required capacity – and that it will be STW's responsibility to fund and deliver this scheme.

It was also highlighted that Donington Sewage Treatment Works has become landlocked by recent industrial development in the area. STW are aware that this spatial landlock hinders possible opportunities for any expansion and as such are investigating opportunities for the site. At the time of writing, it is understood that this would also be progressed under the AMP9 period.

4.5.4 Gas Supply

Cadent Gas have provided high level details of reinforcement works that will be required to their network to serve the proposed residential sites. The following sites will require reinforcement works to the low pressure and/or medium pressure network to allow them to be served, based on the current proposed property numbers:

- C48 – Land South of Church Lane, New Swannington
- C50 - Jack’s Ices, North of Standard Hill, Coalville
- C74 - Land at Lily Bank, Thringstone
- C47, C77, C78, C81 & C86 - West Whitwick
- A5 – Money Hill, Ashby De La Zouch
- A27 – South of Burton Road – Ashby De La Zouch
- CD10 - Land North and South of Park Lane, Castle Donington
- R12 – Land at Heather Lane, Ravenstone

Based on a relative lack of specific details around these schemes, they have been included in the Infrastructure Schedule as a single line item. However, whilst recognising a lack of current certainty around these schemes, Cadent Gas has indicated that it does not envisage any fundamental difficulties in delivering required capacity – and that it will be Cadent Gas’s responsibility to fund and deliver this scheme.

In addition to the above, it should be noted that sites D8 (Land off Ramscliffe Avenue, Donisthorpe) and OA5 (Land at School Lane, Oakthorpe) do not have a gas network in the vicinity. It is therefore assumed that the provision of a gas connection will be unviable, and that these sites will rely on all-electric energy provision.

This analysis is based on a view of the network in 5 years’ time, and there could be changes to the network in intervening period that affect the outcome of this assessment. Cadent have therefore stressed that further assessment will be required once details on loading and timing are known for each site.

4.5.5 Digital

No specific schemes are identified for digital infrastructure in the Infrastructure Schedule. Whilst a range of schemes are referenced in Chapter 3, these are short term in nature and being progressed commercially.

4.5.6 Flood Resilience

Aside from potential natural flood management schemes are being explored in Packington, Oakthorpe, and Appleby Magma, no infrastructure schemes for flood risk mitigation have been identified by the LLFA in response to the proposed development site in NWL District.

The Strategic Flood Risk Assessment (SFRA) prepared as evidence to support NWL District Council’s Local Plan examination states that there are no proposed schemes within North Leicestershire documented in the Environment Agency’s 2021-2027 six-year programme. The SFRA also notes that proposed developments which include the provision of new flood mitigation measures should be funded wholly by the developer and that development which relies on new flood defences to enable development to proceed are not normally favoured by the Environment Agency (EA).

That being considered, LCC as LLFA, in response to NWL District Council's Local Plan consultation, note that they would welcome additional flood compensation on certain sites proposed, and for other sites where severe flooding is known and could have a significant impact on flood risk, they request developers engage early with the LLFA or, where sites are located in Flood Zone 3, engagement with the EA is advised.

A.1 Annex 1 – Infrastructure Schedule

Scheme Reference	Infrastructure type	Scheme description	Scheme location	Anticipated cost	Delivery body	Funding method	Contributing sites	Delivery phasing	Prioritisation	Source of scheme
ED1	Education - Primary	Expansion of Greenstone Primary School by one form of entry, to accommodate pupil demand arising from new development in the vicinity	Coalville Urban Area	£4,399,000	Leicestershire County Council	Developer contributions - S106	C46, C47, C48, C50, C61, C74, C77, C78, C81, C83, C86, C92, R17, Coalville Town Centre Regeneration	2025-2035	Fundamental	Discussions with Leicestershire County Council
ED2	Education - Primary	Potential further expansion of an existing school in the Coalville Urban Area if demand requires, to accommodate any pupil demand arising from new development in the vicinity that cannot be accommodated within the new (and subsequently expanded per scheme ED1) Greenstone Primary School and new Lower Bardon Primary School	Coalville Urban Area	Subject to scope and scale	Leicestershire County Council	Developer contributions - S106	C46, C47, C48, C50, C61, C74, C77, C78, C81, C83, C86, C92, R17, Coalville Town Centre Regeneration	2030-2040	Beneficial	Discussions with Leicestershire County Council
ED3	Education - Primary	Increase in size of existing proposed new school in early phase of Money Hill development by one form of entry, to two forms of entry in total, to accommodate pupil demand arising from new development in the vicinity	Ashby-de-la-Zouch	£4,399,000	Leicestershire County Council	Developer contributions - S106	A5, A27	2025-2030	Fundamental	Discussions with Leicestershire County Council
ED4	Education - Primary	Potential expansion of an existing school in Ashby-de-la-Zouch by one form of entry, to accommodate pupil demand arising from new development in the vicinity that cannot be accommodated within the new school at Money Hill	Ashby-de-la-Zouch	£4,399,000	Leicestershire County Council	Developer contributions - S106	A5, A27	2030-2035	Beneficial	Discussions with Leicestershire County Council
ED5	Education - Primary	Expansion of Foxbridge Primary School by one form of entry, to accommodate pupil demand arising from new development in the vicinity	Castle Donington	£4,399,000	Leicestershire County Council	Developer contributions - S106	CD10	2025-2035	Fundamental	Discussions with Leicestershire County Council
ED6	Education - Primary	Provision of a new one form of entry primary school within Ibstock, capable of future expansion to two forms of entry, on a site to be identified, to accommodate pupil demand arising from new development in the vicinity	Ibstock	£5,329,000	Leicestershire County Council	Developer contributions - S106	IB18, E7, H3, R12	2025-2035	Fundamental	Discussions with Leicestershire County Council
ED7	Education - Primary	Expansion of Diseworth Primary School by half a form of entry (to one form of entry total), to accommodate early pupil demand arising from the new settlement	Diseworth	£2,199,000	Leicestershire County Council	Developer contributions - S106	IW1	2025-2030	Fundamental	Discussions with Leicestershire County Council
ED8	Education - Primary	Provision of six forms of entry of primary school provision within the new settlement, in an exact form still be determined, to accommodate pupil demand arising from within it	Isley Woodhouse New Settlement	£10,659,000	Leicestershire County Council	Developer contributions - S106, or potentially direct provision by developer	IW1	2035-2040	Fundamental	Discussions with Leicestershire County Council
ED9	Education - Secondary	Provision of a new secondary school within the new settlement, providing six forms of entry at secondary level, to accommodate pupil demand arising from within it. Potential to also include some primary provision as a 'through school'	Isley Woodhouse New Settlement	£49,830,000	Leicestershire County Council	Developer contributions - S106, or potentially direct provision by developer	IW1	2030-2040	Fundamental	Discussions with Leicestershire County Council
ED10	Education - Secondary	Increase in size of rebuilt Castle Rock School by two forms of entry, to accommodate pupil demand from new development in the vicinity	Coalville Urban Area	£8,919,000	Leicestershire County Council	Developer contributions - S106	C46, C47, C48, C50, C61, C74, C77, C78, C81, C83, C86, C92, R17, Coalville Town Centre Regeneration	2025-2035	Fundamental	Discussions with Leicestershire County Council

Scheme Reference	Infrastructure type	Scheme description	Scheme location	Anticipated cost	Delivery body	Funding method	Contributing sites	Delivery phasing	Prioritisation	Source of scheme
ED11	Education - Secondary	Expansion of either Ashby School or Ivanhoe School by one form of entry, to accommodate pupil demand from new development in the vicinity	Ashby-de-la-Zouch	£4,459,000	Leicestershire County Council	Developer contributions - S106	A5, A27	2025-2035	Fundamental	Discussions with Leicestershire County Council
ED12	Education - Secondary	Expansion of Castle Donington College by one form of entry, to accommodate pupil demand from new development in the vicinity	Castle Donington	£4,459,000	Leicestershire County Council	Developer contributions - S106	A5, A27	2025-2035	Fundamental	Discussions with Leicestershire County Council
ED13	Education - Special Educational Needs	Contributions to countywide expansions and enhancements in special educational needs provision, at both primary and secondary level, proportionally based on needs arising from sites within North West Leicestershire	County-wide	Subject to scope and scale	Leicestershire County Council	Developer contributions - S106	All sites in district	Whole plan period	Fundamental	Discussions with Leicestershire County Council
ED14	Education - Early Years Provision	Inclusion of early years provision, to serve needs arising from within the new settlement, ideally located within the through school or one of the primary schools to ensure an integrated form of provision	Isley Woodhouse New Settlement	Subject to scope and scale	Leicestershire County Council	Developer contributions - S106, or potentially direct provision by developer	IW1	2030-2040	Fundamental	Discussions with Leicestershire County Council
ED15	Education - Early Years Provision	Potential contributions to districtwide expansions and enhancements in early years provision, depending on specific needs to be identified in the vicinity of individual sites	District-wide	Subject to scope and scale	Leicestershire County Council	Developer contributions - S106	All sites in district, except IW1	Whole plan period	Beneficial	Discussions with Leicestershire County Council
HE1	Healthcare and Emergency Services - Primary Healthcare	Extension or other enhancements to existing surgeries within the Coalville Urban Area to accommodate patient demand arising from development in the vicinity - anticipated to include some or all of Whitwick Health Surgery (Dr Patel), Whitwick Road Surgery and Castle Medical Group	Coalville Urban Area	£954,000	Leicester, Leicestershire and Rutland Integrated Care Board	Developer contributions - S106	C46, C47, C48, C74, C77, C78, C81, C83, C86, C92, Coalville Town Centre Regeneration, R12, R17	2025-2035	Fundamental	Discussions with Leicester, Leicestershire & Rutland Integrated Care Board
HE2	Healthcare and Emergency Services - Primary Healthcare	Extension or other enhancements to Castle Medical Group, to accommodate patient demand arising from development in the vicinity	Ashby-de-la-Zouch	£996,000	Leicester, Leicestershire and Rutland Integrated Care Board	Developer contributions - S106	A5, A27, MO8, P4	2025-2035	Fundamental	Discussions with Leicester, Leicestershire & Rutland Integrated Care Board
HE3	Healthcare and Emergency Services - Primary Healthcare	Provision of a new healthcare facility within the new settlement at Isley Woodhouse, to accommodate patient demand arising from within the new settlement and from Castle Donington	Isley Woodhouse New Settlement	£4,247,000	Leicester, Leicestershire and Rutland Integrated Care Board	Developer contributions - S106	CD10, IW1	2030-2040	Fundamental	Discussions with Leicester, Leicestershire & Rutland Integrated Care Board
HE4	Healthcare and Emergency Services - Primary Healthcare	Extension or other enhancements to Ibstock and Barlestone Surgeries, to accommodate patient demand arising from development in the vicinity	Ibstock	£423,000	Leicester, Leicestershire and Rutland Integrated Care Board	Developer contributions - S106	IB18, E7, H3	2025-2035	Fundamental	Discussions with Leicester, Leicestershire & Rutland Integrated Care Board
HE5	Healthcare and Emergency Services - Social Care	Subject to ongoing monitoring around need, delivery of new extra care and residential care homes to meet demand	District-wide	Subject to scope and scale	Leicestershire County Council	Infrastructure provider capital funding	N/A	2030-2040	Beneficial	Discussions with Leicestershire County Council
HE6	Healthcare and Emergency Services - Policing	Expansion and/or enhancement of Coalville Police Station, to accommodate increased demand arising from growth in the centre and south of the District	Coalville Urban Area	£2,242,000	Leicestershire Police	Developer contributions - S106	C46, C47, C48, C50, C61, C74, C77, C78, C81, C83, C86, C92, R17, Coalville Town Centre Regeneration, A5, A27, IB18, AP15, AP17, D8, E7, H3, MO8, OA5, P4, R12	2030-2040	Beneficial	Discussions with Leicestershire Police
HE7	Healthcare and Emergency	Provision of a satellite policing office within the new settlement, to accommodate demand from within it and the north of the District	Isley Woodhouse New Settlement	£3,379,000	Leicestershire Police	Developer contributions - S106	CD10, IW1	2030-2040	Beneficial	Discussions with Leicestershire Police

Scheme Reference	Infrastructure type	Scheme description	Scheme location	Anticipated cost	Delivery body	Funding method	Contributing sites	Delivery phasing	Prioritisation	Source of scheme
	Services - Policing									
GI1	Green Infrastructure - Green Spaces	Provision of and 3.10ha of parks and gardens, 2.33ha of amenity green space and 6.98ha of natural green space, to serve population growth from development in the settlement, subject to final outputs of the Open Space Strategy	Coalville Urban Area	Subject to scope and scale	North West Leicestershire District Council	Developer contributions - S106	C46, C47, C48, C50, C61, C74, C77, C78, C81, C83, C86, C92, R17, Coalville Town Centre Regeneration	Whole plan period	Fundamental	Discussions with North West Leicestershire District Council
GI2	Green Infrastructure - Green Spaces	Provision of and 2.33ha of parks and gardens, 1.74ha of amenity green space and 5.24ha of natural green space, to serve population growth from development in the settlement, subject to final outputs of the Open Space Strategy	Ashby-de-la-Zouch	Subject to scope and scale	Ashby de la Zouch Town Council	Developer contributions - S106	A5, A27	Whole plan period	Fundamental	Discussions with North West Leicestershire District Council
GI3	Green Infrastructure - Green Spaces	Provision of and 2.01ha of parks and gardens, 1.51ha of amenity green space and 4.52ha of natural green space, to serve population growth from development in the settlement, subject to final outputs of the Open Space Strategy	Castle Donington	Subject to scope and scale	Castle Donington Parish Council	Developer contributions - S106	CD10	Whole plan period	Fundamental	Discussions with North West Leicestershire District Council
GI4	Green Infrastructure - Green Spaces	Provision of and 0.84ha of parks and gardens, 0.63ha of amenity green space and 1.89ha of natural green space, to serve population growth from development in the settlement, subject to final outputs of the Open Space Strategy	Ibstock	Subject to scope and scale	Ibstock Parish Council	Developer contributions - S106	IB18	Whole plan period	Fundamental	Discussions with North West Leicestershire District Council
GI5	Green Infrastructure - Green Spaces	Provision of and 8.39ha of parks and gardens, 6.29ha of amenity green space and 18.88ha of natural green space to serve the new settlement, subject to final outputs of the Open Space Strategy	Isley Woodhouse New Settlement	Subject to scope and scale	North West Leicestershire District Council	Developer contributions - S106, or potentially direct provision by developer	IW1	2030-2040	Fundamental	Discussions with North West Leicestershire District Council
GI6	Green Infrastructure - Green Spaces	Delivery of a new concrete skate park, to serve needs across the District, subject to final outputs of the Open Space Strategy	District-wide	Subject to scope and scale	North West Leicestershire District Council	External funding or capital funding	N/A	2025-2030	Beneficial	Discussions with North West Leicestershire District Council
GI7	Green Infrastructure - Green Spaces	Actions and tools identified for the Coalville Urban Area through the 2022 Blue and Green Infrastructure Study - including managing flood risk, restoring river conditions, creating more green features within the urban area, expanding woodlands, improving active travel links, and enhancing existing parks and open spaces	Coalville Urban Area	Subject to scope and scale	North West Leicestershire District Council	Capital funding, or potentially developer contributions - S106	C46, C47, C48, C50, C61, C74, C77, C78, C81, C83, C86, C92, R17, Coalville Town Centre Regeneration	2025-2030	Beneficial	Discussions with North West Leicestershire District Council
GI8	Green Infrastructure - Green Spaces	Actions and tools identified for Ashby-de-la-Zouch through the 2022 Blue and Green Infrastructure Study - including managing flood risk, restoring river conditions, creating more green features within the urban area, expanding woodlands, improving active travel links, and enhancing existing parks and open spaces	Ashby-de-la-Zouch	Subject to scope and scale	Ashby de la Zouch Town Council	Capital funding, or potentially developer contributions - S107	A5, A27	2025-2030	Beneficial	Discussions with North West Leicestershire District Council
GI9	Green Infrastructure - Green Spaces	Actions and tools identified for Ashby-de-la-Zouch through the 2022 Blue and Green Infrastructure Study - including managing flood risk, restoring river conditions, creating more green features within the urban area, expanding woodlands, improving active travel links, and enhancing existing parks and open spaces	Castle Donington	Subject to scope and scale	Castle Donington Parish Council	Capital funding, or potentially developer contributions - S108	CD10	2025-2030	Beneficial	Discussions with North West Leicestershire District Council

Scheme Reference	Infrastructure type	Scheme description	Scheme location	Anticipated cost	Delivery body	Funding method	Contributing sites	Delivery phasing	Prioritisation	Source of scheme
GI10	Green Infrastructure - Green Spaces	Actions and tools identified for Ashby-de-la-Zouch through the 2022 Blue and Green Infrastructure Study - including managing flood risk, restoring river conditions, creating more green features within the urban area, expanding woodlands, improving active travel links, and enhancing existing parks and open spaces	Ibstock	Subject to scope and scale	Ibstock Parish Council	Capital funding, or potentially developer contributions - S109	IB18	2025-2030	Beneficial	Discussions with North West Leicestershire District Council
GI11	Green Infrastructure - Green Spaces	Actions and tools identified for Ashby-de-la-Zouch through the 2022 Blue and Green Infrastructure Study - including managing flood risk, restoring river conditions, creating more green features within the urban area, expanding woodlands, improving active travel links, and enhancing existing parks and open spaces	Kegworth	Subject to scope and scale	Kegworth Parish Council	Capital funding	N/A	2025-2030	Beneficial	Discussions with North West Leicestershire District Council
GI12	Green Infrastructure - Green Spaces	Actions and tools identified for Ashby-de-la-Zouch through the 2022 Blue and Green Infrastructure Study - including managing flood risk, restoring river conditions, creating more green features within the urban area, expanding woodlands, improving active travel links, and enhancing existing parks and open spaces	Measham	Subject to scope and scale	Measham Parish Council	Capital funding	N/A	2025-2030	Beneficial	Discussions with North West Leicestershire District Council
GI13	Green Infrastructure - Outdoor Sports	Provision of 6.21ha of sports pitch provision and 2.13ha of outdoor play provision, to serve population growth from development in the settlement, subject to final outputs of the Playing Pitch Strategy	Coalville Urban Area	Subject to scope and scale	North West Leicestershire District Council	Developer contributions - S106	C46, C47, C48, C50, C61, C74, C77, C78, C81, C83, C86, C92, R17, Coalville Town Centre Regeneration	Whole plan period	Fundamental	Discussions with North West Leicestershire District Council
GI14	Green Infrastructure - Outdoor Sports	Provision of 4.67ha of sports pitch provision and 1.60ha of outdoor play provision, to serve population growth from development in the settlement, subject to final outputs of the Playing Pitch Strategy	Ashby-de-la-Zouch	Subject to scope and scale	Ashby de la Zouch Town Council	Developer contributions - S106	A5, A27	Whole plan period	Fundamental	Discussions with North West Leicestershire District Council
GI15	Green Infrastructure - Outdoor Sports	Provision of 4.02ha of sports pitch provision and 1.38ha of outdoor play provision, to serve population growth from development in the settlement, subject to final outputs of the Playing Pitch Strategy	Castle Donington	Subject to scope and scale	Castle Donington Parish Council	Developer contributions - S106	CD10	Whole plan period	Fundamental	Discussions with North West Leicestershire District Council
GI16	Green Infrastructure - Outdoor Sports	Provision of 1.68ha of sports pitch provision and 0.58ha of outdoor play provision, to serve population growth from development in the settlement, subject to final outputs of the Playing Pitch Strategy	Ibstock	Subject to scope and scale	Ibstock Parish Council	Developer contributions - S106	IB18	Whole plan period	Fundamental	Discussions with North West Leicestershire District Council
GI17	Green Infrastructure - Outdoor Sports	Provision of 16.78ha of sports pitch provision and 5.77ha of outdoor play provision to serve the new settlement, subject to final outputs of the Playing Pitch Strategy	Isley Woodhouse New Settlement	Subject to scope and scale	North West Leicestershire District Council	Developer contributions - S106, or potentially direct provision by developer	IW1	2030-2040	Fundamental	Discussions with North West Leicestershire District Council
GI18	Green Infrastructure - Allotments	Provision of 0.97ha of new allotments to serve population growth from development in the settlement, subject to final outputs of the Open Space Strategy	Coalville Urban Area	Subject to scope and scale	North West Leicestershire District Council	Developer contributions - S106	C46, C47, C48, C50, C61, C74, C77, C78, C81, C83, C86, C92, R17, Coalville Town Centre Regeneration	Whole plan period	Fundamental	Discussions with North West Leicestershire District Council
GI19	Green Infrastructure - Allotments	Provision of 0.73ha of new allotments to serve population growth from development in the settlement, subject to final outputs of the Open Space Strategy	Ashby-de-la-Zouch	Subject to scope and scale	Ashby de la Zouch Town Council	Developer contributions - S106	A5, A27	Whole plan period	Fundamental	Discussions with North West Leicestershire District Council

Scheme Reference	Infrastructure type	Scheme description	Scheme location	Anticipated cost	Delivery body	Funding method	Contributing sites	Delivery phasing	Prioritisation	Source of scheme
GI20	Green Infrastructure - Allotments	Provision of 0.63ha of new allotments to serve population growth from development in the settlement, subject to final outputs of the Open Space Strategy	Castle Donington	Subject to scope and scale	Castle Donington Parish Council	Developer contributions - S106	CD10	Whole plan period	Fundamental	Discussions with North West Leicestershire District Council
GI21	Green Infrastructure - Allotments	Provision of 2.62ha of new allotments to serve the new settlement, subject to final outputs of the Open Space Strategy	Isley Woodhouse New Settlement	Subject to scope and scale	North West Leicestershire District Council	Developer contributions - S106, or potentially direct provision by developer	IW1	2030-2040	Fundamental	Discussions with North West Leicestershire District Council
CF1	Community Facilities - Libraries	Potential provision of stock for a new community library within the new settlement, co-located with other community facilities in a community centre (capital cost of space provision to be met as part of general community centre scheme)	New settlement at Islay Walton	£135,000	Leicestershire County Council	Developer contributions - S106	IW1	2030-2035	Beneficial	Identified by Arup
CF2	Community Facilities - Community Centres	Potential enhancement and expansion of existing community centres, where need is demonstrated as part of the development management process	District wide	Subject to scope and scale	North West Leicestershire District Council, Town and Parish Councils	Developer contributions - S106	All sites in district	Whole plan period	Beneficial	Identified by Arup
CF3	Community Facilities - Community Centres	Provision of a new community centre for the new settlement, co-located with other community facilities (such as a potential community library)	Isley Woodhouse New Settlement	Subject to scope and scale	North West Leicestershire District Council	Developer contributions - S106, or potentially direct provision by developer	IW1	2030-2035	Fundamental	Identified by Arup
CF4	Community Facilities - Leisure Centres	Provision of indoor sports and leisure facilities for the new settlement, potentially co-located with the through school, subject to suitable community access arrangements being ensured	Isley Woodhouse New Settlement	Subject to scope and scale	North West Leicestershire District Council	Developer contributions - S106, or potentially direct provision by developer	IW1	2030-2035	Fundamental	Identified by Arup
UT1	Utilities - Electricity	Mantle Lane Primary Substation Upgrade required to service sites C48, C50, C74, R17, C47, C86, R12 and E7	Coalville Urban Area	Subject to scope and scale	National Grid Electricity Distribution	NGED capital funding, via customer charges	N/A	2025-2035	Integral	Information provided by NGED based on their assessment of proposed development sites
UT2	Utilities - Electricity	Castle Donnington Primary Substation Upgrade required to service sites CD10, IW1, EMP89 and EMP90	Castle Donnington	Subject to scope and scale	National Grid Electricity Distribution	NGED capital funding, via customer charges	N/A	2025-2035	Integral	Information provided by NGED based on their assessment of proposed development sites
UT3	Utilities - Electricity	Upgrades to Moira Primary substation required to service sites D8, M08 and OA5	Moira	Subject to scope and scale	National Grid Electricity Distribution	NGED capital funding, via customer charges	N/A	2025-2035	Integral	Information provided by NGED based on their assessment of proposed development sites
UT4	Utilities - Electricity	Upgrades to Nailstone Primary Substation required to service site H3	Nailstone	Subject to scope and scale	National Grid Electricity Distribution	NGED capital funding, via customer charges	N/A	2025-2035	Integral	Information provided by NGED based on their assessment of proposed development sites
UT5	Utilities - Electricity	Upgrades to Ratcliffe Primary Substation required to service site EMP73	Ratcliffe-on-Soar, Rushcliffe	Subject to scope and scale	National Grid Electricity Distribution	NGED capital funding, via customer charges	N/A	2025-2035	Integral	Information provided by NGED based on their assessment of proposed development sites
UT6	Utilities - Electricity	Upgrades to Willesley Primary Substation required to service site EMP82	Ashby-de-la-Zouch	Subject to scope and scale	National Grid Electricity Distribution	NGED capital funding, via customer charges	N/A	2025-2035	Integral	Information provided by NGED based on their assessment of proposed development sites

Scheme Reference	Infrastructure type	Scheme description	Scheme location	Anticipated cost	Delivery body	Funding method	Contributing sites	Delivery phasing	Prioritisation	Source of scheme
UT7	Utilities - Electricity	11kV network improvements required across the network to support developments - to serve sites C47, C48, C96, CD10, IW1, EMP73, EMP82 and EMP90	District-wide	Subject to scope and scale	National Grid Electricity Distribution	NGED capital funding, via customer charges	N/A	2025-2035	Integral	Information provided by NGED based on their assessment of proposed development sites
UT8	Utilities - District heating	Potential development of a district heating network for the north of the District, to provide low carbon, more sustainable sources of energy	Castle Donington, Isley Woodhouse New Settlement	Subject to scope and scale	North West Leicestershire District Council, East Midlands Development Corporation, East Midlands Freeport	Developer contributions - S106	CD10, IW1, EMP89, EMP73	Whole plan period	Beneficial	Identified by Arup
UT9	Utilities - Wastewater treatment	Improvements to Packington Wastewater Treatment Works to address water quality issues	Packington	Subject to scope and scale	Severn Trent Water	STW capital funding, via customer charges	N/A	2025-2030	Beneficial	
UT10	Utilities - Wastewater treatment	Improvements to Measham Wastewater Treatment Works to address water quality issues	Measham	Subject to scope and scale	Severn Trent Water	STW capital funding, via customer charges	N/A	2025-2030	Beneficial	Discussions with Severn Trent Water
UT11	Utilities - Wastewater treatment	Potential works required to Kegworth Wastewater Treatment Works within AMP8, dependant on results of modelling	Kegworth	Subject to scope and scale	Severn Trent Water	STW capital funding, via customer charges	N/A	2025-2030	Beneficial	Discussions with Severn Trent Water
UT12	Utilities - Wastewater treatment	Provision of a new wastewater treatment works to serve the new settlement at Isley Woodhouse	Isley Woodhouse New Settlement	Subject to scope and scale	Severn Trent Water	STW capital funding, via customer charges	N/A	2030-2035	Integral	Discussions with Severn Trent Water
UT13	Utilities – Gas	Upgrades to the medium and low pressure gas network required across the network to service sites	District Wide	Subject to scope and scale	Cadent Gas	Cadent Gas capital funding, via customer charges	N/A	Whole plan period	Integral	Discussions with Cadent Gas