

Blaby Local Plan Infrastructure Delivery Plan

**Blaby District Council
June 2026**

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1. Introduction

1.1. Purpose of the Infrastructure Delivery Plan

- 1.1.1. Blaby District Council is currently preparing a new Local Plan which will replace the Blaby District Local Plan - Core Strategy (adopted 2013) and Delivery Development Plan Document (adopted 2019). The new Local Plan will set out the planning policy framework for the District up to 2042. The Local Plan will include strategic and development management policies to guide new development and identify locations for housing, employment and mixed-use development.
- 1.1.2. The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) require local plans to include strategic policies which set out the strategy for growth in the area to meet local needs and objectives and make sufficient provision for the delivery of new infrastructure which supports the proposed levels of growth. The NPPF states that local plans should set out the infrastructure required to support growth, and the contributions required from developers and other organisations to support the delivery of new infrastructure.
- 1.1.3. This document provides an assessment of the infrastructure needed in Blaby District to support the delivery of the emerging new Blaby Local Plan. It forms part of the Local Plan evidence. The starting point of the Infrastructure Delivery Plan (IDP) has been to establish an understanding of the current level of infrastructure provision in the district and to relate this to the planned development to provide an understanding of what additional infrastructure is likely to be required to deliver that development. The IDP also considers how required infrastructure should be delivered, and if there are any gaps in information or funding which need to be addressed.
- 1.1.4. The information in the IDP has been obtained from infrastructure service providers' own assessments, other strategic studies and site promoter inputs. Consultations with infrastructure providers were undertaken throughout the plan preparation process, both during and outside the formal stages of plan consultation.

1.2. Methodology

Types of Infrastructure

1.2.1. This IDP focuses on the key infrastructure which will be required to support the delivery of the growth proposed in the emerging Blaby Local Plan.

1.2.2. The following types of infrastructure have been identified as key and are considered in this IDP:

- Transport – Active travel (walking, cycling and wheeling), Bus, Rail, Integrated Mobility/ Mobility Hubs, and Strategic and Local Roads
- Education – Early years, Primary, Secondary, Post 16, and Special Educational Needs
- Healthcare – Primary healthcare (GPs, Pharmacy, Optometry, Dentistry), secondary healthcare (Hospitals)
- Community Facilities – Open Space, Sport and Recreation, Green and Blue Infrastructure
- Emergency Services – Ambulance Service, Fire and Rescue, Police
- Libraries
- Broadband/ Digital Communications
- Waste Management
- Utilities – Water Resources and Supply, Wastewater Collection and Treatment, Surface Water Management, Gas, Electricity

Prioritisation

1.2.3. The infrastructure projects have been categorised as ‘critical’, ‘essential’ and ‘desirable’. The prioritisation was identified through discussions with service and infrastructure providers and through planning judgement having regard to the criteria below:

- Critical – Infrastructure that must happen in order for development to proceed, such as connections to transport and utility networks. It is usually triggered by the commencement of development activity.
- Essential – Infrastructure that is necessary to mitigate impacts arising from development, for example the provision of education or health

facilities. It is usually triggered at occupation of a development site, either a specific phase or a whole site. It enables development to come forward in a way that is both sustainable and acceptable in planning terms.

- Desirable – Infrastructure that is required for sustainable development and to achieve place-making objectives. However, the absence of this infrastructure would not prevent development in the short or medium terms. It is usually triggered at occupation of a development site, either a specific phase or a whole site. This type of infrastructure would improve operational capacity, and deliver other wider benefits, but would not prevent or delay the delivery of further development.

Approach

- 1.2.4. This IDP was prepared in two stages.

Stage 1 - Baseline Assessment

- 1.2.5. In 2024 and 2025 the District Council undertook desktop research and engagement with service and infrastructure providers to understand the existing position (including current capacity or existing levels of use and existing capacity issues); future capacity; and identify commitments, investments and improvement plans that were in the pipeline of service and infrastructure providers. This information helped to identify any capacity issues which might influence the new Local Plan strategy.

Stage 2 - Infrastructure Assessment

- 1.2.6. Between 2024 and 2026 the District Council worked with service and infrastructure providers to identify the detailed service and infrastructure requirements of the potential sites for allocation as well as cumulative impacts. This included consideration of the cost of the infrastructure and how it could be delivered. This information informed the preparation of the Regulation 19 Proposed Submission Local Plan.
- 1.2.7. A Leicester and Leicestershire-wide Utilities Infrastructure workshop was held in September 2024 for all local planning authorities in Leicester and Leicestershire, National Grid, Severn Trent Water and Cadent Gas. The workshop was facilitated by the Planning Advisory Service. The workshop was to discuss the emerging Local Plans across Leicester and Leicestershire including key sites and provide feedback on the planning for utilities infrastructure and future engagement. This feedback has informed the preparation of the Utilities chapter in this IDP.
- 1.2.8. A workshop was held with Leicestershire County Council service and infrastructure providers in November 2024 to discuss the potential sites for allocation and provide feedback on existing constraints, potential mitigation,

the impact on services and infrastructure, and the provision of new services and infrastructure. This feedback has informed the relevant chapters of this IDP as well as the drafting of the emerging Local Plan itself. The workshop included the following County Council service and infrastructure providers:

- Strategy and Policy (Highways and Transportation)
- Highways Development Management
- Strategic Planning
- Public Health
- Minerals and Waste
- Local Lead Flood Authority
- Ecology
- Landscape
- Archaeology
- Education
- Waste
- Digital Communications

1.2.9. To inform the emerging Local Plan this IDP provides the following information for each type of infrastructure:

- Baseline information, providing information on current service and infrastructure provision including statutory responsibilities and service/ infrastructure planning
- New or planned services or infrastructure improvements, not including the impacts of the growth in the emerging Local Plan;
- Identification of service or infrastructure needs to support growth proposed for allocation in the emerging Local Plan;
- Cost estimates for delivering identified service or infrastructure needs and the consideration of potential funding sources; and
- Where infrastructure projects have been identified, consideration of delivery leads, delivery timescales, and the prioritisation of projects.

Growth planned in the emerging Local Plan

1.2.10. This section sets out the quantum of development and the distribution of proposed housing, employment and mixed-use allocations in the emerging Blaby District Local Plan that has been considered through this IDP.

1.2.11. Policy S1: Location and Growth Strategy of the emerging Local Plan sets out the following requirements over the Plan period of 2025 to 2042:

- a minimum of 11,195 dwellings;
- 39 hectares of local employment land (152,000 square metres floorspace) for offices (E(g)), industrial (B2) and small warehousing (B8 units of less than 9,000 sqm floorspace); and
- 30 hectares of land (105,100 square metres floorspace) for road based strategic warehousing (B8 units over 9,000 square metres floorspace).

1.2.12. Policy S1 states that development within Blaby District, including housing and employment, will take place within the Principal Urban Area settlements, strategic sites and in line with the following settlement hierarchy:

Settlement Tier	Settlements included
Principal Urban Area	Braunstone Town, Glenfield, Glen Parva, Kirby Muxloe, Leicester Forest East, Lubbethorpe
Larger Villages	Blaby, Countesthorpe, Enderby, Narborough, Whetstone
Medium Villages	Stoney Stanton, Cosby, Croft, Huncote, Littlethorpe, Sapcote
Smaller Villages	Elmesthorpe, Kilby, Sharnford, Thurlaston
Hamlets	Aston Flamville, Leicester Forest West, Potters Marston, Wigston Parva
Strategic Sites	Whetstone Pastures, West of Stoney Stanton

1.2.13. Policy S1 also states that within the settlement boundary, as set out on the Policies Map, windfall development proposals will be supported where they are consistent with other policies of the Local Plan.

1.2.14. Policy S2: Strategy for Housing of the emerging Local Plan sets out the distribution of housing development over the Plan period as follows:

- Within and adjoining the Principal Urban Areas – 6,192 dwellings
- Outside the Principal Urban Area:
- Two strategic standalone mixed-use sustainable and walkable communities: Land West of Stoney Stanton and Whetstone Pastures Strategic Sites – 1,765 dwellings
- Locations within and adjoining Blaby Town and other Larger Villages – 2,917 dwellings
- Locations within and adjoining the Medium Villages – 1,487 dwellings
- Locations within and adjoining the Smaller Villages – 116 dwellings

- 1.2.15. Policy S4 of the emerging Local Plan allocates a minimum of 4,420 dwellings on six strategic sites. Table 1A below sets out the dwellings to be provided within the Plan period (2025-2042) and beyond 2042 on each strategic site.

Table 1A: Strategic Sites – Dwellings Provision

Site Allocation (SHLAA Reference)	Site Name	Dwellings 2025-2042	Dwellings Post 2042
S9 (KMU025)	Land North of A47 Hinckley Road, Kirby Muxloe	510	140
S10 (LUB002)	Land West of Beggars Lane, Lubbesthorpe	825	0
S7 (STO026)	Land West of Stoney Stanton	965	4,200
S8 (WHE027)	Whetstone Pastures	800	3,700
S11 (NAR022)	Land at Carlton Park, Enderby/ Narborough	560	0
S12 (WHE031)	Land South of Whetstone	760	0
Total		4,420	8,040

- 1.2.16. Policy S4 also allocates a minimum of 2,894 dwellings on the following non-strategic sites:

Table 1B: Non-Strategic Sites – Dwellings Provision

Site Allocation (SHLAA Reference)	Site Name	Settlement	Dwellings 2025-2042
H1A (GLE030)	Land Rear of County Hall	Glenfield	170
H1B (LFE019/ LFE020)	Kingstand Farm and Golf Course, Hinckley Road	Leicester Forest East	395
H1C (BLA030)	Land off Lutterworth Road	Blaby	53
H1D (BLA033)	Land at Keepers Farm, Lutterworth Road	Blaby	350
H1E (BLA038)	Land East of Lutterworth Road	Blaby	375
H1F (COU051) [COU042/COU 047]	Land South of Maurice Drive and Gillam Butts	Countesthorpe	290
H1G (COU052) [COU046]	Land West of Peatling Road	Countesthorpe	275
H1H (COS009)	Land West of Broughton Road	Cosby	180
H1I (HUN013)	Land South of Narborough Road	Huncote	154
H1J (HUN019)	Land at Springfield Farm, Forest Road	Huncote	191
H1K (LIT022)	Land South of Warwick Road	Littlethorpe	150

Site Allocation (SHLAA Reference)	Site Name	Settlement	Dwellings 2025-2042
H1L (SAP035)	Land South of Hinckley Road	Sapcote	175
H1M (STO009)	Land West of Huncote Road	Stoney Stanton	37
H1N (ELM011)	Land at Church Farm, Station Road	Elmesthorpe	10
H1O (KIL002)	Land at Steeple Chase Farm, Main Street	Kilby	25
H1P (SHA008)	Land West of Coventry Road	Sharnford	19
H1Q (THU004)	Land at Hill View Nurseries	Thurlaston	15
H1R (THU005)	Land East of Croft Road	Thurlaston	30
Total			2,894

- 1.2.17. Policy S5 of the emerging Local Plan allocates a minimum of 39 hectares on four sites (three of which are strategic sites) for local industrial and warehousing (Business Uses (Offices and Light Industry (E(g)(i) to (iii), General Industry (B2) and non-strategic (units of less than 9,000sqm) Storage and Distribution (B8). Table 1C below sets out the area in hectares and the floorspace in square metres to be provided within the Plan period (2025-2042) and beyond 2042 on each of the following four sites:

Table 1C: Site Allocations for Local Employment Uses (Eg(i) to (iii), B2, Non-Strategic B8)

Site Allocation (SHLAA Reference)	Site Name	Area (Hectare) 2025-2042	Area (Hectare) Post 2042	Floorspace (sq. m) 2025-2042	Floorspace (sq. m) Post 2042
E1A (GLE032)	Land north of Glenfield	20	0	64,000	0
S7 (STO026)	Land West of Stoney Stanton	8	7	25,600	22,400
S8 (WHE027)	Whetstone Pastures	8	7	25,600	22,400
S12 (WHE031)	Land South of Whetstone	3	0	9,480	0
Total		39	14	124,680	44,800

- 1.2.18. In addition, a total of 116 hectares of employment land for strategic road-based strategic (units of more than 9,000 square metres) storage and distribution B8 is safeguarded at two strategic sites to contribute towards sub-regional needs beyond the Plan period, i.e. post 2042:

Table 1D: Land Safeguarded for Strategic Road-based B8 Post 2042

Site Allocation (SHLAA Reference)	Site Name	Area (Hectare) 2025-2042	Area (Hectare) Post 2042	Floorspace (sq. m) 2025-2042	Floorspace (sq. m) Post 2042
S7 (STO026)	Land West of Stoney Stanton	0	36	0	140,000
S8 (WHE027)	Whetstone Pastures	0	80	0	280,000
Total		0	116	0	420,000

1.2.19. It should also be noted that at the base date of the emerging Local Plan (i.e. 1st April 2025) there are housing completions and existing commitments of 5,163 dwellings, and employment land take and commitments of 14.5 hectares. The emerging Local Plan also includes an allowance of 480 dwellings for unidentified development (also known as windfall development). The total housing provision in the emerging Local Plan is 12,957 dwellings.

1.3. Structure of the Infrastructure Delivery Plan

1.3.1. The IDP is divided into the following chapters:

- Chapter 2 sets out the national and local planning policy context for infrastructure planning and delivery in Blaby District;
- Chapters 3 to 12 set out a commentary of current infrastructure provision in Blaby District and identification of additional infrastructure required to deliver the development planned in the emerging Blaby Local Plan for each of the infrastructure types considered in the preparation of this IDP; and
- Chapter 13 introduces the IDP Infrastructure Schedule (included as Appendix 1 of this IDP), explains the identified infrastructure costs, the funding gap and the expected funding sources.

1.3.2. The Schedule will be regularly updated as more information becomes available, including scheme costs. Infrastructure planning is not static, and the Schedule is based on information available at a point in time and will be continuously changing. The IDP will be refined and updated and treated as a 'live' document to support the delivery of development and secure prioritised infrastructure.

2. National and Local Policy Context for Infrastructure Delivery

2.1. National Context

National Planning Policy Framework

2.1.1. The National Planning Policy Framework (NPPF) was updated in December 2024 and sets out the Government's planning policies for England.

2.1.2. The NPPF requires that:

- *'a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;'* (Paragraph 11)
- *'Plans should be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers, operators and statutory consultees.'* (Paragraph 16c)
- *'Strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for: ...*
 - b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);*
 - c) community facilities (such as health, education and cultural infrastructure);...'* (Paragraph 20)
- *'Strategic policy-making authorities should collaborate to identify the relevant strategic matters which they need to address in their plans. They should also engage with their local communities and relevant bodies including ... infrastructure providers, ...'* (Paragraph 25)
- *'joint working should help to determine where additional infrastructure is necessary, ...'* (Paragraph 26)

2.1.3. Paragraph 27 of the NPPF states that:

'Once the matters which require collaboration have been identified, strategic policy-making authorities should make sure that their plan policies align as fully as possible with those of other bodies where a strategic relationship

exists on these matters and take into account the relevant investment plans of infrastructure providers, unless there is clear justification to the contrary. In particular their plans should ensure that:

- a) a consistent approach is taken to planning the delivery of major infrastructure, such as major transport services/ projects, utilities, waste, minerals, environmental improvement and resilience; and strategic health, education and other social infrastructure (such as hospitals, neighbourhood health facilities, universities, schools, major sports facilities and criminal justice accommodation).'*

2.1.4. Paragraph 35 of the NPPF continues:

'Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.'

Planning Practice Guidance

- 2.1.5. The Plan-making Planning Practice Guidance which accompanies the NPPF explains the role and function of a local plan in delivering infrastructure, stating that the plan should identify what infrastructure is required and how it can be funded and delivered.
- 2.1.6. The PPG advises that discussion with infrastructure and service providers should be undertaken collaboratively at an early stage in the plan making process in order to identify infrastructure deficits and requirements, and opportunities for addressing them. It is expected that local planning authorities should undertake assessments of the quality and capacity of infrastructure, and its ability to meet forecast demands. Local plan policies should then set out how identified deficiencies will be addressed and take account of strategic infrastructure, including (where relevant) nationally significant infrastructure, within these areas.
- 2.1.7. The PPG also states that local authorities should ensure that the combined total impact of requests for developer contributions towards infrastructure, and development plan policies more generally, should not threaten the deliverability of the plan.
- 2.1.8. The PPG advises that where plans are looking to plan for longer term growth through new settlements, or significant extensions to existing villages and towns, it is recognised that there may not be certainty and/or the funding secured for necessary strategic infrastructure at the time the plan is

produced. In these circumstances strategic policy-making authorities will be expected to demonstrate that there is a reasonable prospect that the proposals can be developed within the timescales envisaged. This includes demonstrating engagement with infrastructure providers, ensuring that they are aware of the nature and scale of such the proposals, and work collaboratively to ensure that the infrastructure requirements are not beyond what could reasonably be considered to be achievable within the planned timescales. Statements of common ground, or other evidence, can be used to detail agreements with infrastructure providers which confirm this and set out the further work which they will undertake to support the long-term delivery of the strategy.

- 2.1.9. The PPG states that infrastructure providers should, so far as possible, seek to plan for longer-term infrastructure requirements set out within adopted plans and reflect this in their funding and investment decisions. Any agreement between the authority and infrastructure provider can be used as evidence when trying to secure funding.
- 2.1.10. The PPG notes that it is recognised that these developments may have to extend outside of a single plan period. The strategic policy-making authority can use subsequent plans and plan reviews as an opportunity to provide greater certainty about the delivery of the agreed strategy. Annual reviews of the infrastructure funding statement should feed back into review of plans to ensure that plans remain deliverable. Should issues arise which would adversely affect the delivery of the adopted strategy then the authority should consider alternative strategies, through a plan review, if these issues are unlikely to be resolved.
- 2.1.11. The information contained within this IDP will support the emerging Blaby Local Plan in meeting the requirements of national planning policy.

Community Infrastructure Levy Regulations and Section 106 Contributions

- 2.1.12. The Community Infrastructure Levy (CIL) Regulations 2010 limits the extent of contributions which can be sought from developers. Regulation 122 states that a contribution (also referred to as planning obligations or Section 106 contributions) can only be required from developers when the contribution is:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
- 2.1.13. Consideration of funding for identified infrastructure needs must take into account the limitations set out in CIL Regulation 122.

- 2.1.14. Since December 2020 local authorities have been required to publish an Infrastructure Funding Statement (IFS), recording any CIL payments and Section 106 contributions made during each financial year. The purpose of the IFS is to provide an overview of developer contributions that have been agreed, received, allocated or spent in the previous financial year.

2.2. Local Context

Blaby Development Plan

- 2.2.1. The statutory Development Plan for Blaby District currently comprises:

- Blaby District Local Plan Core Strategy (2013);
- Blaby District Local Plan Delivery Development Plan Document (2019);
- Leicestershire Minerals and Waste Local Plan (2019);
- Blaby Neighbourhood Plan (2018);
- Fosse Villages Neighbourhood Plan (2021);
- Leicester Forest East Neighbourhood Plan (2022); and
- Cosby Neighbourhood Plan (2023).

- 2.2.2. The Blaby District Local Plan Core Strategy and Delivery DPD set out the spatial development framework for the District. They contain both strategic and development management policies including housing and employment land allocations. Appendix D of the Blaby District Local Plan Core Strategy set out the Infrastructure Plan.

- 2.2.3. Local Plan Core Strategy Policy CS12 – Planning Obligations and Developer Contributions states that planning obligations and developer contributions will be sought and guided by the Council's latest Supplementary Planning Document on Planning Obligations and Developer Contributions, and other evidence of need.

Blaby District Council Planning Obligations and Developer Contributions SPD

- 2.2.4. The Blaby District Council Planning Obligations and Developer Contributions Supplementary Planning Document (SPD) was adopted in September 2024. The document conforms to the Blaby District Council Local Plan Core Strategy and the Delivery DPD.
- 2.2.5. The SPD outlines the District Council's strategy for securing relevant developer contributions in relation to new development and is a material consideration when assessing planning applications. These include, and are not limited to, financial contributions towards infrastructure in the District for

affordable housing; open space, sport and recreation facilities; community safety; and healthcare.

- 2.2.6. Blaby District has not adopted a Community Infrastructure Levy Charging Schedule.
- 2.2.7. Blaby District Council's latest Infrastructure Funding Statement was published in November 2024 and covers the period 1 April 2023 to 31 March 2024.

Leicestershire County Council Planning Obligations Policy

- 2.2.8. Leicestershire County Council's Planning Obligations Policy dated 10 July 2019 sets out the County Council's role, requirements and approach to the type and level of infrastructure they seek through planning obligations within Leicestershire. Obligations commonly sought by Leicestershire County Council include schools, roads and transportation, social care, libraries and waste management facilities.
- 2.2.9. Leicestershire County Council publishes its own annual Infrastructure Funding Statement relating to obligations they have secured through S106 Agreements. Leicestershire County Council's latest Infrastructure Funding Statement covers the period 1 April 2023 to 31 March 2024.

3. Transport

3.1. Introduction

- 3.1.1. This section sets out the provision of transport services and infrastructure in Blaby District.

3.2. Current Provision

- 3.2.1. The following organisations are responsible for the planning, management and provision of transport services and infrastructure in Blaby District:
- Leicestershire County Council is the Transport and Highway Authority for the seven borough and district councils in Leicestershire including Blaby District Council. LCC manages and maintains the local road network, the Public Rights of Way network, public transport routes and services, and promotes active travel (walking and cycling). As part of its responsibilities LCC prepares a number of transport plans and documents including the Leicestershire Local Transport Plan, the Leicestershire Passenger Transport Policy and Strategy, the Leicestershire Cycling and Walking Strategy, the Leicestershire Bus Service Improvement Plan (in partnership), the Public Rights of Way Improvement Plan, the Network Management Policy and Strategy, and the Leicestershire Highways Design Guide. LCC is currently consulting on a final version of its Enabling Travel Choice Strategy¹ which once adopted will sit above all the other strategies referenced above.
 - Blaby District Council is responsible for local policies and strategies for active travel (including the Blaby Active Travel Strategy and the Blaby Local Cycling and Walking Infrastructure Plan) and provides public parking.
 - National Highways is responsible for operating, managing and improving the Strategic Road Network (SRN).
 - Network Rail is responsible for managing the rail lines, track and other infrastructure (bridges, tunnels, etc.).
 - Passenger rail services in the UK are provided by Train Operating Companies (TOCs), including CrossCountry who operates services from Narborough railway station. The trains themselves are owned by Rolling Stock Leasing Companies (ROSCOs).

¹ Leicestershire County Council Cabinet meeting, 24 March 2026, Agenda Item 98, Appendix A – ETCS Cabinet 240326

- Active Travel England is an executive agency, sponsored by the Department for Transport. ATE's primary purpose is to make active travel the preferred choice for everyday trips across England. ATE provides guidance and advice to local councils to implement active travel schemes, as well as funding for active travel infrastructure. ATE is a statutory consultee for all planning applications which comprise 5ha of land, 7,500 m² of commercial floorspace or 150 or more homes. It is also a specific consultation body for local plans and supplementary plans as set out in the Town and Country Planning (Local Planning) (England) Regulations 2026.

The Existing Transport Network and Services in Blaby District

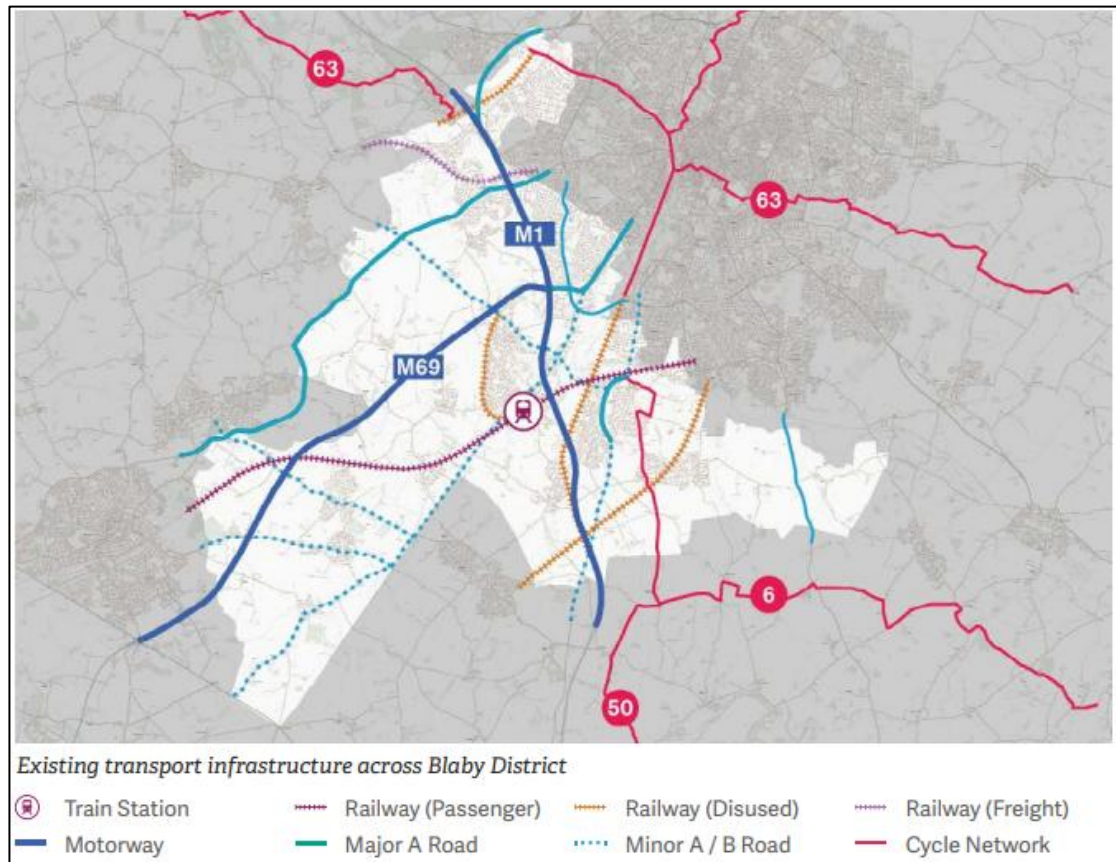
3.2.2. Blaby District's existing transport network consists of:

- active travel routes and facilities for walking (including Public Rights of Way), cycling and wheeling;
- bus services and bus infrastructure such as bus stops and shelters;
- rail services, rail stations, rail lines, track and other infrastructure such as bridges and tunnels;
- the highway network including the Strategic Road Network and local roads; and
- a short section of the Grand Union Canal.

3.2.3. There are no airports or general aviation facilities located in Blaby District. Commercial passenger and freight aviation services are available at East Midlands International Airport and Birmingham Airport which are both within one hour drive time. General aviation facilities are available at Leicester Airport and Husbands Bosworth Airfield (both in Harborough District).

3.2.4. Figure 3A below shows the existing transport infrastructure across Blaby District. The numbered routes refer to Sustrans National Cycle Network Routes. National Cycle Network Route 63 is shown in yellow between Glenfield and Ratby as it uses the disused railway line.

Figure 3A – Existing Transport Infrastructure across Blaby District
 (Source: Blaby Local Cycling and Walking Infrastructure Plan, 2024, Figure 2.1)



Active Travel

Walking

- 3.2.5. The settlements within Blaby District contain pedestrian infrastructure which enables residents and visitors to navigate most settlements easily on foot. However, the settlements within the district are connected to one another with high-speed roads often with 50 mile per hour or 60 mile per hour (National Speed Limit for single carriageway) which contain little or no pedestrian infrastructure. This makes walking between settlements more difficult and less attractive. As shown in the Blaby District Council Local Cycling and Walking Infrastructure Plan (2024), 7% of journeys to work are made on foot, 2% less than the average in Leicestershire.

Cycling

- 3.2.6. Cycling in Blaby District is supported by a mix of traffic-free paths, local shared-use routes, connections to the National Cycle Network (NCN) and ongoing infrastructure planning. A key cycling corridor within the district is the National Cycle Network (NCN) Route 6, which enters the district at Glen Parva and continues southward towards Countesthorpe on a combination of traffic-free paths and quieter roads. This route incorporates the Great Central

Way, a disused railway corridor that provides a long, nearly traffic-free surface for cyclists and walkers between Leicester and Blaby and beyond, making it ideal for both leisure rides and commuting. A further NCN route passes through the District. This enters the District in the vicinity of Ratby and crosses the District in a north easterly direction before forming a shared footway and cycleway which runs along the alignment of the A50 towards Leicester City. Alongside these routes, areas such as Everards Meadows offer smooth, shared-use tracks that link into the NCN as well as to locations like Fosse Park and neighbouring local villages such as Enderby and Narborough, providing safer, traffic-light cycling options for families and recreational users.

- 3.2.7. Blaby District Council adopted an Active Travel Strategy and Local Cycling and Walking Infrastructure Plan (LCWIP) in 2024, with the aim of improving the quality, safety and connectivity of cycle routes across the district. The Strategy emphasises developing high-quality infrastructure that is safe, direct and attractive, and it encourages residents to choose cycling for everyday journeys such as commuting, school runs and short trips to local shops. The Strategy also plays into wider objectives around reducing carbon emissions, improving air quality and addressing congestion, and it places emphasis on securing investment and integrating active travel into new housing and employment developments.
- 3.2.8. In recent years, physical improvements have already begun to be delivered. A new walking and cycling link to Meridian Leisure Park was completed, creating a dedicated access point that enables people from adjacent urban areas such as Braunstone Town to cycle or walk to the park rather than using a car. This is part of a wider scheme — supported by multiple organisations including the District Council, Leicestershire County Council, Sustrans and local parish councils — to improve routeways that link key destinations such as New Lubbethorpe, Meridian Leisure Park and Leicester city itself, including widened footpaths and better crossings at major junctions.
- 3.2.9. Cycling infrastructure is a combination of on-road and off-road options, with a strong emphasis on shared-use paths where possible. The existing network through places like Everards Meadows and the Great Central Way makes it feasible to cycle for leisure and for some commuting trips without facing heavy traffic, though there remain gaps and barriers, particularly on busier road sections where dedicated infrastructure is less developed, and cyclists may still need to use quieter residential streets or rural lanes.

Bus Network

Bus Routes Serving Blaby District

- 3.2.10. The settlement of Blaby is supported by three main bus routes, the 84, 85 and X45. The stops within the town of Blaby are predominantly located on

Lutterworth Road and Enderby Road in the town centre. These bus services are operated by Arriva. Table 3B below shows the connections and frequency of each bus service serving Blaby settlement.

Table 3B – Blaby Settlement Bus Routes – Connections and Frequency

Service	Route	Monday – Saturday (daytime)	Monday – Saturday (evenings)	Sunday & Bank Holidays
84	Leicester – Blaby – Whetstone – Cosby – Broughton Astley – Dunton Bassett - Lutterworth	Every 30 minutes	Hourly	Hourly
85	Leicester – Blaby – Countesthorpe – South Wigston	Every 30 minutes	Hourly	Hourly
X45	Leicester – Blaby – Lutterworth – Magna Park	Infrequent	Infrequent	Infrequent

- 3.2.11. Bus Service LC14, also operated by Arriva, connects Narborough Railway Station with Fosse Park in the east to Hinckley Railway Station in the west. It also serves the settlements of Stoney Stanton and Sapcote. It operates on Monday – Saturday with four services each day approximately every three hours. There is no Sunday service.
- 3.2.12. Bus Service 50 operated by Arriva connects Leicester city centre with Narborough. It operates every 30 minutes Monday to Saturday with a reduced service on Sundays. Bus Service X84 also serves Narborough with connections to Leicester City centre to the east and Huncote, Croft and Rugby to the west.
- 3.2.13. Bus Services 148 and 158 connect Leicester to Nuneaton via Leicester Forest East and the 153 connects Leicester to Market Bosworth via Leicester Forest East and Kirby Muxloe.
- 3.2.14. Bus Services 13, 14, 14A, 40S and 162 operate in Glenfield and connect it to other areas of Leicester. The 40S also runs through Thorpe Astley, Braunstone Town and Glen Parva. The 27, 28, 29, 29A, X29 and LC15 operate in Glenfield and connect Leicester with Ratby, Groby and Coalville.
- 3.2.15. Bus Service 49 connects Leicester City with Fleckney and runs through Kilby.
- 3.2.16. In addition, there are several smaller bus services that serve some of the villages within the District. These are primarily FoxConnect which provides on-demand bookings and CommBus which provides a door-to-door dial ride

service. FoxConnect connects several villages in south west Leicestershire including parts of Blaby District such as Stoney Stanton, Sharnford, Huncote, Littlehorpe, Cosby and Blaby. CommBus provides services between Blaby, Cosby, Croft, Countesthorpe, Enderby, Glen Parva, Huncote, Kirby Muxloe, Littlehorpe, Narborough, Sapcote, Sharnford, Stoney Stanton, St Johns, Thurlaston and Whetstone though advanced bookings are required to access the service.

3.2.17. Occasional college or school specific services are also available, but these are not part of the standard public transport timetable.

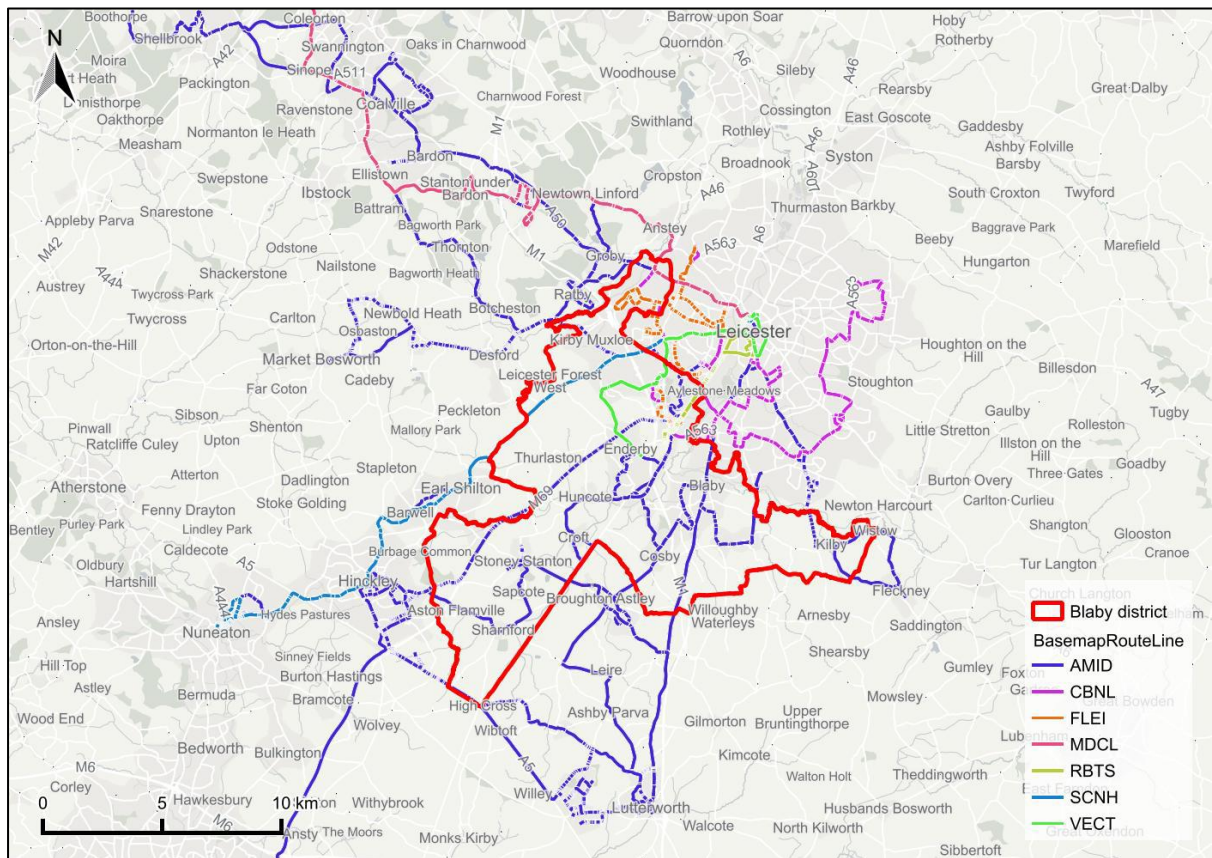
3.2.18. Figure 3C below shows the bus network around the city of Leicester. Figure 3D which follows, shows the bus network in Blaby District.

Figure 3C: Leicester Bus Routes Map
(Source: Leicester Buses website²)



² <https://www.leicesterbuses.co.uk/maps>

Figure 3D: Existing Bus Service Network in Blaby District
(Source: Blaby Strategic Transport Assessment Report, June 2026, SLR)



Park and Ride

3.2.19. Leicestershire County Council in partnership with Leicester City Council supports the use of Park and Ride bus services to intercept car journeys which would travel in and out of Leicester City Centre. At present there are three Park and Ride locations. These are:

- Birstall Park and Ride;
- Enderby Park and Ride (in Blaby District); and
- Meynell's Gorse Park and Ride (immediately adjacent to Blaby District).

Rail Network and Services

Passenger Services

3.2.20. Blaby District contains one passenger railway station at Narborough. The station has an hourly service between Birmingham and Leicester operated by CrossCountry. Journey times to Leicester are about 11 minutes. The station is managed by East Midlands Railway.

3.2.21. The Narborough station car park is privately operated, and parking charges apply. It currently has 45 spaces (four of which are blue badge bays), and parking is available seven days a week. Narborough Station also has 20 bicycle parking stands.

- 3.2.22. Two bus services (X84 and 50) are available close to Narborough rail station at bus stops on Leicester Road in Narborough.

Rail Freight Services

- 3.2.23. The Birmingham – Peterborough Line runs through Blaby District from Hinckley in the west to South Wigston in the east. It is a strategically important line for freight as it allows container trains from the Port of Felixstowe to travel to the Midlands and beyond via Peterborough. The line uses standard track gauge and, after a series of infrastructure improvements during the 2010s under the Strategic Rail Authority's Felixstowe-Nuneaton Railway Upgrade, now has a loading gauge of W10. This means it can accommodate a wide variety of shipping containers on a range of standard wagon sizes. The line is comprised of two rail tracks able to accommodate two-way flow (one track in each direction).
- 3.2.24. There is no significant freight related railway infrastructure in Blaby District other than at the Croft quarry. At the quarry there are several railway sidings and a connection point system located at Marion's Way railway bridge which allows quarry access to the rail line. The quarry is currently operated by Holcim UK, which supply a range of materials to the construction industry including sands, gravels and aggregates.
- 3.2.25. In addition, the Leicester – Burton-Upon-Trent line briefly passes through Blaby District in an east-west trajectory at Kirby Muxloe. The line has a single track and is currently only used for freight trains.

Strategic and Local Highway Network

- 3.2.26. Responsibility for the major road network in Leicestershire is shared between Leicestershire County Council (for the local road network in Leicestershire), Leicester City Council (for the local road network in Leicester City) and National Highways (for the Strategic Road Network).
- 3.2.27. The Strategic Road Network in Blaby District comprises motorways and A roads:
- the M1, running north-south through the district and to the west of Leicester and includes Junctions 21 (Leicester) and 21a (Kirby Muxloe Interchange);
 - the M69 from the M1 Junction 21 (Leicester) via Hinckley Junction 2 to the M6 at Coventry;
 - the A5 running for a short stretch at the southern boundary of Blaby District between Hinckley and south east towards south west Leicestershire and Northamptonshire; and

- the A46 for a short distance in Blaby District north east from M1 Junction 21a towards Newark and the east coast.

3.2.28. The major settlements in Leicester and Leicestershire are connected by a number of important A Class roads and smaller B roads predominantly in a radial pattern linking Leicester, adjoining communities and the county towns in Leicestershire. In Blaby District this includes:

- the A426 which runs north south between Lutterworth, Whetstone, Blaby and Leicester;
- the A47, which runs between Leicester in the east through Leicester Forest East and Earl Shilton in the west.
- the A563 Leicester inner ring road connecting communities adjoining Leicester City with Leicester including Braunstone, Glenfield, Thorpe Astley and Glen Parva; and
- the B4114 and A5460 connecting Hinckley via the A5, Narborough, Braunstone and Leicester.

3.2.29. Local roads also provide important connections to services, workplaces and leisure facilities both within and between neighbourhoods or villages as well as further afield to other settlements.

Parking

3.2.30. Blaby District Council has ten public car parks located in Blaby, Glenfield and Narborough. Five of these public car parks are pay and display with another four free car parks associated with recreational and uses across the District.

3.2.31. Two of the pay and display car parks are located in Blaby town, the Enderby Road (Forge Corner)/ Johns Court (Iceland) car park is pay and display, as is the Bouskell Park car park. The other three are within Narborough and include Weavers Court, Leicester Road, and Narborough Station.

3.2.32. Typical parking prices for these pay and display car parks range from £0.70 for an hour up to £6.00 for over 4 hours. Station Road Car Park and Leicester Road Car Park in Narborough offer 20 minutes free parking in designated short stay parking bays.

3.2.33. Blaby also contains 46 limited waiting bays with capacity for roughly 230 vehicles. These are primarily located in areas of the town centre.

3.2.34. All of the public car parks in Blaby District have designated disabled parking bays and offer free parking up to 3 hours for Blue-Badge parking permit

holders. In addition, there are also two disabled parking areas in Blaby with space for up to seven vehicles.

- 3.2.35. Certain streets are eligible for resident permit parking in Blaby town centre. According to Leicestershire County Council data, as of January 2026, Blaby contained one residents parking permit holder only bay with space for up to 28 vehicles. A small section of Coventry Road in Narborough near the Narborough railway station between Desford Road and Cutters Close contains a resident parking permit holders only zone (LCC Zone 61).

Waterways

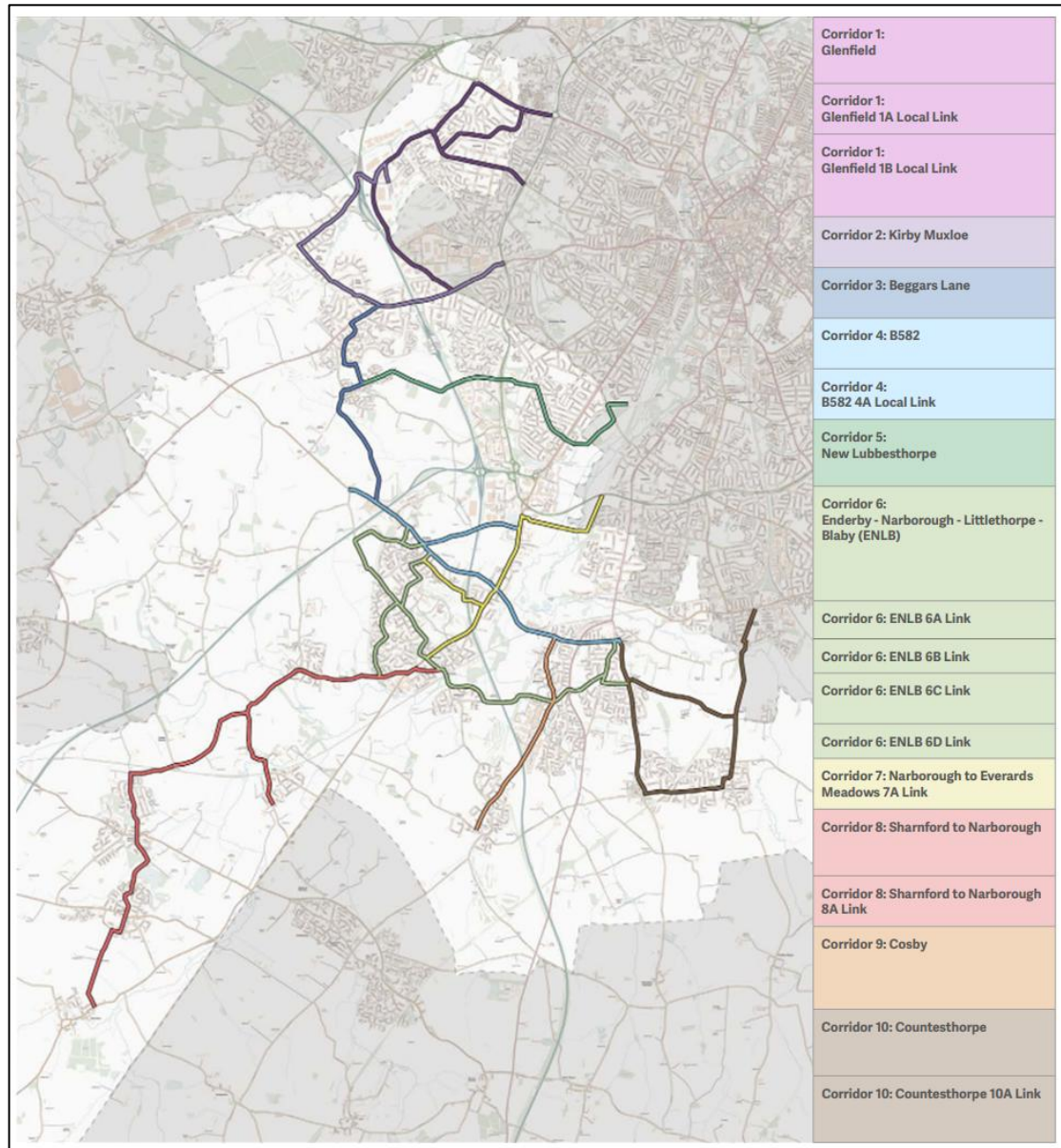
- 3.2.36. Blaby District contains a short section of the Grand Union Canal (Leicestershire Branch) which connects London to the south with Nottingham to the north via the Sawley Marina on the River Trent. Further connections are available nationwide at a number of canal junctions along the route. Within the District, there are several canal locks though the district does not contain any other canal related infrastructure such as marinas. The former canal towpath can be used as a pedestrian and cycle path throughout this section of the route. The majority of traffic on the canal is recreational, and it is seldom used for commercial freight operations.

3.3. Planned and Emerging Transport Schemes

Active Travel – Walking and Cycling

- 3.3.1. The Blaby Local Cycling and Walking Infrastructure Plan 2024-2034 (LCWIP, July 2024) outlines strategies to improve active travel in the District. As part of the LCWIP the Propensity to Cycle Tool was used to establish cycling desire lines through the District. As part of the network planning process, ten key plausible route options were identified, and on-site audits were undertaken to assess which potential pieces of infrastructure could improve cycling connectivity. Figure 3E below shows the ten cycling routes as presented in the Blaby LCWIP.

Figure 3E: Blaby LCWIP Cycle Network Routes
 (Source: Blaby Local Cycling and Walking Infrastructure Plan 2024-2034, July 2024)



3.3.2. The audit examined potential infrastructure improvements that could be made along the routes. The key areas for improvement along the 10 routes are related to:

- Direct and joined up routes that improve access to trip generators and destinations;
- Provision of proportional space which involves in some cases road space re- allocation from motor vehicles to cycling and walking infrastructure;
- Best-practice design for route widths and crucially junctions;

- Safe and direct crossing points;
 - Improved standards of safety and visibility, including signage and wayfinding and lighting; and
 - On-road sections with 'light segregation' from motor traffic.
- 3.3.3. A similar exercise was undertaken for the walking network. The five key walking corridors identified in the Blaby LCWIP are in the following areas:
1. Glenfield, Kirby Muxloe & Leicester Forest East
 2. Enderby, Narborough & Huncote
 3. Littlethorpe & Cosby
 4. Stoney Stanton, Croft & Sapcote
 5. Blaby, Countesthorpe & Whetstone
- 3.3.4. A series of potential improvements and priorities has been identified in each of the cycling routes and walking corridors. Further details are set out in the Blaby LCWIP.
- 3.3.5. The Blaby LCWIP sits within a local policy framework which includes other relevant documents such as Blaby District Council's Active Travel Strategy and Action Plan, and Leicestershire County Council's Local Transport Plan, Cycling and Walking Strategy and Cycling and Walking Action Plan.
- 3.3.6. Blaby District Council's Active Travel Strategy 2024 outlines the challenges experienced across Blaby District to meet the ambitions of active travel and sets out five objectives. The accompanying Action Plan sets out activities for the District Council and its partners to deliver the Active Travel Strategy's objectives.
- 3.3.7. The key objectives of the County Council's Cycling and Walking Strategy are to increase cycle and walking trips to schools and education by 10%, increase commuting cycle and walking trips to employment by 10% and to increase the levels of walking and cycling trips in the county by 15%. The LCC Cycling and Walking Strategy Action Plan outlines a series of short-term, medium-term and long-term actions to improve walking and cycling and ensure that policies and new developments are compliant with national regulation – specifically the Department for Transport's Cycle Infrastructure Design Local Transport Note 1/20 (July 2020) which provides guidance on designing high-quality, safe cycle infrastructure.
- 3.3.8. Leicestershire County Council's 2026/2027 Highways and Transportation Capital Works Programme³ includes the South of Leicester Multi Modal Area

³ Leicestershire County Council Cabinet meeting, 24 March 2026, Agenda Item 97, Appendix B – ETD Works Programme

Investment Plan. Leicestershire County Council's Local Transport Plan 2025-2040 (LTP4) includes a commitment to develop locally focused MMAIPs. The MMAIPs will set out plans to invest in solutions that help people to connect in an easy, efficient and sustainable way, to the employment/ education/ health/ retail/ leisure services and facilities that they need. The South of Leicester MMAIP is one of the pilot MMAIPs and will include the towns of Blaby, Oadby and Wigston.

Bus Network

- 3.3.9. The Leicestershire Bus Service Improvement Plan (BSIP 2025) provides an evidence-based approach to meeting the aims of the National Bus Strategy and plays a key role in achieving the Local Transport Plan (LTP4) goals to enable more travel choices and increase accessibility on the passenger transport network.
- 3.3.10. The delivery of the BSIP is driven by a formal Enhanced Partnership (EP) between Leicestershire County Council and Leicestershire bus operators which was formally adopted in 2022. The Leicestershire Borough and District Councils are also represented. All operators of registered local bus services within Leicestershire are included in the EP with the core commercial and County Council-supported bus services being provided by:
- Arriva
 - Centrebus
 - First Bus
 - Nottingham City Transport
 - Stagecoach
 - Wellglade Group (Kinchbus/ Trentbarton)
- 3.3.11. The overall aim of the BSIP is to increase bus usage across Leicestershire through improved, financially sustainable, higher standard services that better meet the needs of Leicestershire residents, employees and visitors. This will enable long term clean growth. Key objectives in realising this vision include:
- A single system – a high quality integrated and efficient system
 - A clearer brand identity and a more holistic approach to marketing
 - Greater co-ordination between operators' timetables
 - Integration with other travel modes such as rail, cycling, walking and e-mobility
 - Use of Demand Responsive Transport (DRT) to provide greater availability, particularly in rural areas of the county
 - Reliable – quicker journey times delivered more reliably and where possible, more frequently
 - Creating a core bus market for the future

- Easy to use – with the customer experience much easier in terms of getting information, using different operators' services, and paying fares
- More attractive and greener – through moving towards use of modern, lower emission (and ultimately zero emission) vehicles across the network

3.3.12. The BSIP sets out the partnership delivery proposals beyond 2025 to 2035, where there is partial clarity on the likely levels of capital and revenue funds, which seek to:

- Align with the National Bus Strategy
- Increase stability and sustainability of the local commercial network
- Enhance viability of supported passenger transport network with greater commercial potential
- Provide greater access to public transport in Leicestershire as well as improved journey choice
- Offer better value for money for the investment in passenger transport services
- Provide operators with greater confidence to invest in upgrades to fleet (bringing environmental benefits)

3.3.13. The BSIP includes support for the following activities in 2026 onwards:

- Expansion of Demand Responsive Transport service
- Enhance sustainable travel opportunities including capital scheme improvements to bus stops and paths to access bus stops, including identifying local works with district councils; and identifying locations and scheme proposals for interchange hubs and implementation
- Bus priority infrastructure
- Travel and bus service information
- Projects in partnership with commercial bus operators
- Fares promotions
- Safeguarding withdrawn facilities

3.3.14. The Local Authority Bus Grant funding for 2026/27 – 2029/30 was announced by the Department of Transport in December 2025. The LABG consolidates the Bus Service Improvement Plans and Local Authority Bus Service Operator's Grant. LCC are now preparing an expanded improvement programme for the bus service network in Leicestershire.

- 3.3.15. More locally, Lubbethorpe Parish Council have confirmed in December 2025⁴ that the NovusDirect bus service between Lubbethorpe and Leicester city centre will continue to be operated by Central Connect until the end of January 2027. Lubbethorpe Parish Council also confirmed that the current minibus fleet will be updated to larger single deck buses with a revised timetable. Work is also currently underway to allow the NovusDirect buses to operate from a new depot compound in New Lubbethorpe. This will enable faster response times in the event of breakdowns and will help deliver an improved service for New Lubbethorpe residents, enabling more residents to use the bus for their journeys.

Rail Network and Services

Passenger Services

- 3.3.16. Narborough Railway Station (the only station in Blaby District) underwent refurbishment works in 2021. The refurbishment project was organised by Network Rail and consisted of renovating the Victorian era footbridge at Narborough Station. There are currently no plans to increase the frequency of trains or capacity of the service.

Freight Services

- 3.3.17. Network Rail's Freight Network Study (April 2017) was prepared as part of the Long-Term Planning Process looking at the requirements of the rail network over the next 30 years and supporting Route Studies.
- 3.3.18. The Study identifies the 11 key rail freight corridors in England, Wales and Scotland. The 'Felixstowe to the West Midlands and the North corridor' includes the rail line between Leicester and Nuneaton that crosses Blaby District. The Freight Network Study states that this corridor is to increasingly develop as the primary route of intermodal traffic for the forecast growth in services from the Port of Felixstowe to the Midlands, North West and North East of England and further afield to Scotland.
- 3.3.19. The Study identifies this corridor as a priority for short-term intervention to enable new freight flows and sets out scheme options including (within Leicestershire): Leicester area capacity enhancement including split-level junction and additional track; and track and signalling enhancements between Leicester and Nuneaton. This Study was to inform Network Rail's priorities for Control Period 6 (CP6) 2019 to 2024. Several upgrades were made to the line in order to ensure that the line was fully compliant with W10 gauge capacity standards. This ensured that the line was suitable for a range of intermodal container transport types. The line is cited in the Freight Network Study as a tier 1 aspiration for future W12 gauge improvements. This will further enhance the capacity of the line to accommodate an even greater number of container types.

⁴ <https://www.lubbethorpeparish.gov.uk/news/2025/12/go-travel-solutions-update-on-the-new-lubbethorpe-bus-service-from-february-2026>

Highway Network

- 3.3.20. Leicestershire County Council's 2026/2027 Highways and Transportation Capital Works Programme⁵ includes a scheme for Desford Crossroads. The overall objective of the scheme is to deliver the junction improvements at the A47/ B582 Desford Crossroads junction.
- 3.3.21. There are no other major highway improvements currently planned or underway in Blaby District. A number of highway improvements associated with planning permissions are being implemented.

Aviation

- 3.3.22. There are no planned or proposed schemes to introduce aviation services and infrastructure into Blaby District.

Waterways

- 3.3.23. There are no planned or proposed schemes to introduce any water related transport infrastructure improvements along this stretch of the Leicester branch of the Grand Union Canal.

3.4. Implications for Future Growth

- 3.4.1. The Blaby Strategic Transport Assessment (STA) Report (SLR, June 2026) has assessed the impact of the proposed housing and employment sites in the emerging Blaby Local Plan and identified a number of transport measures to mitigate that impact. Further work is required to confirm the measures required to support the development proposed in the emerging Blaby Local Plan. Details of the further work required are set out in Paragraph 3.4.28 below.
- 3.4.2. Active travel, public transport and highways mitigation items were identified in the Blaby Local Plan Transport Evidence Costing report (SLR, June 2026), and these items are set out below. It should be noted that these costs are only indicative at this stage and subject to change. The Blaby STA Report and the Blaby Local Plan Transport Evidence Costing Report set out more details including the transport modelling methodology, mitigation items and their associated costs.

Aviation and Waterways Mitigation

- 3.4.3. No mitigation is required for aviation or waterways infrastructure. Any updates to active travel routes along waterways are included in the Active Travel section below.

⁵ Leicestershire County Council Cabinet meeting, 24 March 2026, Agenda Item 97, Appendix B – ETD Works Programme

Active Travel Mitigation

- 3.4.4. The active travel mitigation items outlined below are based on the Blaby LCWIP schemes. The LCWIP routes have been used to substantiate a degree of modal shift in the transport modelling assessment that SLR completed and published in the Blaby STA Report. As such, they are an important part of allowing the modal shift away from private vehicles to take place. The emerging Local Plan allocated sites that are within a reasonable accessible distance of LCWIP routes are outlined in Table 3F below and the indicative costs of delivering these LCWIP routes are shown in Table 3G which follows.

Table 3F: Local Plan Site Allocations and Nearby LCWIP Routes⁶
(Source: Blaby Strategic Transport Assessment, June 2026, SLR, Appendix H – BSIP and LCWIP Technical Note: Appendix A, Table A)

Local Plan Site Allocation - Residential	Site Name	Local Cycling & Walking Route (LCWIP)
S7 (STO026)	West of Stoney Stanton	8
S8 (WHE027)	Whetstone Pastures	10
S9 (KMU025)	Land North of A47 Hinckley Road, Kirby Muxloe	Not specified
S10 (LUB002)	Land West of Beggars Lane, Lubbethorpe	3, 4
S11 (NAR022)	Land at Carlton Park, Enderby/ Narborough	4, 6, 7, 8
S12 (WHE031)	Land South of Whetstone	9
H1A (GLE030)	Land rear of County Hall, Glenfield	1
H1B (LFE019/ LFE020)	Kingstand Farm and Golf Course, Hinckley Road, Leicester Forest East	3, 5
H1C (BLA030)	Land off Lutterworth Road, Blaby	6, 10
H1D (BLA033)	Land at Keepers Farm, Lutterworth Road, Blaby	10
H1E (BLA038)	Land East of Lutterworth Road, Blaby	10
H1F (COU051) [COU042/COU047]	Land South of Maurice Drive and Gillam Butts, Countesthorpe	10
H1G (COU046)	Land West of Peatling Road, Countesthorpe	10
H1H (COS009)	Land West of Broughton Road, Cosby	9
H1I (HUN013)	Land South of Narborough Road, Huncote	8
H1J (HUN019)	Land at Springfield Farm, Forest Road, Huncote	Not specified
H1K (LIT022)	Land South of Warwick Road, Littlethorpe	6
H1L (SAP035)	Land South of Hinckley Road, Sapcote	8
H1M (STO009)	Land west of Huncote Road, Stoney Stanton	8

⁶ Table A also lists the nearby LCWIP corridors for the following sites which it states are not included in the modelling: H1D (BLA033), COS009 (H1H), COS013 (Committed site), COU042 (H1F), HUN013 (H1I), HUN019 (H1J), LFE019 (H1B), LIT022 (H1K), SAP019/ 025/ 035 (H1L).

Local Plan Site Allocation - Residential	Site Name	Local Cycling & Walking Route (LCWIP)
H1N (ELM011)	Land at Church Farm, Station Road, Elmeshorpe	Not specified
H1O (KIL002)	Land at Steeple Chase Farm, Main Street, Kilby	Not specified
H1IP (SHA008)	Land west of Coventry Road, Sharnford	Not specified
H1Q (THU004)	Land at Hill View Nurseries, Thurlaston	Not specified
H1R (THU005)	Land East of Croft Road, Thurlaston	Not specified
Local Plan Site Allocation - Employment	Site Name	Local Cycling & Walking Route (LCWIP)
S7 (STO026)	West of Stoney Stanton	8
S8 (WHE027)	Whetstone Pastures	10
S12 (WHE031)	Land South of Whetstone	9
E1A (GLE032)	Land north of Glenfield	1,2

Table 3G: Local Cycling and Walking Route (LCWIP) Indicative Costs
(Source: Blaby Local Plan Transport Evidence Costing report, June 2026, SLR)

LCWIP Route	Indicative Costs
Corridor 1: Glenfield 030	£9,930,000
Corridor 2: Kirby Muxloe	£12,371,500
Corridor 3: Beggars Lane	£1,890,275
Corridor 4: B582	£18,520,000
Corridor 6: Enderby – Narborough – Littlethorpe – Blaby	£18,522,010
Corridor 7: Narborough to Everards Meadows	£8,139,000
Corridor 8: Narborough to Sharnford	£4,619,000
Corridor 9: Cosby	£3,550,000
Corridor 10: Countesthorpe	£13,334,200
Total	£90,875,985

3.4.5. The analysis undertaken by SLR confirms the sites identified above are within reasonable distance of the LCWIP routes. As such, it is expected that these sites should contribute to the overall delivery of the respective LCWIP routes. The exact proportional amount that each site would be expected to contribute will depend on the following factors:

- The size of the site;
- The level of active travel funding and other grants available for the LCWIP;
- LCWIP construction and implementation timelines; and
- LCWIP deliverability and constraints.

3.4.6. As these items are currently unknown, it would not be prudent to allocate a specific amount of funding to each site at this stage. However, delivery of the

LCWIP schemes will be funded through a range of sources, including developer contributions, active travel grants, and any other available funding streams as identified in the Blaby LCWIP report. For the purposes of this IDP, the information above should therefore be treated as a guiding principle, indicating at an early stage which sites are expected to contribute towards particular LCWIP routes. This has been allocated on a route-by-route basis where future occupants of development sites are likely to use one or more LCWIP routes as presented in transport evidence prepared by SLR.

Public Transport Mitigation

Bus Mitigation

- 3.4.7. The Blaby STA Report prepared by SLR included a degree of modal shift away from private vehicles to active travel and public transport. The assumptions were based on the delivery of the LCWIP routes (discussed above) and the Leicestershire Bus Service Improvement Plan (BSIP). A review of developments that are already linked or could be linked to proposals within the BSIP is set out within the STA Report.
- 3.4.8. This section outlines the cost information that has been provided by SLR in the Blaby Local Plan Transport Evidence Costing report produced in June 2026. The cost information is available in the South Leicestershire Joint Technical Evidence Costing Mitigation Final Report (issued 02/04/2026), the Blaby Local Plan Costing Methodology Technical Note (14 May 2026, SLR) and a Leicestershire County Council recent request for new bus stop improvements for the Holt Way site in Littlethorpe. The BSIP and South Leicestershire Joint Technical Evidence contain limited cost information for bus services.
- 3.4.9. Appendix A of the South Leicestershire Joint Transport Evidence Costing Mitigation Final Report includes a costed mitigation measure for 'St John B4114/ Foxhunter Roundabout/ B582 Blaby Road' of £225,547.
- 3.4.10. The Blaby Local Plan Costing Methodology Technical Note contains costing information for three bus schemes. At Table 1, Appendix A, costs are outlined for a site to provide a basic bus stop. The work is described as: 'Improvements to the two nearest bus stops on Winchester Road, including new road markings, raised kerbs, updated flags, poles and timetables, and a new bus shelter where space permits as discussed with Blaby District Council – Basic Bus Stop'. This work was costed at £32,474.43.
- 3.4.11. In Table 1, Appendix A, costs are outlined for a site to provide a real time bus stop. The work is described as: 'The Improvements to the two nearest bus stops on Winchester Road, including new road markings, raised kerbs, updated flags, poles and timetables, and a new bus shelter where space permits as discussed with Blaby District Council – Real Time Bus Stop'. This work was costed at: £73,545.86.

- 3.4.12. In Table 1, Appendix J, costs are outlined for a site to provide bus flag poles and signage. The work is described as: 'Improvements to public transport infrastructure within the village, including the provision of flagpoles and signage at the Dog and Gun stops on Main Street, located outside the site boundary, as agreed in discussions with Blaby District Council.' This work was costed at £28,891.21.
- 3.4.13. A LCC recent request for new bus stop improvements for the Holt Way site in Littlethorpe was as follows: 'Improvements at the two nearest bus stops (outside 58 and opposite 62, Cosby Road, Littlethorpe) comprising of a timetable case (£180 per stop), raised kerb (£4,950 per stop), road markings (£1,500 per stop), pole (£198, southern stop only) and flag (£66, southern stop only)'. Total Cost of £13,524 (£6,630 for the northbound stop and £6,894 for the southbound stop).
- 3.4.14. As explained in Paragraph 3.3.14 above, the Local Authority Bus Grant funding for 2026/27 – 2029/30 was announced by the Department of Transport in December 2025 and LCC are preparing an expanded improvement programme for the bus service network in Leicestershire. It is likely that sites in Blaby District which are located within a reasonable distance to BSIP bus routes may be expected to contribute to BSIP improvements through developer contributions as part of Section 106 agreements, as outlined on page 31 of the Leicestershire BSIP. It is anticipated that other sources of funding may be available as part of LCC's Local Transport Grant, which it receives from the Department for Transport, and as part of LCC's Capital Works Programme (see Paragraph 3.3.8 above).

Rail Mitigation

- 3.4.15. Blaby District contains only one rail station in Narborough. No mitigation is required to the infrastructure, timetables or passenger capacities at this station.
- 3.4.16. Policy S7 – Land West of Stoney Stanton Strategic Site of the emerging Local Plan includes the consideration of the opportunity for a new rail station between Hinckley and Narborough and requires that land will be safeguarded within the site boundary for the future provision of a rail station. The rail station site must be able to be well connected to the development and surrounding site by walking, cycling and public transport. It is intended that Blaby District Council will work with all relevant stakeholders to consider this matter further as the detailed planning of the Land West of Stoney Stanton Strategic Site progresses.

Mobility Hubs

- 3.4.17. The emerging Blaby Local Plan requires Mobility Hubs to be provided at five Strategic Site allocations and two existing travel interchanges. The Blaby Local Plan Transport Evidence Costing Report (June 2026) produced by

SLR identified costs set out in the South Leicestershire Joint Transport Evidence for specific sites and locations. These are set out in Table 3H below. It is anticipated that the Mobility Hubs that are directly related to a proposed site in the emerging Local Plan will be funded through developer contributions as part of Section 106 agreements. The Narborough Train Station Mobility Hub is expected to be funded by Leicestershire County Council. The funding for the Enderby Park and Ride Mobility Hub is to be confirmed.

Table 3H: Mobility Hub Costs by Allocated Site
(Source: Blaby Local Plan Transport Evidence Costing report, June 2026, SLR, Table 4-1)

Costed Mitigation Measure and Location	Intervention Total Cost (£)	Source of Funding
Local Plan Site S7 Land West of Stoney Stanton - Mobility Hub	£571,817	Section 106
Local Plan Site S8 Whetstone Pastures - Mobility Hub	£571,817	Section 106
Local Plan Site S9 Land North of A47 Hinckley Road, Kirby Muxloe - Mobility Hub	£571,817	Section 106
Local Plan S10 Land West of Beggars Lane, Lubbesthorpe – Mobility Hub	£571,817	Section 106
Local Plan S12 Land South of Whetstone – Mobility Hub	£571,817	Section 106
Narborough Train Station Mobility Hub	£100,000	Fully funded by Leicestershire County Council
Enderby Park and Ride Mobility Hub	£921,465	Unknown at this stage
Total	£3,880,550	

Highway Network Mitigation

- 3.4.18. As of June 2026, the work that SLR are undertaking to refine and confirm the scale and form of highway mitigation required is ongoing.
- 3.4.19. The Blaby STA also includes a review of the recent planning applications which have been granted permission or are sufficiently progressed that there is greater certainty around the likely mitigation that they will deliver, subject to planning permission. That mitigation has been reviewed by SLR to determine the likely costs associated with the delivery of those measures. The measures identified included highway mitigation as well as bus stop, footway and cycleway improvements. The costs identified through that review are summarised below in Table 3I. See Section 5 of the Blaby Local Plan Transport Evidence Costing, June 2026 for details.

Table 3I: Formal Cost Estimate Summary
(Source: Blaby Local Plan Transport Evidence Costing, June 2026, SLR, Table 5-1)

Local Plan Site/ Permitted Site Location	Scheme Description	Estimated Cost (£)
H1D Land at Keepers Farm, Lutterworth Road, Blaby	Basic bus stop improvements	£32,500
	Real-time bus stop improvements	£73,500
	Footway/cycleway improvements	£202,000
	Ghost right turn lane	£931,600
H1F Land South of Maurice Drive, Countesthorpe	Double mini roundabout	£475,200
	Footway improvements	£283,400
H1G Land West of Peatling Road, Countesthorpe	Site access + crossings	£1,146,900
H1H Land West of Broughton Road, Cosby	Mini roundabout	£374,500
	Active travel works	£718,800
H1I Land South of Narborough Road, Huncote	Pedestrian improvements	£68,400
	Signalised junction	£893,700
H1J Land at Springfield Farm, Forest Road, Huncote	Footway improvements	£683,300
	Cycleway	£932,400
H1L Land South of Hinckley Road, Sapcote	Junction improvements	£104,400
	Park Road widening	£428,900
	Footway improvements	£204,100
	Footpath enhancements	£120,500
H1M Land West of Huncote Road, Stoney Stanton	Pedestrian connectivity	£125,500
Part of S7 Land South of Broughton Road	Roundabout + spine road	£2,746,400
	Sapcote Road realignment	£1,073,000
H1O Land at Steeple Chase Farm, Main Street, Kilby	Bus stop upgrades	£28,900
Permitted Site - Land off Croft Road	Pedestrian footway	£107,800
E1A Land North of Mill Lane	Mill Lane improvements	£4,843,800
	Clear span bridge	£3,320,800
	Barrow Lane access	£3,013,100
	Bus stop upgrades	£73,500
	Active travel routes	£851,100
TOTAL		£23,858,000

- 3.4.20. Where a junction has been identified within the STA and a mitigation scheme has already been identified, no further work has been undertaken beyond producing a cost estimate for the scheme.
- 3.4.21. The STA produced by SLR has also identified 27 additional junctions where a potential impact may occur following the delivery of the Blaby Local Plan. These junctions have been reviewed in the context of the capacity issues identified through interrogation of the Pan-Regional Transport Model (PRTM) outputs to determine the potential risk of an impact occurring and the extent to which mitigation will be required.
- 3.4.22. Additionally, SLR has reviewed the junctions and derived indicative costs based on existing cost estimates which have been either identified for the existing schemes through the earlier cost estimate process or via application of a cost based on similar scheme costs reported elsewhere within Leicestershire. An application of judgement has been applied at this stage which has been compensated for through the inclusion of contingency uplifts against each cost estimate, which has been added on top of any allowance for contingency and optimism bias contained within the initial cost estimates. A broader contingency has then been applied to the total costs to produce an indicative infrastructure value for those costs which have been identified through the assessment. All costs should be considered as high level estimates at this stage. During the next stage of the STA the schemes identified will be subject to further review and refinement.
- 3.4.23. SLR's review has also considered areas where there are limited opportunities to introduce schemes in the context of the impacts observed at the identified locations. Frequently, these are locations which are already predicted to be over capacity and the magnitude of additional impact, as a result of the emerging Local Plan growth, is likely to be minimal. Significant interventions may not be justified in this context. At this stage, these locations have been omitted from the cost estimates as any solution is likely to be disproportionate to the impacts identified as a result of the delivery of the emerging Local Plan. Further consideration will need to be given to these locations in order to ensure they continue to operate safely in the future. A full summary of the indicative costs provided by SLR is set out below in Table 3J.

Table 3J: Indicative Cost Estimate Summary
(Source: Blaby Local Plan Transport Evidence Costing, June 2026, SLR, Table 5-2)

Junction Name/ Location	Mitigation Description	Indicative Costs (£)
M1 (N) / A5460 (E) / M1 (S) / M69 (W)	-	-
A5460 (E) / Lubbesthorpe Way (S) / A5460 (W)	Widening (Lubbesthorpe Way or A5460)	£1,600,000
St Johns (NE) / Blaby Road (SE) / Leicester Road (SW) / Blaby Road (NW)	-	-
Winchester Road (N) / Cosby Road (E) / Willoughby Road (S) / Cosby Road (W)	Reconfigure to mini-roundabout	£575,000
Wigston Street (N) / Scotland Way (SE) / Main Street (SW) (Junction 15a)	Potential reconfiguration to signal control	£1,200,000
Hinckley Road (NE) / Braunstone Lane (SE) / Hinckley Road (W)	-	-
Kirby Lane (N) / Hinckley Road (E) / Hinckley Road (W)	-	-
Hinckley Road (E) / Warren Lane (S) / Hinckley Road (W)	Widening of junction approaches	£2,000,000
Hinckley Road (E) / Desford Road (S) / Hinckley Road (SW) / Leicester Lane (NW)	Desford Crossroads Scheme Upgrade	£3,800,000
Hall Walk (N) / Leicester Lane (E) / Blaby Road (S)	Junction remarking (to accompany Enderby Relief Road)	£600,000
Lutterworth Road (N) / Red House Road (E) / Lutterworth Road (S)	Potential reconfiguration to signal control	£1,200,000
Coventry Road (NE) / Coventry Road (SE) / Coventry Road (SW)	Widening of junction approaches	£1,600,000
Coventry Road (NE) / Croft Road (E) / Coventry Road (S)	Widening of junction approaches	£1,600,000
Smith Way (N) / Leicester Lane (E) / Unnamed Road (S)	Minor Widening & Junction enhancements	£1,400,000
Narborough Road South (N) / Narborough Road South (NE) / Fossets Park Avenue (E) / Narborough Road South (S) / A5460 (W)	-	-
Hinckley Road (E) / Beggars Lane (S) / Hinckley Road (W)	-	-
Coventry Road (NE) / A5 (E) / A5 (W)	Potential reconfiguration to signal control	£1,200,000

Junction Name/ Location	Mitigation Description	Indicative Costs (£)
Wembley Road (N) / Ratby Lane (E) / Oak Spinney Park (S) / Ratby Lane (W)	Widening of all approaches where possible and upgrade	£3,200,000
Narborough Road (NE) / Braunstone Lane East (SE) / Narborough Road South (SW)	-	-
Beggars Lane (N) / Desford Road (E) / Retail Area (S) / Desford Road (W)	Attendant Public Transport measures	£240,000
Narborough Road South (N) / St Johns (S) / Leicester Lane (W)	-	-
Hinckley Road (NE) / Hinckley Road (S) / Dan's Lane (W)	Reconfigure to mini-roundabout	£1,200,000
Clickers Way (NE) / Station Road (E) / Clickers Way (W)	Targeted widening	£1,328,000
Lubbesthorpe Way (N) / Grove Farm Triangle (E) / Lubbesthorpe Way (S) / Penman Way (W)	-	-
Ratby Lane (N) / Unnamed Road (E) / Ratby Lane (S) / Ratby Lane (W)	Potential reconfiguration to signal control with widening	£3,000,000
Leicester Road (N) / Little Glen Road (E) / Leicester Road (S)	Targeted widening	£1,000,000
Brook Street (N) / Brook Street (S) / The Dicken (W)	Potential reconfiguration to signal control	£1,200,000
Total		£27,943,000

- 3.4.24. The total costs identified through this initial exercise comprise £27,943,000. As noted by SLR, the traffic levels at a significant number of junctions are already high and the resulting mitigation does not therefore represent mitigation wholly related to the Local Plan growth but rather deficiencies in the wider network. As such, it is assumed at this stage that the majority of the junction interventions will be funded through other sources of local authority funding via Leicestershire County Council, though there may be scope for some limited S106 funding where junction improvements are necessary to mitigate the impact of a site proposed in the emerging Blaby Local Plan and/ or provide direct site access. Once the detailed analysis of junction operation has been reviewed, the schemes will be updated, and the nature of the interventions finalised. At this stage the updated designs will be subject to a further cost estimate, based on the final proposals, and updated accordingly.
- 3.4.25. Additionally, as explained by SLR in Section 5 of their Blaby Local Plan Transport Evidence Costing report (June 2026), although there are some impacts at M1 Junction 21, the extent to which the development proposed in the emerging Blaby Local Plan is responsible for this has been deemed by

SLR to be negligible. The junction is forecast to be over capacity by 2042 but that has been assessed to be as a result of existing traffic growth which is only slightly exacerbated by the Local Plan related traffic. Consequently, M1 Junction 21 has been omitted from the SLR cost estimates at this stage, and it is likely a more strategic solution for this junction will be needed outside of the Local Plan, particularly given that conditions prior to the planned growth are already congested. If an intervention is required as a result of these issues, this will be investigated within the more detailed junction modelling but, even if this does occur, the contributions towards a solution cannot yet be estimated as the influence of growth beyond the Blaby Local Plan has a more discernible impact at this location meaning any contribution would have to be both proportionate and reasonable. Further engagement with National Highways, concerning M1 Junction 21 will be undertaken by SLR to investigate these matters further.

- 3.4.26. The South Leicestershire Joint Transport Evidence Costing Mitigation Report produced by AECOM on behalf of Leicestershire County Council in February 2026 considered the introduction of a new motorway junction on the M1 near Lutterworth Road (A426). The new junction was included in a Leicestershire County Council presentation “Infrastructure Delivery to Support Strategic Growth Plan”. The new junction, which would likely be named M1 20a is currently a concept, with no confirmed target completion date or approval from National Highways. Transport modelling indicates that the proposed growth across Blaby to 2042 can be delivered independently of the completion of a new M1 junction. Therefore, it has not been considered as part of the mitigation package for delivery in the emerging Local Plan period. It is likely that the new junction would be needed to deliver strategic employment growth at Whetstone Pastures on land safeguarded for such use in the emerging Local Plan. The AECOM report sets out an initial estimated cost of £171.1m.
- 3.4.27. Currently there are no southern facing slip roads on Junction 2 of the M69 near Sapcote to enable all movements in a north and south direction onto and off the M69. The emerging Local Plan identifies the delivery of strategic employment growth at Land West of Stoney Stanton on land safeguarded for such uses in the emerging Local Plan. It is intended that Blaby District Council will work with all relevant stakeholders to consider this matter further as the detailed planning of the Land West of Stoney Stanton Strategic Site progresses.
- 3.4.28. As of June 2026, further work is required to confirm the active travel improvements, public transport measures and the highway mitigation that is required to support the development proposed in the emerging Blaby Local Plan. This includes further consideration and refinement of the scale and form of the measures required as well as identification of the proposed Local Plan sites that will contribute to the provision of the required services and

infrastructure. This will include determining if measures are expected to be on or off-site measures, the estimated cost and the timing of these measures. An Addendum to this Infrastructure Delivery Plan and the accompanying Infrastructure Schedule will be prepared setting out the above information.

3.4.29. The estimated transport requirements and mitigation costs, as identified at the current time, are set out in the accompanying Infrastructure Schedule on a per site basis where known. The transport requirements and mitigation costs are summarised as follows:

- Active Travel
 - Local Cycling and Walking Infrastructure Projects - £90,875,985
 - Site specific costs to be determined. See Tables 3F and 3G above.
 - Active Travel Improvements - £4,189,500
 - Site specific costs identified for emerging Local Plan Sites subject to planning applications. See Table 3I above, excluding Land off Croft Road which has planning permission.
- Mobility Hubs - £3,880,550
 - Site specific costs set out in Table 3H above.
- Public Transport - £208,400
 - Site specific costs identified for emerging Local Plan Sites subject to planning applications. See Table 3I above.
 - BSIP Bus infrastructure/ service improvements to be confirmed (see Paragraphs 3.4.7 to 3.4.14 above).
- Highway Network Mitigation identified for emerging Local Plan Sites subject to planning applications - £19,352,300
 - Site specific costs set out in Table 3I above.
- Highway Network Mitigation Junctions - £27,943,000
 - Site specific costs to be determined. See Table 3J above.
- Total Transport Mitigation Costs - £146,449,735

4. Education

4.1. Introduction

- 4.1.1. This section sets out the education provision for Blaby District.

4.2. Current Provision

- 4.2.1. As explained in Leicestershire County Council's Planning Obligations Policy⁷ (January 2019), the County Council has a statutory duty under the Education Act 2006 to ensure a sufficient supply of school places. As a result of subsequent legislation enacted through the Academies Act 2010 and the Education Act 2011 there are now a wider range of providers than in the past, particularly academy trusts and sponsors. The County Council works with other providers to ensure a sufficient supply of places.
- 4.2.2. The County Council is also a provider in its own right of Community schools, Voluntary Controlled schools and schools for children with special educational needs and disabilities (SEND). Furthermore, maintained schools are expected to convert to academy status in future years.
- 4.2.3. Nevertheless, the Council acts as Admissions Authority for Community and Voluntary Controlled mainstream schools and co-ordinates "applications and offers" for all mainstream schools, including free schools and academies.
- 4.2.4. In addition to the above, Free schools, approved and maintained directly by the Secretary of State, add to the supply of places but are not necessarily proposed or approved coherently with the overall Local Authority plans for the strategic supply of school places. Where they meet a shortfall of places, they are supported by the County Council.
- 4.2.5. This means that the County Council's role is now a commissioner rather than a provider of new schools. It has the duty to set out the characteristics of a school needed for a new community in order that providers may identify their capacity to provide that school.
- 4.2.6. The County Council currently receives a capital grant from the government to support the supply of places in all schools, where arising as a consequence of demographic growth. This is often referred to as 'Basic Need'. However, in terms of pupils arising from new housing developments the government does not provide monies to develop or expand educational facilities and expect that such places will be funded by Section 106 contributions from developers.

⁷ <https://www.leicestershire.gov.uk/environment-and-planning/planning/developer-contributions>
[Developer contributions | Leicestershire County Council](#)

- 4.2.7. In terms of new developments, the County Council seeks contributions from housing developers to meet the cost of new school places arising as a consequence of development to ensure that education provision remains sustainable. Where it secures such contributions, it may add to them an element of Basic Need funding (where there is also a benefit to increase capacity due to evidence of demand for places arising due to other factors not including growth from development) to enhance the facilities but will not reduce the level of obligations.
- 4.2.8. The 1996 Education Act sets out maximum statutory distances for children to walk to school of a 2 mile safe walking route for children aged below 8 years of age which rises to 3 miles above 8 years of age. If school provision is not available within these thresholds then transport needs to be provided to a school. This means it is more appropriate to provide school places locally in terms of both ensuring sustainable communities and minimising costs.
- 4.2.9. Appendix 3 of the County Council's Planning Obligations Policy (July 2019) sets out its requirements in relation to the provision of education places including early years, primary schools, secondary school and special educational needs. The cost multipliers are regularly reviewed by the County Council. As explained below in section 4.3 of this IDP the County requested that the following updated information is applied in the preparation of this IDP:
- Yield Rates for Early Years;
 - Cost Multipliers for expansion for Early Years, Primary and Secondary; and
 - Cost Multipliers for SEN for Primary and Secondary.
- 4.2.10. Leicestershire County Council's School Places Strategy 2026-2031 was approved on 3rd February 2026. The Strategy sets out how the Council will meet its statutory duties to ensure that there are sufficient high quality school places in Leicestershire which are in the right place, at the right time. It outlines the background, principles and challenges of delivering school places in Leicestershire and how the Council will work with stakeholders to fund and deliver places between 2026 and 2031.

Early Years Provision

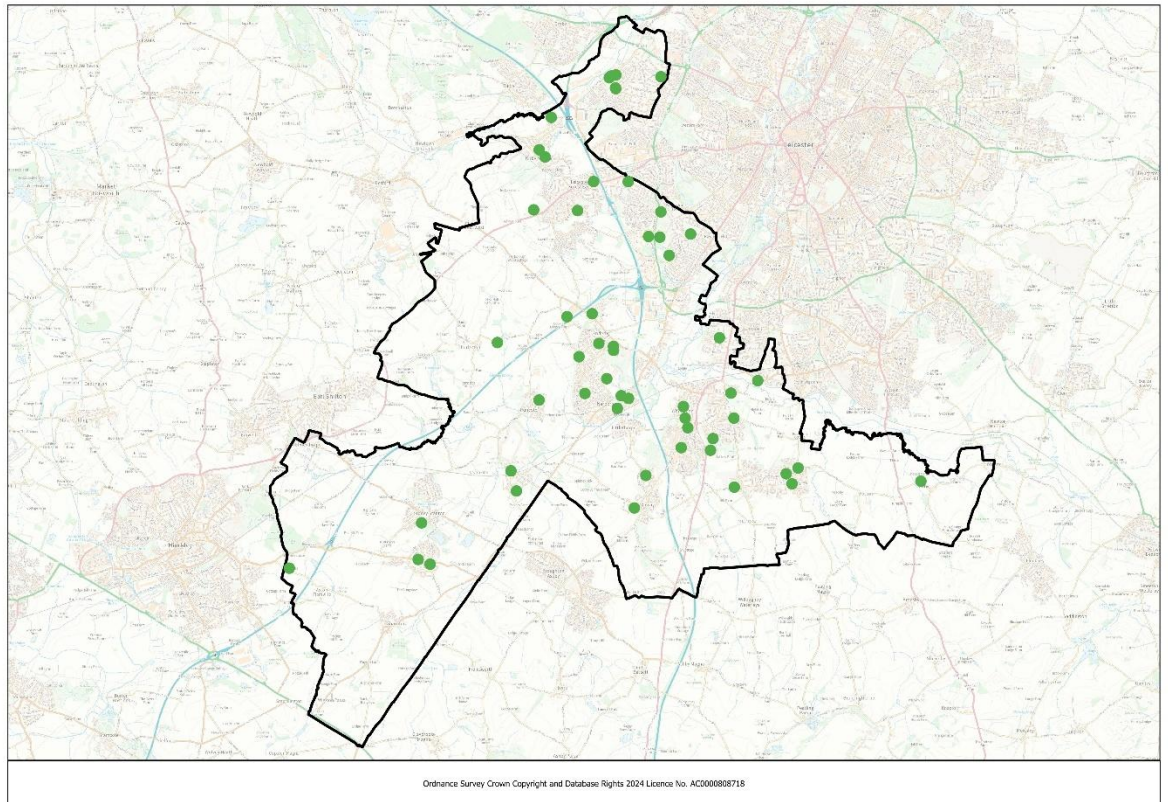
- 4.2.11. As explained in Leicestershire County Council's Planning Obligations Policy (January 2019), the Childcare Act 2006 places a duty on the County Council for the provision of sufficient childcare places and early education. Provision must be made for free early education for children aged 3 and 4 years. Under the terms of the 2011 Education Act, provision must also be made for every disadvantaged 2-year-old. In Leicestershire early year's education is

provided exclusively by the private and voluntary sectors, some of the provision may be located on school sites but most will be separately located establishments. Most of the available grant aid for early years is revenue funding for running the services. There is therefore a funding gap for the capital cost of provision of new premises or expanding the capacity of existing ones.

- 4.2.12. Contributions sought for early learning provision may be used to either develop purpose built new facilities on a school site, separate new site or expand existing pre-schools, play groups and day nurseries within the locality. It should be noted that Primary phase schools are now able in law to extend their age range to encompass two and 3-year-olds.
- 4.2.13. In the Spring Budget of 2023, the Chancellor announced that funded childcare hours would be extended to children of eligible working parents in England from 9 months old to support increased parental engagement in the labour market. The new measures announced will expand the existing system by offering up to 30 funded hours of childcare per week over 38 weeks of the year to children aged 9 months and over whose parents meet the same income eligibility criteria as applied to the existing 30 hours entitlement for 3- and 4-year-olds.
- 4.2.14. The policy is being delivered through a phased rollout, with 15 hours per week for 38 weeks a year offered to eligible 2-year-olds from April 2024 and to eligible children under 2 from September 2024. The new entitlement is offered in full from September 2025. This policy will require the provision of additional places. Full forecasts are not available for early years providers but the yield for new dwellings will rise from 8.5 per 100 dwellings to 12.9 places per 100 dwellings due to the increase in free places.
- 4.2.15. The Department for Education encourages new Early Years provision to be co-located with new schools, to minimise travel and disruption to families. Where such provision cannot be developed on existing or new school sites, or where demand exceeds that which could be met via a school-based solution, then early years provision should be considered for community hubs or similar forms of community infrastructure.
- 4.2.16. There are currently 57 Early Years providers in Blaby District Council. Figure 4A below shows the location of the Early Years providers.

Figure 4A – Early Years Providers in Blaby District

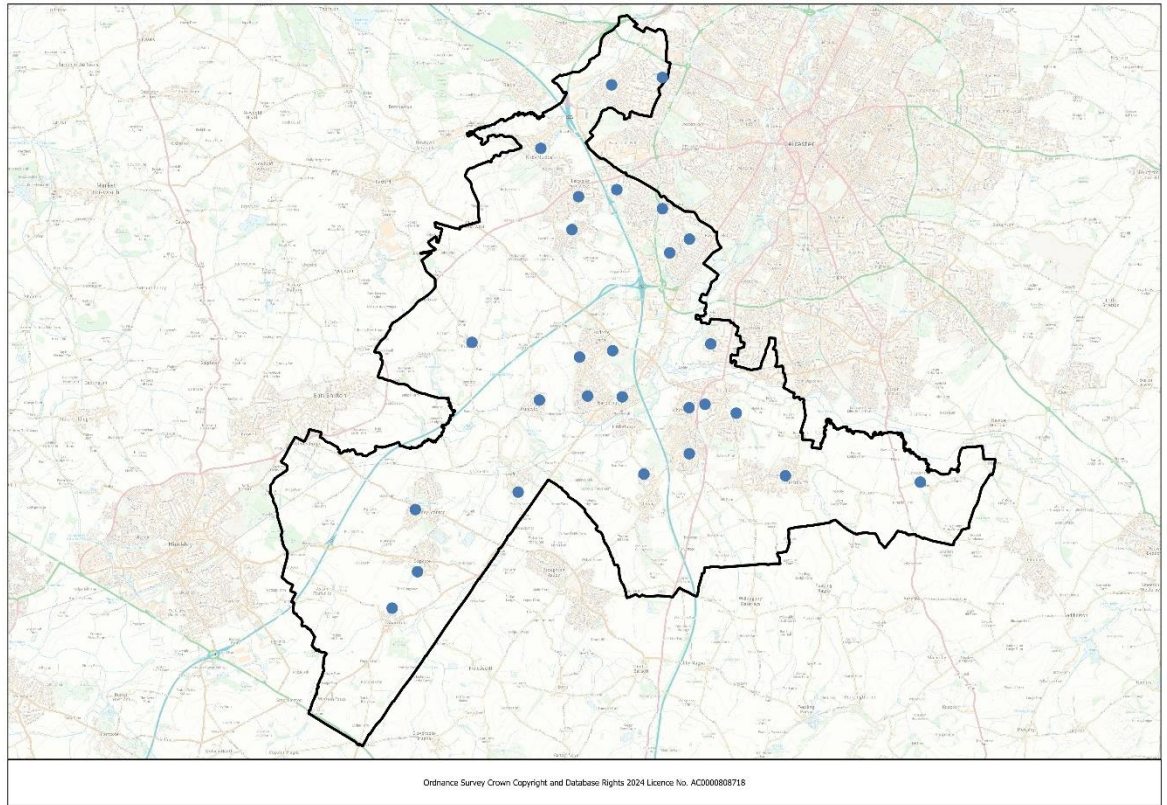
Source: Leicestershire County Council, July 2025



Primary Schools

4.2.17. There are 27 primary schools in Blaby District. Figure 4B below shows the location of the primary schools.

Figure 4B – Primary Schools in Blaby District



4.2.18. The County Council has provided the latest details (December 2024) of each primary school's existing capacity in terms of school places compared with pupils on the school roll. Table 4C below shows this information for each primary school. Table 4C also shows the County Council's latest forecast of each school's capacity at 2029, based on forecast population growth, existing housing commitments within each school's catchment and the capacity that will be created by proposed new schools in the District (see schemes to address growth and other needs below).

4.2.19. It should be noted that capacity figures are a snapshot of the current position and can change. However, these latest capacity forecasts provide an initial assessment of existing and potential future capacity which informs the Council's consideration of whether a settlement can accommodate new development.

Table 4C - Blaby District Primary Schools – Existing Capacity at September 2025 and 2030 Forecasts

Source: Leicestershire County Council – Blaby Primary Forecasts December 2025)

Primary School	Settlement	School Capacity (School Places)	Pupils on School Roll at Sept 2025	2030 pupil forecast	2030 Capacity +/-	Can school increase in capacity Yes/ No	Maximum increase in number of places	Total dwellings to be built to reach maximum places
Blaby Stokes Church of England Primary	Blaby	210	201	108	102	Yes	210	700
Blaby Thistly Meadow Primary School	Blaby	420	337	420	0	Possible	210	700
Braunstone Fossebrook Primary School	Braunstone	210	208	218	-8	No	0	0
Braunstone Kingsway Primary School	Braunstone	315	313	332	-17	Yes	105	350
Braunstone Millfield LEAD Academy	Braunstone	420	418	423	-3	No	0	0
Braunstone Ravenhurst Primary School	Braunstone	420	366	362	58	Yes	210	700
Cosby Primary School	Cosby	315	293	291	24	Yes	105	350
Countesthorpe Greenfield Primary School	Countesthorpe	630	562	545	85	No	0	0
Croft Church of England Primary School	Croft	175	100	72	103	Yes	35	120
Enderby Danemill Primary School	Enderby	420	364	475	-55	No	0	0
Glen Parva Glen Hills Primary School	Glen Parva	518	474	533	-15	Yes	98	300
Glenfield Primary School	Glenfield	420	431	438	-18	Yes	210	700

Primary School	Settlement	School Capacity (School Places)	Pupils on School Roll at Sept 2025	2030 pupil forecast	2030 Capacity +/-	Can school increase in capacity Yes/ No	Maximum increase in number of places	Total dwellings to be built to reach maximum places
Glenfield The Hall School	Glenfield	420	421	423	-3	No	0	0
Huncote Community Primary School	Huncote	196	164	142	54	Yes	34	115
Kilby St Mary's Church of England Primary School	Kilby	119	80	59	60	No	0	0
Kirby Muxloe Primary School	Kirby Muxloe	420	407	424	-4	No	0	0
Leicester Forest East Stafford Leys Community Primary School	Leicester Forest East	630	608	622	8	No	0	0
Lubbesthorpe Primary School ⁸	Lubbesthorpe	420	464	749	-329	No	0	0
Narborough Greystoke Primary School	Narborough	420	314	266	154	No	0	0
Narborough Red Hill Field Primary School	Narborough	210	247	216	-6	Yes	210	350
Narborough The Pastures Primary School	Narborough	315	306	307	8	Yes	105	350
Sapcote All Saints C of E Primary School	Sapcote	420	240	197	223	No	0	0

⁸ Lubbesthorpe Primary School is expanding to 630 places from September 2026.

Primary School	Settlement	School Capacity (School Places)	Pupils on School Roll at Sept 2025	2030 pupil forecast	2030 Capacity +/-	Can school increase in capacity Yes/ No	Maximum increase in number of places	Total dwellings to be built to reach maximum places
Sharnford Church of England Primary School	Sharnford	105	87	75	30	Yes	210	70
Stoney Stanton Manorfield C of E Primary	Stoney Stanton	420	403	357	63	No	0	0
Thurlaston Church of England Primary School	Thurlaston	102	83	80	22	No	0	0
Whetstone Badgerbrook Primary School	Whetstone	420	400	356	64	No	0	0
Whetstone St Peter's C of E Primary School	Whetstone	266	180	188	78	Yes	154	520
Total		9356	8471	8678	678		1896	5325

- 4.2.20. Table 4D below shows the total forecast school places capacity at 2030 at each settlement in Blaby District. This information helps to inform the Council's consideration of whether a settlement can accommodate new development.

Table 4D – Blaby District Primary Schools Capacity by Settlement at 2030

Settlement	Total Forecast School Places Capacity at 2030 (Available school places)
Blaby	102
Braunstone	30
Cosby	24
Countesthorpe	85
Croft	103
Enderby	-55
Glen Parva	-15
Glenfield	-21
Huncote	54
Kilby	60
Kirby Muxloe	-4
Leicester Forest East	8
Lubbesthorpe	-329
Narborough	156
Sapcote	223
Sharnford	30
Stoney Stanton	63
Thurlaston	22
Whetstone	142
Total	678

- 4.2.21. Each primary school has a defined catchment. The latest capacity estimates and forecasts show that there is considerable in and out catchment movement across the majority of primary schools in the district. In addition, there are children from neighbouring City and district councils (Leicester City, Hinckley and Bosworth, and Oadby and Wigston) attending primary schools in Blaby District and vice versa. Overall Blaby District is a net importer of primary school pupils. This means that it is important to understand the planned development in these neighbouring areas and their impact upon the capacity of primary school places in Blaby district and the school places available in those neighbouring areas in the future to meet Blaby's needs.
- 4.2.22. Across the District as a whole, existing primary schools are expected to retain 7% of total school places capacity by 2030, i.e. of the total school places capacity 7% is available. However, there is significant variation between settlements in terms of school places capacity by 2030 as well as whether individual schools can then increase in capacity. Of particular note are the following schools that are above capacity by 2030 and cannot increase in capacity:

- Braunstone Fossebrook

- Enderby Danemill
- Glenfield The Hall
- Kirby Muxloe

4.2.23. The following schools are above capacity by 2030 but **can** increase in capacity:

- Braunstone Kingsway
- Glen Parva Glen Hills
- Glenfield
- Narborough Red Hill

4.2.24. The following primary schools have more than 10% of their school places capacity available at 2030, before any increase in capacity:

- Blaby Stokes Church of England (49% of capacity)
- Braunstone Ravenhurst (14%)
- Countesthorpe Greenfield (13%)
- Croft Church of England (59%)
- Huncote Community (28%)
- Kilby St Mary's Church of England (50%)
- Narborough Greystoke (37%)
- Sapcote All Saints Church of England (53%)
- Sharnford Church of England (29%)
- Stoney Stanton Manorfield Church of England (15%)
- Whetstone Badgerbrook (15%)
- Whetstone St Peter's Church of England (29%)

New Lubbethorpe Primary Schools

4.2.25. Policy CS3 of the Blaby District Core Strategy (Adopted 2013) allocated land west of the M1 for a mixed-use Sustainable Urban Extension (known as New Lubbethorpe) providing at least 4,250 new homes, employment opportunities, a district centre and two local centres. In terms of education provision Policy CS3 states that the SUE should contain:

- Two primary schools (circa 4.5 hectares in total) capable of accommodating some 1,050 pupils
- A secondary school (circa 10 hectares) capable of accommodating some 850 pupils.

4.2.26. Outline planning permission⁹ was granted on 14 January 2014 for the mixed use SUE including a secondary school, primary schools and nurseries.

⁹ Planning application reference 11/0100/1/OX

- 4.2.27. The Site Wide Phasing Programme discharging Conditions 7 and 8 of the outline planning permission was approved in December 2015¹⁰ and subsequently revised in 2019¹¹ and 2021¹². The Site Wide Phasing Programme sets out details of the proposed sequence of development across the site, the extent and location of the Sub-Phases including reference to the type and extent of any development in each Phase and Sub-Phase and the trigger points for the delivery of the associated infrastructure and facilities, including the primary and secondary schools. At the completion of 600 dwellings, the submitted Site Wide Phasing Programme was to be reviewed and if necessary, a revised Site Wide Phasing Programme submitted.
- 4.2.28. The Site Wide Phasing programme (Draft Revised May 2021) approved on 17 June 2021 identified the provision of two primary schools to serve the development. Primary School 1 to be located alongside the first Local Centre. Primary School 2 to be located to the south alongside the second Local Centre. The Secondary School to be located adjacent to the District Centre. Primary School 1 was programmed to be complete by September 2019 for the first two forms intake. The requirements for the provision of the primary schools are shown in Table 4E below and were set by the Section 106 Agreement¹³ (Sixth Schedule).

Table 4E: New Lubbethorpe Schools Provision

Source: Lubbethorpe Site Wide Phasing Strategy and Programme, Approved June 2021, Page 17

Primary School 1	420 Places	210 places Sept prior to 300 th dwelling 420 places Sept prior to 900 th dwelling
Primary School 2	420 Places (subject to review by County Council)	210 places Sept prior to 1,650 th dwelling 420 places Sept prior to 2,550 th dwelling

- 4.2.29. Primary School 1 was completed in 2019 and is currently a two form entry (420 place) primary school.
- 4.2.30. Permission was granted in May 2025¹⁴ to extend the New Lubbethorpe Primary School to become a three-form entry school. The extension will create 210 additional places earlier than agreed in the Section 106 agreement signed in 2014 in order to meet increased demand for school places within the development.

¹⁰ Planning application reference 15/0449/DOC

¹¹ Planning application reference 18/1146/DOC

¹² Planning application reference 21/0703/DOC

¹³ Section 106 Agreement signed 13 January 2014.

¹⁴ Planning application reference 25/0066/RM.

- 4.2.31. Permission was granted in June 2025¹⁵ for a non-material amendment to the New Lubbesthorpe outline permission to relocate Primary School 2 to Parcel R24 adjoining the Secondary School site, rather than adjoining the second Local Centre.
- 4.2.32. Consequently, the Section 106 agreement¹⁶ has been amended to reflect the change to Primary School 1 and that Primary School 2 will be a two-form entry school. The Site Wide Phasing Strategy and Programme has also been amended accordingly.
- 4.2.33. The Section 106 Agreement requires the Primary School 2 contribution of £5,350,000 to construct and fit out premises for the new Primary School 2, and a serviced parcel of land of 1.93 hectares to accommodate the new Primary School 2. It is acknowledged that due to inflation it is likely that this planning contribution will be less than the cost of the new Primary School 2. The developer has the option to construct the Primary School themselves as they have done for Primary School 2.

New or planned expansion of primary schools in Blaby District

- 4.2.34. As well as the New Lubbesthorpe Primary Schools 1 and 2 (as explained above), a new 210 primary school is to be built at Hastings Field at Kirby Muxloe (Land north of A47 Hinckley Road)¹⁷. It is estimated that the new primary school will be required three years from the start of the development on site.

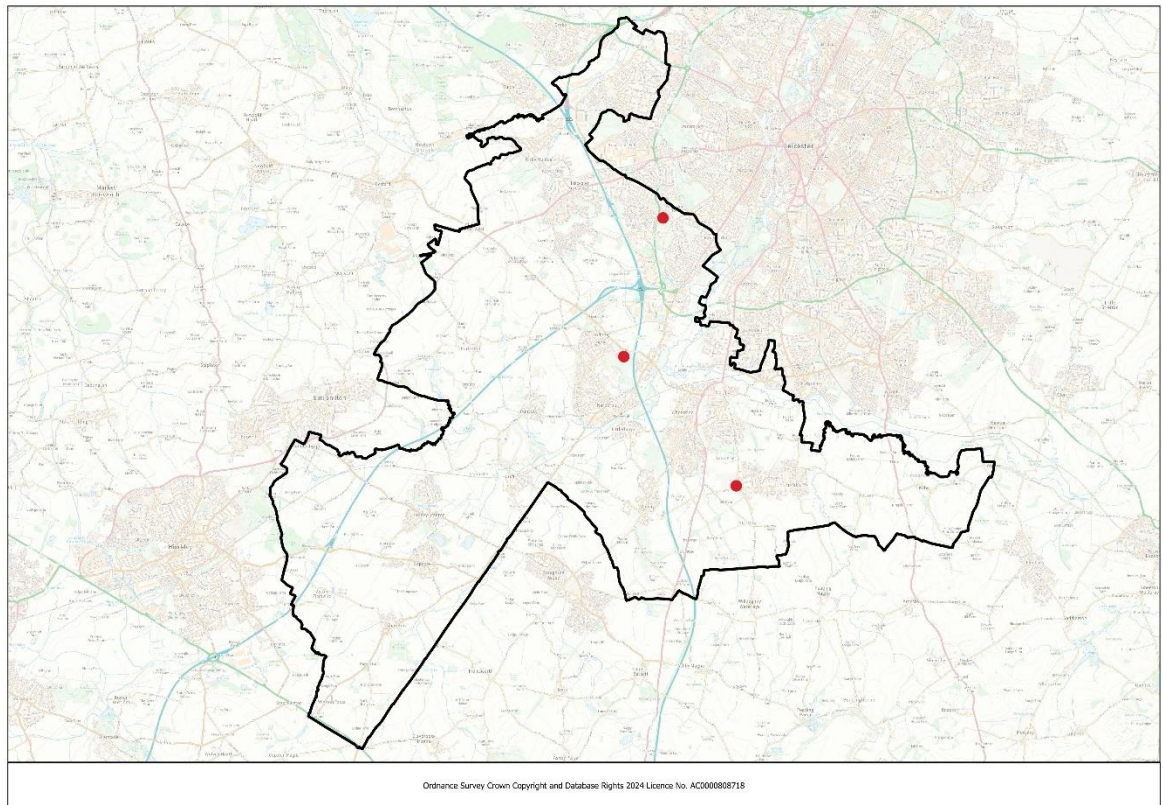
Secondary Schools

- 4.2.35. There are three secondary schools in Blaby District. Figure 4F below shows the location of the secondary schools.

¹⁵ Planning application reference 24/1055/NMAT.

¹⁶ Section 106 Agreement amendment reference 2025/S106a/0008/LCC approved 15 April 2025.

¹⁷ Planning application reference 19/1610/OUT.

Figure 4F – Secondary Schools in Blaby District

- 4.2.36. The County Council has provided the latest details (December 2025) of each secondary school's existing capacity in terms of school places compared with pupils on the school roll. Table 4G below shows this information for each secondary school. Table 4G also shows the County Council's latest forecast of each school's capacity at 2032, based on forecast population growth and existing housing commitments within each school's catchment
- 4.2.37. Across the District as a whole, existing secondary schools are expected to retain about 10% of capacity by 2032. The majority of the remaining capacity is at Countesthorpe Academy, with some limited capacity at The Winstanley School.
- 4.2.38. As with primary schools there are children from the neighbouring Councils of Leicester City, Hinckley and Bosworth, and Oadby and Wigston attending secondary schools in Blaby District and vice versa. Overall Blaby District is a net importer of secondary school pupils. This means that it is important to understand the planned development in these neighbouring areas and their impact upon the capacity of secondary school places in Blaby district and the school places available in those neighbouring areas in the future to meet Blaby's needs.

Table 4G - Blaby District Secondary Schools – Existing Capacity at September 2025 and 2032 Forecasts

Source: LCC – Blaby Secondary Forecasts (December 2025)

Secondary School	Settlement	School Capacity	Pupils on School Roll at Sept 2025	2032 pupil forecast	2032 Capacity +/-
Enderby Brockington College	Enderby	1200	1169	1225	-25
The Winstanley School	Braunstone	665	657	648	17
Countesthorpe Academy	Countesthorpe	1650	1159	1286	364
Total		3515	2985	3159	356

New Lubbesthorpe Secondary School

- 4.2.39. As explained above in Paragraph 4.2.25, Policy CS3 of the Blaby District Core Strategy (Adopted 2013) allocated a Sustainable Urban Extension known as New Lubbesthorpe and requires the provision of a secondary school (circa 10 hectares¹⁸) capable of accommodating some 850 pupils. Outline planning permission¹⁹ was granted on 14 January 2014 for the mixed use SUE including a secondary school, primary schools and nurseries. The secondary school is to be located adjacent to the District Centre.
- 4.2.40. The requirements for the provision of the secondary school are shown in Table 4H below and are set by the Section 106 Agreement²⁰ (Sixth Schedule).

Table 4H: New Lubbesthorpe Secondary School Provision

Secondary School	8 hectares and 930 places	500 places Sept prior to 2,000 th dwelling 930 places Sept prior to 3,000 th dwelling
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- 4.2.41. The Section 106 Agreement requires the secondary school contribution of £20,280,000 to construct and fit out premises for the secondary school, and a serviced parcel of land of 8 hectares to accommodate the secondary school and the phasing of its delivery.
- 4.2.42. The number of pupils is expected to increase due to developments at Kirby Muxloe and Leicester Forest East.

¹⁸ The 10 hectare site includes Primary School 2 and 8 hectares for the Secondary School.

¹⁹ Planning application reference 11/0100/1/OX

²⁰ Section 106 Agreement amendment reference 2025/S106a/0008/LCC approved 15 April 2025.

New or planned expansion of secondary schools in Blaby District

- 4.2.43. With the exception of the New Lubbethorpe Secondary School (as explained above) there are currently no plans for new secondary schools or the expansion of existing secondary schools in Blaby District.

Special Educational Needs and Disabilities Provision

- 4.2.44. In Leicestershire children with Special Educational Needs and Disabilities (SEND) are provided for on a countywide basis. The provision of places for SEND is pupil focussed on the needs of the child which determines the school they attend. Each child is assessed for their education needs.
- 4.2.45. All current SEND area schools are full and there has been an increase in the need for SEND places, although not all high needs. There is a continuous deficit of SEND places and this is expected to continue. The County Council are considering whether new high needs schools are required or to have SEND children within current and new schools. It is expected that new developments will be required to make a full contribution of funding using the current formula as set out in the County Council's Planning Obligations Policy.
- 4.2.46. On 17 June 2025 the County Council's Cabinet approved the Special Educational Needs and Disabilities (SEND) and Inclusion Strategy 2025-28. The Strategy provides a framework for planning, commissioning and delivering SEND services and support by the County Council and its partners for children and young people living in Leicestershire. The County Council faces an increasing level of demand to meet the needs of children and young people with SEND.
- 4.2.47. Foxfields Academy is a specialist all-through school for pupils aged 4-16 with Social, Emotional and Mental Health needs located in Blaby District. In addition to Foxfields, SEND provision is also made within some mainstream primary and secondary schools in the district. There will be a new Social, Emotional, and Mental Health (SEMH) short stay primary school based at Blaby Stokes Primary School site which will be operated by Oakfield South. The County Council is also investigating surplus capacity in existing primary schools for SEND Enhanced Resource Bases, these will be for 10 pupils across all the districts (one in each District to be opened every year over the next 7 years). Two new SEND schools are also currently planned in Leicestershire – one at Shepshed and one at Quorn, both in Charnwood Borough Council.

Further Education and Higher Education Provision

- 4.2.48. Further education is defined as any study after secondary education that is not part of higher education, i.e. not taken as part of an undergraduate or graduate degree. Courses range from basic English and maths to Higher

National Diplomas. It also includes certain technical and applied qualifications for 16 to 19 year olds. There are no further or higher education providers in Blaby District.

4.3. Implications for future growth

- 4.3.1. Blaby District Council has worked closely with the School Organisation Service of Leicestershire County Council to identify existing and future capacity and determine how additional capacity could be provided. This is through extensions to existing schools and the construction of new schools.
- 4.3.2. As set out in Appendix 3: Education of the County Council's Planning Obligations Policy (July 2019) the County Council normally requests contributions for all residential developments of 10 dwellings or more where the development creates extra demand at local schools and/ or early years providers. Full details of the type of education and contributions sought are set out in the County Council's Planning Obligations Policy.
- 4.3.3. The County Council is currently reviewing the Planning Obligations Policy and has requested that the following updated information is applied in the preparation of this IDP:
- Yield Rates for Early Years;
 - Cost Multipliers for expansion for Early Years, Primary and Secondary; and
 - Cost Multipliers for SEN for Primary and Secondary.
- 4.3.4. A contribution will be required where a need to provide additional capacity has been identified. Contributions will be calculated based on the following yield rates:

Table 4I – Yield Rates for Primary, Secondary and Post 16

Source: Leicestershire County Council Planning Obligations Policy, July 2019, Pages 21-22

	Yield Rate per 100 homes of 2 or more bedrooms
Primary Age Pupils	30.0
Either 11 – 16 pupils	16.7
And Post 16 years	3.3
	Yield Rate per 100 flats or apartments with 2 or more bedrooms
Primary Age Pupils	4.3
Either 11 – 16 pupils	2.67
And Post 16 years	0.53

Table 4J – Yield Rates for Early Years

Source: Leicestershire County Council School Planning Service, July 2025

	Yield rates per 100 homes of 2 or more bedrooms	
1 year olds	60%	2.58 children
2 year olds	90%	3.87 children
3 year olds	100%	4.30 children
4 year olds	50%	2.15 children
	Total	12.9 children

- 4.3.5. One bedroomed dwellings which include any houses or apartments/ flats are discounted from the calculation of education contributions unless along with other sites there is a cumulative impact.
- 4.3.6. The cost multipliers for expansion used to calculate the likely cost for the required school places were provided to Blaby District Council by the County Council in July 2025:

Table 4K – Cost Multiplier for Expansion

Source: Leicestershire County Council, School Planning Service, July 2025

Sector	Cost multiplier per pupil for expansion
Early Years	£23,841
Primary	£23,841
Secondary (11-18 years)	£28,986

- 4.3.7. The yield rates for SEN are set out in Appendix 3: Education of the County Council's Obligations Policy (July 2019). The current proportion as a percentage of Leicestershire primary and secondary age pupils (11-18) who attend a special school or enhanced resource provision unit is 1.21.% and 2% respectively. To determine the number of special school pupils generated from a development, it is necessary to apply these percentages to the mainstream pupil yield.
- 4.3.8. The need for a contribution for SEN provision is calculated as follows:
- The primary yield (30 pupils per 100 dwellings) x the proportion of primary age pupils attending special education provision (1.21%) = number of SEN pupils per 100 dwellings (0.363) so 0.00363 per dwelling.
 - The secondary yield (20 pupils per 100 dwellings) x the proportion of secondary age pupils attending special education provision (2%) = number of SEN pupils per 100 dwellings (0.4) so 0.004 per dwelling.
- 4.3.9. The cost multipliers used to calculate the likely cost for SEN are:

Table 4L – Cost Multiplier – SEN provision

Source: Leicestershire County Council, School Planning Service, July 2025

Sector	Cost multiplier per pupil place
Primary (4-11 years)	£107,285
Secondary (11-19 years)	£130,437

- 4.3.10. The County Council requires new primary schools to be a minimum of 1 form of entry, equivalent to 30 pupils in each year group (210 pupils) and ideally 2 forms of entry (420 pupils), with a maximum of 3 forms of entry (630 pupils). For new secondary schools the County Council requires between 6 to 8 forms of entry. These sizes of schools enable them to be more viable than smaller schools.
- 4.3.11. Based on the County Council's benchmarking average cost of a new primary school in Leicestershire the average cost per pupil is £48,040 which means the provision of a new primary school starts from £10.1m (excluding land costs) though this can vary depending on the topography of the land, site conditions, construction methods and standards. Infrastructure and external works costs are generally higher for new primary schools than for a re-build or extension project.

Table 4M – Leicestershire Benchmarking Average Cost of a New Primary School

Source: Leicestershire County Council, School Planning Service, July 2025

Forms of Entry	Total Building Cost (excluding land)
1 FE – 210 pupils	£10,088,381
2 FE – 420 pupils	£12,808,407
3 FE – 630 pupils	£16,211,420

- 4.3.12. For re-build or extension to an existing primary school the average cost per pupil is £23,841 although this is dependent on the nature of the project and the existing site.
- 4.3.13. For re-build or extension to an existing secondary school the average cost per pupil is £28,986, as with primary schools this is dependent on the nature of the project and the existing site. The County Council estimate that the average cost of a new secondary school would be in the range of £40m to £50m. For the purposes of this IDP a mid-point cost of £45m for a 1,050 place (11-16) 7 Form Entry and 200 place (Post 16) has been assumed. This equates to a cost per pupil of £36,000.
- 4.3.14. For re-build or extension average to an existing SEN school the average cost per pupil is £107,285 for primary and £130,437 for secondary SEN. The County Council does not have a standardised cost for new primary or secondary SEN schools due to the specialised nature of needs.

- 4.3.15. For major developments where a new school is required or early year's provision, the County Council will not apply the cost multiplier rates. This is because the cost of the school will depend on a number of factors including the required size, building standards, etc. In such cases the County Council may also require land to be provided by the developer within the site and sufficient monies to build the establishment as well as fund the infrastructure, playing fields, furniture, equipment and ICT costs. Alternatively, the developer may agree to construct the new school to a specification agreed with the County Council. Where several sites are contributing to a new school, each site will be required to pay a proportionate amount of the total cost.
- 4.3.16. Planning for new school sites will include consideration of the potential for future expansion as well as providing playing fields and infrastructure.

Blaby Local Plan - Estimated school demand and cost

- 4.3.17. Table 4N below sets out the estimated school demand and cost for the proposed Strategic Sites and Large Sites and for each Settlement identified in the Regulation 19 Draft Blaby Local Plan.
- 4.3.18. The education provision requirements as shown in Table 4N below, are set out in the accompanying Infrastructure Schedule on a per site basis, and summarised below:
- Early years education - £48,875,650
 - Primary education - £128,077,954
 - Secondary and Post 16 education - £135,528,096
 - Total - £312,481,700
- 4.3.19. It should be noted that there is a shortfall of £35,161,196 between the costs of the education provision requested by Leicestershire County Council's School Organisation Service and the places and contributions generated by the sites proposed in the emerging Local Plan. Details of this shortfall are set out below.
- 4.3.20. There is a shortfall of £1,616,288 between the cost of the new 2 form entry (420 places) primary school requested for provision at Site H1B Land west of Beggar's Lane, Lubbesthorpe to meet the needs of Sites H1B and S10, and the need generated by these developments which is 367 places. This is because the need generated is equivalent to 1.7 forms of entry, however the County Council consider it more efficient in terms of teaching and financial viability to build primary schools that are a minimum of 2 form entry. It is anticipated that the shortfall in contributions will be met over time by other developments coming forward in the local area.

- 4.3.21. There is a shortfall of £2,260,908 between the cost of the 300 additional places (2 form entry) to be provided at Enderby Brockington College and the need of 222 places (1.5 forms of entry) generated by the developments identified, i.e. Sites H1I, H1J, H1K, H1N, H1R, H1Q and S11. The County Council considers it is more efficient to build an additional 2 forms of entry. It is anticipated that the shortfall in contributions will be met over time by other developments coming forward in the local area.
- 4.3.22. There is a shortfall of £31,284,000 between the cost of the 11 form entry plus 300 Post 16 places to be provided at Site S7 Land West of Stoney Stanton and the need generated by Site S7 and the needs of the other sites that will be served by the new school, i.e. Sites H1L, H1M and H1P. This is because the County Council has requested that provision is also made at the new secondary school for pupils who would have previously been accommodated in Hinckley and Bosworth Borough. However, this is subject to confirmation as it is dependent upon the needs of Hinckley and Bosworth Borough, which will be identified as part of the emerging Hinckley and Bosworth Borough Local Plan 2024 to 2045.
- 4.3.23. The details of the size and type of education facilities required as well as the timing of provision will be subject to confirmation through the planning application preparation and determination process as development comes forward over the Local Plan period and beyond.

Table 4N – Estimated School Demand and Cost

Local Plan Site Ref	Site Name	Education Provision	Total Construction Cost for New or S106 Contributions for Expanded Schools	Provision of Land and Construction Costs
Strategic Sites				
Site S7 (STO026 and STO025)	Land West of Stoney Stanton Strategic Site	Early Years places: 668 New Primary Schools: 2 x 2FE Primary on 2ha of land each to provide for 420 pupils each. 1 x 3FE Primary on 3ha of land for 630 pupils. New Secondary School including Post 16 places: 10FE and Post 16 (300 Places) on 11.7ha of land to provide for 1,800 pupils. - May require an additional 1FE (150 places) from School Planning Area Stoney, Sapcote, Sharnford which can be accommodated within the 11.7ha [H1L, H1P, H1M]. The 10FE secondary school would have the capacity to reduce the need for current primary school students in	Early Years places £17,188,976 Primary Schools £41,828,234 (Contribution from Site S7) Secondary School £31,104,000 (Contribution from Site S7) Post 16 places £6,156,000 (Contribution from Site S7)	Land to provide sites for 3 primary schools, 1 secondary school and Post 16 places at Land West of Stoney Stanton Strategic Site. Land and construction costs to be shared amongst sites that it would serve. Early Years provision on primary school land or close to primary schools.

Local Plan Site Ref	Site Name	Education Provision	Total Construction Cost for New or S106 Contributions for Expanded Schools	Provision of Land and Construction Costs
		Sapcote, Sharnford and Stoney Stanton to attend secondary schools in Hinckley and Bosworth. This will be considered further as the emerging Hinckley and Bosworth Local Plan progresses.		
Site S8 (WHE027)	Whetstone Pastures Strategic Site	Early Years places: 581 New Primary Schools: 2 x 2FE Primary on 2ha of land each to provide for 420 pupils each. 1 x 3FE Primary on 3ha of land for 630 pupils. New Secondary School including Post 16: 5FE on 6.8ha of land to provide for 900 pupils.	Early Years places: £14,950,292 Primary Schools £41,828,234 Secondary School £27,000,000 Post 16 places £5,400,000	Land to provide site for 3 primary schools, 1 secondary school and Post 16 places at Whetstone Pastures Strategic Site. Early Years provision on primary school land or close to primary schools.
Blaby				
Site H1C (BLA030) and	Land off Lutterworth Road, Blaby	Early Years places: 48 Primary Schools:	Early Years places: £1,144,368 (Contribution from Site H1E)²¹	Construction costs to extend 1 primary school and 1 secondary school.

²¹ Site H1C – Early Years - No need.

Local Plan Site Ref	Site Name	Education Provision	Total Construction Cost for New or S106 Contributions for Expanded Schools	Provision of Land and Construction Costs
Site H1E (BLA038)	Land east of Lutterworth Road, Blaby	- Extend Blaby Stokes from 210 to 315 places Extend Secondary School including Post 16: - Countesthorpe Academy to absorb pupils and then expand from 2038/39.	Extend Primary School £2,503,305 (Contribution from Site H1E)²² Extend Secondary School £2,086,992 (Contribution from Sites H1C and H1E) Extend Post 16 places £405,804 (Contribution from Sites H1C and H1E)	Land and construction costs to be shared amongst sites that it would serve. Early Years provision on primary school land or close to primary schools.
Site H1D (BLA033)	Land at Keepers Farm, Blaby	Early Years places: 45 Extend Primary Schools: - Existing primary schools to absorb pupils. - Safeguard 2ha at Land South of Whetstone site for future proofing Extend Secondary School including Post 16: - Countesthorpe Academy to absorb pupils and then expand from 2038/39.	Early Years places: £1,072,845 Primary School places: £2,503,305 Extend Secondary School £1,681,188 (Contribution from Site H1D) Extend Post 16 places £347,832 (Contribution from Site H1D)	Land and construction costs to be shared amongst sites that it would serve. Early Years provision on primary school land or close to primary schools.

²² Site H1C - LCC School Organisation Service advised zero contribution as local schools have existing capacity.

Local Plan Site Ref	Site Name	Education Provision	Total Construction Cost for New or S106 Contributions for Expanded Schools	Provision of Land and Construction Costs
Cosby				
Site H1H (COS009)	Land west of Broughton Road, Cosby	Early Years places: 23 Extend Primary School: - Extend Cosby Primary by 45 places. Extend Secondary School including Post 16: - Countesthorpe Academy to absorb pupils and then expand from 2038/39.	Early Years places: £548,343 Extend Primary School £1,072,845 Extend Secondary School £869,580 Extend Post 16 places £173,916	Construction costs to extend 1 primary school and 1 secondary school. Land and construction costs to be shared amongst sites that it would serve. Early Years provision on primary school land or close to primary schools.
Countesthorpe				
Site H1F (COU042 and COU047), and Site H1G (COU046)	Land south of Maurice Drive and Gillam Butts, Countesthorpe Land west of Peatling Road, Countesthorpe	Early Years places: 73 places Primary School: - Greenfield Primary to absorb pupils. Extend Secondary School including Post 16: - Countesthorpe Academy to absorb pupils and then expand from 2038/39.	Early Years places £1,740,393 Primary School places £4,076,811 Extend Secondary School £2,753,670 (Contribution from Sites H1F, H1G) Extend Post 16 places £521,748 (Contribution from Sites H1F, H1G)	Construction costs to extend 1 secondary school. Land and construction costs to be shared amongst sites that it would serve. Early Years provision on primary school land or close to primary schools.

Local Plan Site Ref	Site Name	Education Provision	Total Construction Cost for New or S106 Contributions for Expanded Schools	Provision of Land and Construction Costs
Elmesthorpe				
Site H1N (ELM011)	Land at Church Farm, Station Road, Elmesthorpe	Early Years: No need. Primary School: - Townlands CE Primary School or Manorfield Primary School to absorb pupils Extend Secondary School (no Post 16): - Extend Enderby Brockington by 2 FE and 2ha for all development in School Planning Area Narborough, Enderby, Littlethorpe, Huncote (H1I, H1J, H1K, H1Q, H1R, H1N, S11).	Early Years places: £0. Primary School places: £71,523 Extend Secondary School: £57,972 (Contribution from Site H1N) Post 16 places: £0	Construction costs to extend 1 secondary school. Land and construction costs to be shared amongst sites that it would serve. Early Years provision on primary school land or close to primary schools.
Glenfield				
Site H1A (GLE030)	Land rear of County Hall, Glenfield	Early Years: 22 Primary School: - Glenfield Primary and the Hall Primary to absorb pupils. Expand Secondary School including Post 16: - Local secondary school within Leicester City.	Early Years places: £524,502 Primary School places: £1,215,891 Expand Secondary School: £811,608 (Contribution from Site H1A)	Construction costs to extend 1 secondary school. Land and construction costs to be shared amongst sites that it would serve.

Local Plan Site Ref	Site Name	Education Provision	Total Construction Cost for New or S106 Contributions for Expanded Schools	Provision of Land and Construction Costs
			Post 16 places: £173,916 (Contribution from Site H1A)	Early Years provision on primary school land or close to primary schools.
Huncote				
Site H1I (HUN013) and Site H1J (HUN019)	Land south of Narborough Road, Huncote Land at Springfield Farm, Forest Road, Huncote	Early Years places: 45 Primary School: Extend Primary School: - Extend Huncote Primary by 103 places (0.5 FE physical expansion). Extend Secondary School including Post 16: - Extend Enderby Brockington by 2 FE and 2ha for all development in School Planning Area Narborough, Enderby, Littlethorpe, Huncote (H1I, H1J, H1K, H1Q, H1R, H1N, S11).	Early Years places: £1,072,845 Extend Primary School: £2,455,623 (Contribution from Sites H1I and H1J) Extend Secondary School: £1,681,188 (Contribution from Sites H1I and H1J) Post 16 places: £318,846 (Contribution from Sites H1I and H1J)	Construction costs to extend 1 primary school. Construction costs to extend 1 secondary school. Land and construction costs to be shared amongst sites that it would serve. Early Years provision on primary school land or close to primary schools.
Kilby				
Site H1O (KIL002)	Land at Steeple Chase Farm, Main Street, Kilby	Early Years Places: None Primary School: Kilby St Mary's Primary to absorb pupils. Extend Secondary School including Post 16:	Early Years places: £0 Primary School places: £190,728 Extend Secondary School	Construction costs to extend 1 secondary school. Land and construction costs to be shared amongst sites that it would serve.

Local Plan Site Ref	Site Name	Education Provision	Total Construction Cost for New or S106 Contributions for Expanded Schools	Provision of Land and Construction Costs
		Countesthorpe Academy to absorb pupils and then expand from 2038/39.	£115,944 (Contribution from Site H1O) Extend Post 16 places £28,986 (Contribution from Site H1O)	
Kirby Muxloe				
Site S9 (KMU025)	Land north of A47 Hinckley Road, Kirby Muxloe	Early Years: 84 places Primary Schools: - Extend new Primary School at development North of A47, Kirby Muxloe (existing planning commitment) by 1 FE and additional 1HA land for this expansion for development in School Planning Area Braunstone, Leicester Forest East and Kirby Muxloe (KMU025, LFE019/ LFE020). Secondary School including Post 16: - Extend new Secondary School at Lubbethorpe by 2FE + 62 post 16 places for all development in School Planning Area Braunstone, Leicester Forest East and	Early Years places: £2,002,644 Extend New Primary School (Land north of A47, Kirby Muxloe): £4,648,995 (Total contribution from Site S9) Extend Secondary School (Lubbethorpe): £3,159,474 (Contribution from Site S9) Extend Post 16 places: £608,706 (Contribution from Site S9)	Contributions to extend new primary school on Land north of A47, Kirby Muxloe (existing planning commitment). Contributions to extend Lubbethorpe secondary school. Lubbethorpe secondary school to be developed as 4 storey building so no additional land required for extension. Land and construction costs to be shared amongst sites that it would serve. Early Years provision on primary school land or close to primary schools.

Local Plan Site Ref	Site Name	Education Provision	Total Construction Cost for New or S106 Contributions for Expanded Schools	Provision of Land and Construction Costs
		Kirby Muxloe [S9, H1B, S10].		
Leicester Forest East				
Site H1B (LFE019 and LFE020)	Kingstead Farm and Golf Course, Hinckley Road, Leicester Forest East.	Early Years: 51 places Primary Schools: - Extend new Primary School at development North of A47, Kirby Muxloe (existing planning commitment) by 1 FE and additional 1HA land for this expansion for development in School Planning Area Braunstone, Leicester Forest East and Kirby Muxloe (S9, H1B). - New Primary School on Site LUB002: 1 x 2FE Primary on 2ha of land to provide for 420 pupils for development in School Planning Area Braunstone, Leicester Forest East and Kirby Muxloe (H1B, S10). Secondary School including Post 16:	Early Years Places: £1,215,891 Extend New Primary School (Land north of A47, Kirby Muxloe) and New Primary School on Site S10: £3,529,199 (Total contribution from Site H1B) Extend Secondary School (Lubbesthorpe): £1,913,076 (Contribution from Site H1B) Extend Post 16 places: £376,818 (Contribution from Site H1B)	Contributions to extend new primary school on Land north of A47, Kirby Muxloe (existing planning commitment). Contributions to new Primary School on Site LUB002. Contributions to extend Lubbesthorpe secondary school. Lubbesthorpe secondary school to be developed as 4 storey building so no additional land required for extension. Land and construction costs to be shared amongst sites that it would serve.

Local Plan Site Ref	Site Name	Education Provision	Total Construction Cost for New or S106 Contributions for Expanded Schools	Provision of Land and Construction Costs
		Extend new Secondary School at Lubbesthorpe by 2FE + 62 post 16 places for all development in School Planning Area Braunstone, Leicester Forest East and Kirby Muxloe [S9, H1B, S10].		Early Years provision on primary school land or close to primary schools.
Littlethorpe				
Site H1K (LIT022)	Land south of Warwick Road, Littlethorpe	Early Years Places: 19 Primary School: - Greystokes Primary to absorb pupils. Extend Secondary School including Post 16: - Extend Enderby Brockington by 2 FE and 2ha for all development in School Planning Area Narborough, Enderby, Littlethorpe, Huncote (H1I, H1J, H1K, H1Q, H1R, H1N, S11).	Early Years: £452,979 Primary School places: £1,072,845 Extend Secondary School: £724,650 (Contributions from H1K) Post 16 places: £144,930 (Contributions from H1K)	Construction costs to extend 1 secondary school. Land and construction costs to be shared amongst sites that it would serve. Early Years provision on primary school land or close to primary schools.
Lubbesthorpe				
Site S10 (LUB002)	Land west of Begger's Lane, Lubbesthorpe	Early Years: 106 places New Primary School on this site (S10):	Early Years Places: £2,527,146 New Primary School on this Site LUB002:	Land to provide for 1 new primary school on this site (Site LUB002).

Local Plan Site Ref	Site Name	Education Provision	Total Construction Cost for New or S106 Contributions for Expanded Schools	Provision of Land and Construction Costs
		1 x 2FE Primary on 2ha of land to provide for 420 pupils for development in School Planning Area Braunstone, Leicester Forest East and Kirby Muxloe (H1B, S10). Secondary School including Post 16: - Extend new Secondary School at Lubbethorpe by 2FE + 62 post 16 places for all development in School Planning Area Braunstone, Leicester Forest East and Kirby Muxloe [S9, H1B, S10].	£7,563,059 (Contribution from Site S10) Extend Secondary School (Lubbethorpe): £4,000,068 (Contribution from Site S10) Extend Post 16 places: £782,622 (Contribution from Site S10)	Contributions to extend Lubbethorpe secondary school. Lubbethorpe secondary school to be developed as 4 storey building so not additional land required for extension. Land and construction costs to be shared amongst sites that it would serve. Early Years provision on primary school land or close to primary schools.
Narborough				
Site S11 (NAR016)	Land South of Carlton Park, Enderby/ Narborough	Early Years: 72 places Primary School: - Greystokes Primary to absorb pupils. Extend Secondary School including Post 16: - Extend Enderby Brockington by 2 FE and 2ha for all development in School	Early Years Places: £1,716,552 Primary School places: £4,005,288 Extend Secondary School: £2,724,684 (Contribution from Site S11) Post 16 places:	Construction costs to extend 1 secondary school. Land and construction costs to be shared amongst sites that it would serve. Early Years provision on primary school land or close to primary schools.

Local Plan Site Ref	Site Name	Education Provision	Total Construction Cost for New or S106 Contributions for Expanded Schools	Provision of Land and Construction Costs
		Planning Area Narborough, Enderby, Littlethorpe, Huncote (H1I, H1J, H1K, H1Q, H1R, H1N, S11).	£521,748 (Contribution from Site S11)	
Sapcote				
Site H1L (SAP025, SAP019, SAP035)	Land south of Hinckley Road, Sapcote	Early Years: 23 places Primary School: - Sapcote All Saints Primary School to absorb pupils. Secondary School including Post 16: 35 places (including 6 Post 16 places) to be provided at new secondary school on West of Stoney Stanton [part of additional 1FE which can be accommodated within 11.7ha land for new secondary school – see West of Stoney Stanton above].	Early Years Places: £548,343 Primary School places: £1,263,573. New secondary school places: £1,044,000. (Contribution from Site H1L) New Post 16 places: £216,000. (Contribution from Site H1L)	Contributions to new secondary school on West of Stoney Stanton Strategic site. Land and construction costs to be shared amongst sites that it would serve. Early Years provision on primary school land or close to primary schools.
Sharnford				
Site H1P (SHA008)	Land west of Coventry Road, Sharnford	Early Years: Not required.	Early Years Places: £0	Contributions to new secondary school on West

Local Plan Site Ref	Site Name	Education Provision	Total Construction Cost for New or S106 Contributions for Expanded Schools	Provision of Land and Construction Costs
		Primary School: - Sharnford CoE Primary School to absorb pupils. Secondary School including Post 16: 4 places (including 1 Post 16 places) to be provided at new secondary school on West of Stoney Stanton. [part of additional 1FE which can be accommodated within 11.7ha land for new secondary school – see West of Stoney Stanton above].	Primary School places: £143,046. New secondary school places: £108,000 (Contribution from Site H1P) New Post 16 places: £36,000. (Contribution from Site H1P)	of Stoney Stanton Strategic site. Land and construction costs to be shared amongst sites that it would serve.
Stoney Stanton				
Site H1M (STO009)	Land west of Huncote Road, Stoney Stanton	Early Years: Not required. Primary School: - Stoney Stanton Manorfield CoE Primary to absorb pupils. Secondary School including Post 16: 7 places (including 1 Post 16 places) to be provided at new	Early Years Places: £0 Primary School places: £262,251 New secondary school: £216,000 (Contributions from Site H1M) New Post 16 places:	Contributions to new secondary school on West of Stoney Stanton Strategic site. Land and construction costs to be shared amongst sites that it would serve.

Local Plan Site Ref	Site Name	Education Provision	Total Construction Cost for New or S106 Contributions for Expanded Schools	Provision of Land and Construction Costs
		secondary school on West of Stoney Stanton. [part of additional 1FE which can be accommodated within 11.7ha land for new secondary school – see West of Stoney Stanton above].	£36,000 (Contributions from Site H1M)	Early Years provision on primary school land or close to primary schools.
Thurlaston				
Site H1Q (THU004) and Site H1R (THU005)	Land at Hill View Nurseries, Thurlaston Land east of Croft Road, Thurlaston	Early Years: Not required. Primary School: - Thurlaston Primary to absorb pupils. Extend Secondary School including Post 16: - Extend Enderby Brockington by 2 FE and 2ha for all development in School Planning Area Narborough, Enderby, Littlethorpe, Huncote (H1I, H1J, H1K, H1Q, H1R, H1N, S11).	Early Years Places: £0 Primary School places: £333,774 Extend Secondary School: £231,888 (Contributions from Sites H1Q and H1R) Post 16 places: £28,986 (Contributions from Sites H1Q AND H1R)	Construction costs to extend 1 secondary school. Land and construction costs to be shared amongst sites that it would serve.
Whetstone				
Site S12 (WHE031)	Land south of Whetstone	Early Years: 91 places Primary Schools: Existing primary schools to absorb pupils.	Early Years Places: £2,169,531 Primary School places £5,435,748	Safeguarded land to provide 2ha site for 1 primary school

Local Plan Site Ref	Site Name	Education Provision	Total Construction Cost for New or S106 Contributions for Expanded Schools	Provision of Land and Construction Costs
		- Safeguard 2ha at Land South of Whetstone site for future proofing Extend Secondary School including Post 16: - Countesthorpe Academy to absorb pupils and then expand from 2038/39.	Extend Secondary School £3,681,222 Post 16 places £724,650	Construction costs to extend 1 secondary school. Land and construction costs to be shared amongst sites that it would serve. Early Years provision on primary school land or close to primary schools.

5. Healthcare Infrastructure

5.1. Introduction

- 5.1.1. This section considers primary and secondary healthcare infrastructure provision to meet the needs of Blaby District's population. Primary healthcare infrastructure includes general practice surgeries, dental facilities, community pharmacies and optometry (eye care) practices. Secondary healthcare infrastructure includes hospitals and outpatient specialist care. These services are generally specialised and further from where people live. Secondary care is provided upon referral from a primary care provider or is urgent and emergency care. This section also considers the provision of mental health, learning disability and community health services.

5.2. Current Provision

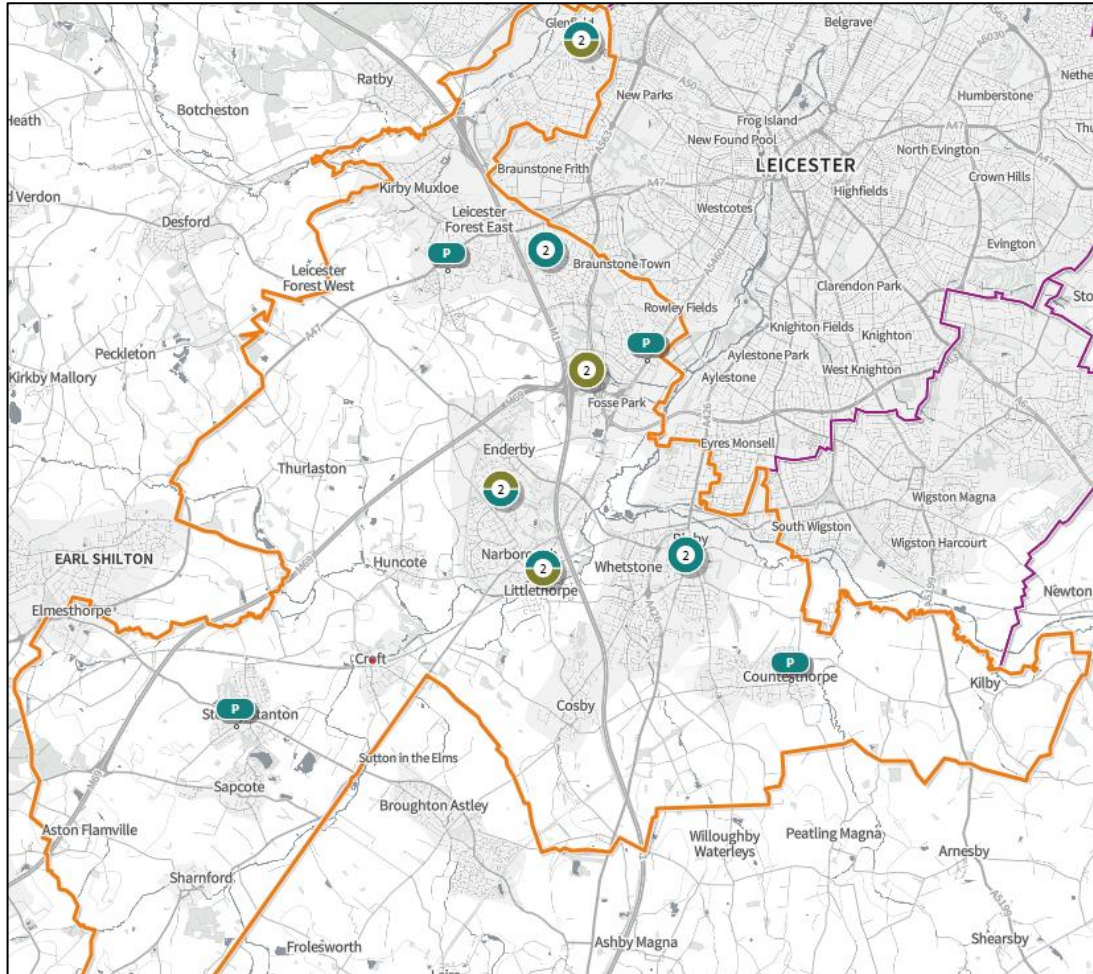
- 5.2.1. Blaby District is within the Leicester, Leicestershire and Rutland Integrated Care Board (LLR ICB). The LLR ICB came together as one statutory organisation in July 2022, replacing the Leicester City, East Leicestershire and Rutland and West Leicestershire Clinical Commissioning Groups. The ICB is responsible for improving the health outcomes of the local population and facilitates NHS partners working together to discharge their accountability to central government.
- 5.2.2. The LLR ICB is part of one of 42 national Integrated Care Systems (ICSs); a new national partnership of organisations that come together to plan and deliver joined up health and care services to improve the lives of their population. The ICS operates at three levels: Neighbourhood, Place and System to provide the right care.
- 5.2.3. The ICB has a five year plan which sets out how NHS services will be delivered in Leicester, Leicestershire and Rutland. The current five year plan covers 2023-2028. This is supported by the Primary Care Strategy 2022-2025 and the Primary Care Estates Strategy 2022-26. In July 2025 the ICB also adopted its first NHS Infrastructure Strategy 2024/25-33/34²³ in collaboration with partner organisations.
- 5.2.4. In March 2025 the government announced significant reforms to the NHS, including the abolition of NHS England over a two year period and a requirement for ICBs to significantly reduce running costs and shift to a more strategic commissioning role with different responsibilities for them and other parts of the health and care system. A new cluster for LLR ICB and Northamptonshire ICB was approved in July 2025. This is one of 26 clusters across England.

²³ <https://leicestershireandrutland.icb.nhs.uk/publications/>

- 5.2.5. GP surgeries work closely together in Primary Care Networks (PCN) which together provide integrated services to their local population. A PCN usually covers a patient population of between 30,000 and 50,000 patients. The GP surgeries providing healthcare services to Blaby's population are located in five PCNs. The ICB uses an average list size of 1,750 registered patients per full-time equivalent GP. For service modelling purposes the ICB assumes 2.4 people per dwelling.
- 5.2.6. LLR ICB receives an annual capital budget (2025/26 £65 million) which is used to support capital works of both its acute trusts (building maintenance, medical equipment, digital investment) and strategic projects for the ICB such as contributions to the Hinckley Day Case Centre. This funding is not used to support GP surgeries, the ICB receives a much smaller annual allocation (£1.8 million) which is mainly used to support IT infrastructure such as equipment and licencing for General Practice, leaving a small amount to support premises projects via Improvement Grants. The ICB does not receive capital from NHS England to support pressures arising from housing growth, therefore it is reliant on the provision of capital funding through Planning obligations (Section 106 agreements and the Community Infrastructure Levy) to mitigate the impact to GP surgeries.
- 5.2.7. In Leicester, Leicestershire and Rutland there is one provider for acute care – University Hospitals of Leicester NHS Trust (UHL), and one for community, mental health and learning disability services – Leicestershire Partnership Trust NHS Trust (LPT). East Midlands Ambulance Service (EMAS) provides emergency services.
- 5.2.8. Figure 5A below shows the location of existing primary and secondary healthcare facilities within Blaby District. The turquoise markers identify the 11 GP Surgeries across Blaby District and the sage markers indicate the Mental Health services/ offices run by the Leicestershire Partnership Trust.

Figure 5A – Existing healthcare facilities in Blaby District

Source: LLR ICB SHAPE Place Atlas Tool July 2025



Primary Healthcare

- 5.2.9. The Council has worked closely with the LLR ICB to assess the existing provision of primary healthcare infrastructure (mainly GPs) and identify future requirements as a result of the planned population growth in the emerging new Blaby Local Plan.
- 5.2.10. The NHS would need to understand the impact on the wider primary care services in more detail to ensure they are considered in terms of growth in activity and review the coverage in provision for the areas of growth. This includes Pharmacy, Ophthalmology and Dentistry (PODs).
- 5.2.11. Both the latest Pharmaceutical Needs Assessment and latest Eye Health Needs Assessment for the LLR ICB were completed in 2025. The Oral Health Needs Assessment was completed in 2023. These documents assess future health needs and form of the basis of future commissioning.

The next assessments will consider the impact the growth will have on these services.

General Practice (GP) Surgeries

- 5.2.12. There are nine General Practice (GP) surgeries located in Blaby District. Two of these are branch surgeries. There are approximately 97 general practitioners (49.84 full time equivalents) working in these surgeries serving a total of approximately 101,886 registered patients. This includes people living outside the District as the boundary of some surgeries extend into other local authority areas. There is significant overlap of catchments between surgeries which means in most cases residents have a choice of surgery. There are also surgeries located outside Blaby District that extend into the District. GP surgeries can apply to the ICB to close their patient list if they consider they can no longer operate a safe clinical service, however, the process is complex and currently there are no surgeries with closed lists in Blaby District.
- 5.2.13. Table 5B below shows details of the existing GP surgeries in Blaby District. The number of registered patients and Full Time Equivalent GPs for each GP surgery have been obtained from the NHS England General Practice Workforce data published by NHS England. The ICB has provided details for each GP surgery of whether the surgery was identified as a priority in the ICB's Estates Strategy Review (2021) for investment, and if the surgery has/has not capacity to expand. Data on GP surgery catchment areas has been obtained by the Council from the individual GP surgery websites.
- 5.2.14. As Table 5B shows all the GP surgeries, apart from Glenfield Surgery, are currently operating over capacity in terms of the number of registered patients for each full time equivalent GPs compared to the ICB's average list size of 1,750 patients per full time equivalent GPs. Section 5.3 below of this chapter considers the implications for future growth.

Table 5B: Existing GP Surgeries in Blaby District²⁴

Surgery	Catchment area	Primary Care Network	Registered patients (March 25)	Total Full Time Equivalent GPs (March 25)	Patients per FTE GP (March 25)	Total remaining patients capacity²⁵	Potential to redevelop or expand existing practice	LRR ICB Comments
Countesthorpe Health Centre	Blaby, Cosby, Countesthorpe, Foston, Kilby, Littlethorpe, Whetstone. Outside BDC – Arnesby, Ashby Magna, Broughton Astley, Bruntingthorpe, Dunton Bassett, Gilmorton, Peatling Magna, Peatling Parva, Shearsby, South Wigston, Wigston.	South Blaby & Lutterworth	10,952	5.64	1,942	-1,082	Yes	Practice at capacity but has engaged architects to look at options to create new clinical space.

²⁴ Sources: NHS England General Practice Workforce 31 March 2025 (<https://digital.nhs.uk/data-and-information/publications/statistical/general-and-personal-medical-services/31-march-2025>) and Leicester, Leicestershire and Rutland ICB.

²⁵ Total remaining patients capacity compared to Leicestershire, Leicester and Rutland ICB's average list size of 1,750 registered patients per full time equivalent GPs.

Surgery	Catchment area	Primary Care Network	Registered patients (March 25)	Total Full Time Equivalent GPs (March 25)	Patients per FTE GP (March 25)	Total remaining patients capacity²⁵	Potential to redevelop or expand existing practice	LRR ICB Comments
Enderby Medical Centre	Enderby, Huncote, Narborough, Whetstone.	North Blaby	7,171	3.4	2,109	-1,221	No	Practice has received approval to progress plans to relocate into a new purpose-built medical centre to plan for growth.
Forest House Medical Centre Forest House Medical Centre – Warren Lane	Kirby Muxloe, Leicester Forest East.	North Blaby	17,008 ²⁶	6.29	2,704	-6,001	Forest House main surgery – Yes. Warren Lane – No.	Forest House main surgery on Park Drive has moved to Lubbethorpe and retained Warren Lane branch practice.
Glenfield Surgery	Glenfield, Kirby Muxloe. Outside BDC – Anstey, Groby, Newton Linford, Ratby, Thurlaston.	G3	14,018	11.57	1,212	6,230	Yes – in part.	Practice could explore options to expand further if required.
Hazelmere Medical Centre	Blaby, Countesthorpe, Enderby, Littlethorpe,	South Blaby & Lutterworth	7,297	3.71	1,967	-805	To be confirmed	Practice at capacity. Would need to explore options via

²⁶ Total figure for all branches of Forest House Medical Centre.

Surgery	Catchment area	Primary Care Network	Registered patients (March 25)	Total Full Time Equivalent GPs (March 25)	Patients per FTE GP (March 25)	Total remaining patients capacity²⁵	Potential to redevelop or expand existing practice	LRR ICB Comments
	Narborough, Whetstone. Outside BDC – Broughton Astley, Peatling Magna, Willoughby Waterleys.							feasibility study to increase clinical sessions.
Kingsway Surgery Kingsway Surgery: Thorpe Astley	Braunstone Town	North Blaby	11,065 ²⁷	4.01	2,759	-4,048	Main surgery - Yes Thorpe Astley branch - No	Main surgery – Options to redevelop supporting increased clinical sessions. Thorpe Astley branch – Unlikely, operating from a Community Centre.
The Limes Medical Centre	Broughton Astley, Cosby, Croft, Enderby, Huncote,	North Blaby	14,439	6.5	2,221	-3,064	Yes	Feasibility study would be required.

²⁷ Total figure for all branches of Kingsway Surgery.

Surgery	Catchment area	Primary Care Network	Registered patients (March 25)	Total Full Time Equivalent GPs (March 25)	Patients per FTE GP (March 25)	Total remaining patients capacity²⁵	Potential to redevelop or expand existing practice	LRR ICB Comments
	Littlethorpe, Narborough, Whetstone							
Northfield Medical Centre	Blaby, Cosby, Littlethorpe, Narborough, Whetstone. Outside BDC – Glen parva, Peatling Magna, Willoughby Waterleys.	South Blaby and Lutterworth	12,388	6	2,065	-1,888	Yes	Practice has options that can be explored or internal reconfiguration or expansion.
The Old School Surgery	Aston Flamville, Elmsthorpe, Sapcote, Sharnford, Stoney Stanton, Thurlaston.	Fosseway	7,548	2.72	2,775	-2,788	No	Exhausted options to expand to meet potential growth needs.

5.2.15. In addition to the GP surgeries identified above, there are a number of surgeries outside Blaby District that have catchments extending into the District including:

- Bushloe Surgery (Oadby and Wigston);
- Castle Mead Medical Centre (Hinckley and Bosworth);
- Groby Surgery (Hinckley and Bosworth);
- Oakmeadow Surgery (Leicester);
- Orchard Medical Practice (Harborough);
- Ratby Surgery (Hinckley and Bosworth); and
- The Centre Surgery (Hinckley and Bosworth).

New or planned expansion of GP surgeries to meet the needs of Blaby District

5.2.16. Currently there are no plans for new (i.e. additional) GP surgeries in Blaby District. Forest House Medical Centre relocated into new larger premises at the Lubbethorpe development in July 2025. Enderby Medical Centre received approval (April 2025) from the ICB to proceed developing plans to relocate into a new purpose built facility. Ratby Surgery in Hinckley and Bosworth Borough moved into new larger premises in October 2023 and due to its catchment area will accept patients from the Hastings Field development at Kirby Muxloe (Land north of A47 Hinckley Road)²⁸.

5.2.17. On the 6 May 2025 the Department of Health and Social Care announced the 'Primary Care Utilisation and Modernisation Fund 2025 to 2026'²⁹. The Fund was announced during the 2024 Spending Review and provides capital funding of £102 million in 2025 to 2026 to support improvements in the primary care estate. The schemes have been prioritised for inclusion by the relevant ICB. The fund aims to:

- Enhance the use of existing infrastructure
- Create additional capacity for the GP and practice workforce
- Enable additional patient appointments

5.2.18. The LLR ICB has been allocated an indicative amount of £1.796 million³⁰ to support schemes, of which 22 were initially prioritised, one of which is The Limes Medical Centre in Blaby District. The scheme will see the practice better utilise its current space supporting increased access to services and appointments.

²⁸ Planning application reference 19/1610/OUT.

²⁹ <https://www.gov.uk/government/publications/primary-care-utilisation-and-modernisation-fund-2025-to-2026>

³⁰ [NHS England » Capital guidance – https://www.england.nhs.uk/long-read/capital-guidance-2025-26/](https://www.england.nhs.uk/long-read/capital-guidance-2025-26/). Page published 30 January 2025.

Dental Practices

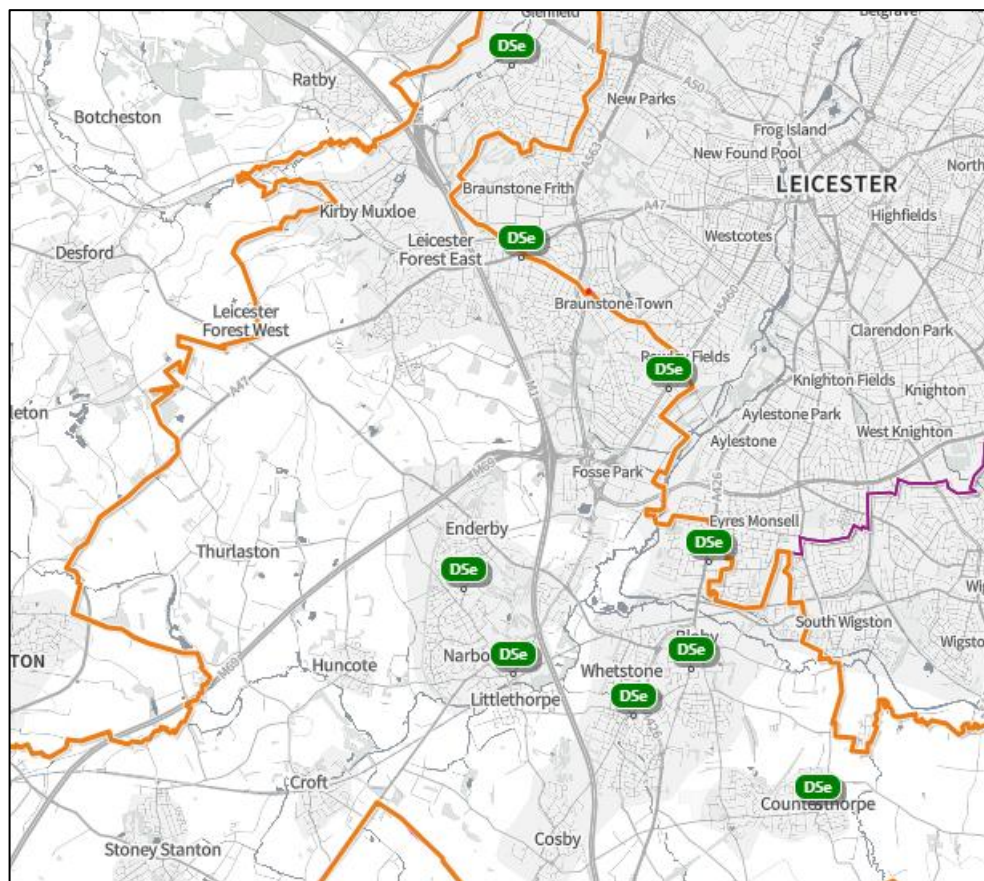
5.2.19. There are nine dental practices in Blaby District as set out in Table 5C and shown on Figure 5D below.

Table 5C: Existing Dental Practices in Blaby District

Blaby Dental Practice
The Avenue Dental Practice, Enderby
Glenfield Dental Surgery
Forest House Dental Surgery
Dental Surgery Mydentist Narborough Road South
Glen Parva Dental Surgery
Narborough Dental Surgery
RD Dental, Countesthorpe
Whetstone Dental Practice

Figure 5D: Existing Dental Practices in Blaby District

Source: LLR ICB SHAPE Place Atlas Tool July 2025



- 5.2.20. The NHS Dentistry Recovery Plan includes the 110% funding mechanism which aims to increase access to NHS dentistry services by allowing dental practices to take on more work than their original contract, with funding for up to 110% of their annual contract value. The aim of the scheme is to improve dental access to mandatory services, specifically targeting new patients who do not currently have access to NHS dental care. Blaby Dental Practice and Glen Parva Dental Surgery in Blaby District are both part of this scheme. Blaby Dental Practice is also providing an additional 3,840 appointments in 2025/26 as part of the Government's initiative to increase urgent care capacity by delivering 700,000 extra urgent dental appointments nationally.

New or planned expansion of Dental Practices to meet the needs of Blaby District

- 5.2.21. There are currently no plans for new or physically expanded NHS dental practices in Blaby District.

Community Pharmacies

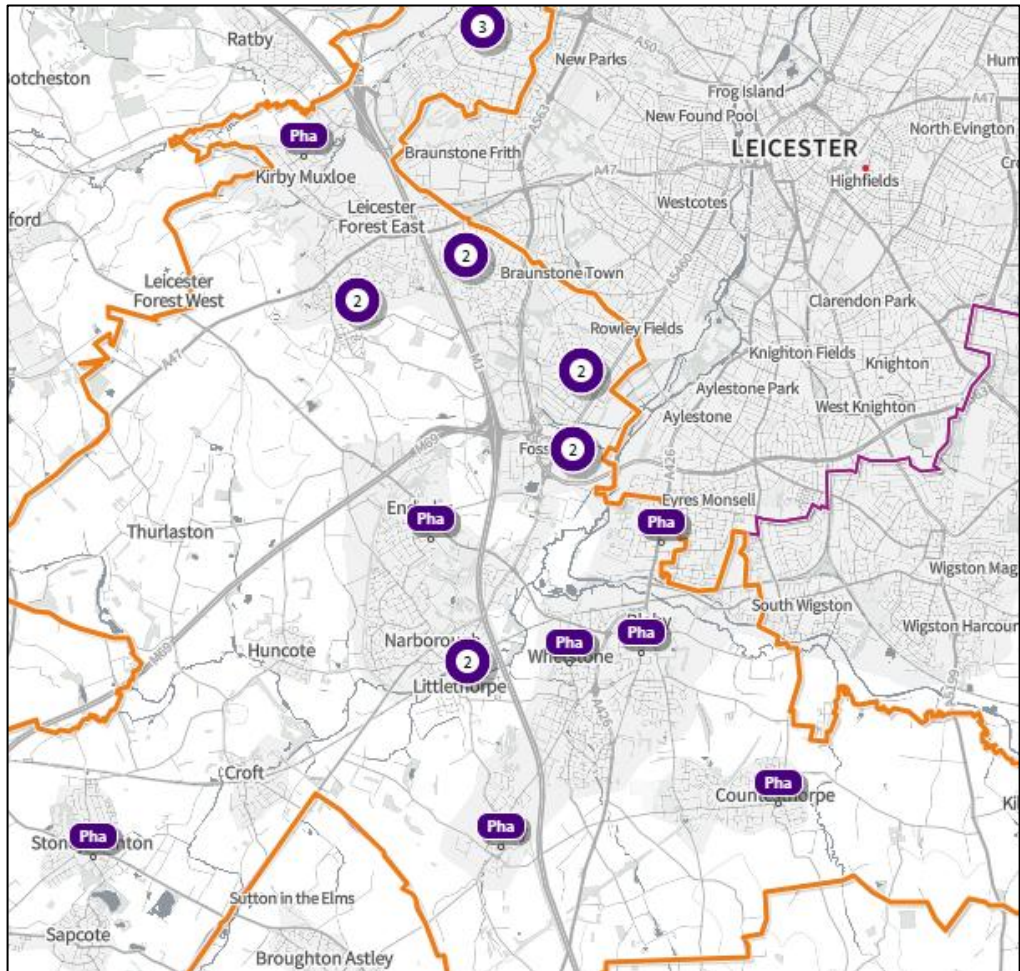
- 5.2.22. There are 21 community pharmacies in Blaby District as set out in Table 5E and shown on Figure 5F below. All are signed up for Pharmacy First and other advanced and enhanced services which means there is a good spread of pharmaceutical provision.

Table 5E: Existing Community Practices in Blaby District

Asda Pharmacy, Narborough
Blaby Pharmacy, Blaby
Boots, Braunstone Lane
Boots, Fosse Park
Cosby Pharmacy
Countesthorpe Chemist
Enderby Pharmacy
Glenfield Pharmacy
Glenhills Pharmacy, Glen Parva
Healthpoint Pharmacy, Glenfield
Lions Pharmacy
Medicure Pharmacy
Parkem Chemist Ltd, Glenfield
Peak Pharmacy, Narborough
Saffron Pharmacy
Sonichem Ltd
Stanton Pharmacy, Stony Stanton
The Village Pharmacy
Thorpe Astley Pharmacy
Village Pharmacy
Whetstone Chemist

Figure 5F: Existing Community Pharmacies in Blaby District

Source: LLR ICB SHAPE Place Atlas Tool July 2025



- 5.2.23. The Pharmacy First service was launched on 31 January 2024 and adds to the existing consultation service and enables community pharmacies to provide care for seven common conditions following defined clinical pathways. The intention is to free up GP appointments for patients who need them most. The NHS Long Term Plan seeks to make greater use of community pharmacies. Pharmacy First services are: earache; impetigo; infected insect bites; shingles; sinusitis; sore throat; and urinary tract infection.

New or planned expansion of Community Pharmacies to meet the needs of Blaby District

- 5.2.24. There are currently no plans for new or physically expanded Community Pharmacies in Blaby District.

Optometry Practices

- 5.2.25. There are 16 optometry practices in Blaby District that provide NHS eyecare services including free eyesight tests, glasses and identifying early signs of

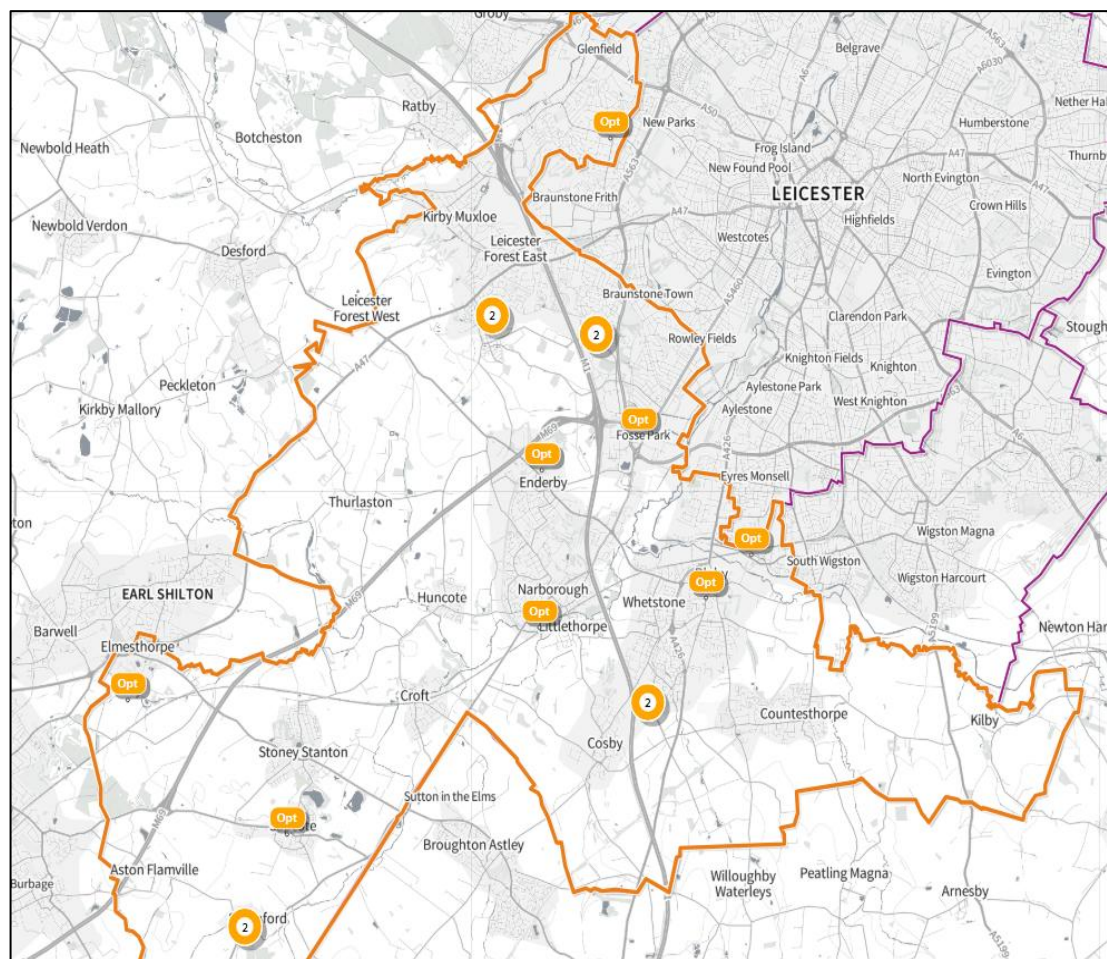
eye disease. Table 5G and Figure 5H below show the optometry practices in Blaby District.

Table 5G: Existing Optometry Practices in Blaby District

AJ Opticals, Leicester
Asda Opticians, Leicester Fosse Park, Leicester
Blaby Eyecare, Leicester
Boots Opticians, Fosse Park, Leicester
Boots Opticians, Hinckley
Edmonds and Slatter Opticians (Blaby), Leicester
Edmonds and Slatter Opticians (Glenfield), Leicester
Glenfield Opticians (Leicester)
Henry Smith & Hamylton Ltd (Leicester), Leicester Forest East Practice
Leicestershire 1 Domiciliary Specsavers, Leicester
Narborough Eyecare Ltd, Leicester
Optical People (Leicester)
Specsavers (Blaby)
Specsavers - Enderby
Stoney Stanton Optical, Leicester
Vision Express (Hinckley)

Figure 5H: Existing Optometry Practices in Blaby District

Source: LLR ICB SHAPE Place Atlas Tool July 2025



New or planned expansion of Optometry Practices to meet the needs of Blaby District

- 5.2.26. There are currently no plans for new or physically expanded Optometry Practices in Blaby District.
- 5.2.27. The Special Educational Settings (SES) service is an NHS community optometry service delivering eye care directly to children in special schools who cannot access standard eye-care pathways, helping reduce avoidable sight loss and educational disadvantage. The service will be offered in Quarter 1 in 2026/ 27 across Leicestershire.

Secondary Healthcare (including acute)

- 5.2.28. There are no secondary healthcare facilities located in Blaby District. Routine and acute hospital provision, including accident and emergency services, are primarily provided by the University Hospitals of Leicester NHS Trust (UHL)³¹ at their three hospitals which are all located outside the District:

- Leicester Royal Infirmary, Leicester (including Leicestershire's only accident and emergency service)
- Leicester General Hospital, Leicester
- Glenfield Hospital, Leicester

New or planned expansion of Hospitals to meet the needs of Blaby District

- 5.2.29. The UHL NHS Trust is redeveloping its hospitals and has already completed the East Midlands Planned Care Centre which opened at the Leicester General Hospital in 2023. As part of the national New Hospitals Programme³² the UHL NHS Trust will be delivering investment of between £1 billion and £1.5 billion to complete the following improvements with construction expected to start between 2032-2034:

- A new women's and family health hospital at the Leicester Royal Infirmary;
- A dedicated children's hospital at the Leicester Royal Infirmary;
- Expanded intensive care facilities at the Leicester Royal Infirmary and Glenfield Hospital;

³¹ University Hospitals of Leicester NHS Trust Strategy 2023-2030

³² Department of Health & Social Care - New Hospital programme: plan for implementation Policy Paper, 20 January 2025. <https://www.gov.uk/government/publications/new-hospital-programme-review-outcome/new-hospital-programme-plan-for-implementation>

- The development of new facilities at Glenfield Hospital including new wards, theatres and outpatient settings; and
- Further separation of planned and emergency care services to improve outcomes.

5.2.30. The Hinckley Community Diagnostic Centre was opened in June 2025. It was delivered in collaboration by the LLR ICB, UHL NHS Trust, NHS Property Services and the Darwin Group. It is a new purpose-built facility providing a wide range of diagnostic tests to the local community including Blaby district. The tests available include CT, MRI, X-ray, Ultrasound, Phlebotomy, Dermatology, Audiology assessments and Endoscopy.

5.2.31. The UHL NHS Trust was contacted as part of the preparation of this IDP but were unable to provide any details of their future requirements.

Mental healthcare, learning disability and community healthcare services

5.2.32. Leicestershire Partnership NHS Trust provides community and mental health services for Leicester, Leicestershire and Rutland. These services focus on:

- mental health services;
- community health services; and
- families, young people and children's services, and learning disabilities and autism services.

5.2.33. The Trust works with a range of key collaborators to provide these services including UHL NHS Trust, Primary Care Networks/ GPs, neighbouring NHS trusts, private sector providers, third sector organisations, East Midlands Ambulance Service, and Leicester, Leicestershire and Rutland Councils.

5.2.34. The Trust is currently preparing an Estates Strategy which is expected to change the Trust's property profile to ensure accommodation is fit for purpose and that there is the most efficient utilisation of space available.

5.2.35. Leicestershire Partnership NHS Trust was contacted as part of the preparation of this IDP but were unable to provide any further details of their future requirements.

5.3. Implications for future growth

5.3.1. Blaby District Council has worked closely with the ICB to identify existing and future capacity and determine how additional capacity could be provided.

- 5.3.2. The ICB are currently completing a needs assessment to review the current healthcare facilities within Blaby and to consider where they think investment will need to take place.
- 5.3.3. As highlighted in Paragraph 5.2.14 and Table 5B above, there is limited potential to redevelop or expand existing GP surgeries in Blaby District. This means that options will need to be thoroughly explored to meet the needs arising from future growth which may result in existing GP surgeries relocating or new/ additional premises being developed. A key consideration will be accessibility by both existing and new patients to relocated or new premises.
- 5.3.4. The ICB use a standard of 2.4 new patients per dwelling to estimate the number of new patients. Using this standard the emerging new Blaby Local Plan provision of 7,794 new dwellings in the Plan period will generate 18,706 new patients. This indicates a need for an additional 10.69 full-time equivalent GPs and additional GP surgery floorspace to adequately deliver primary services to patients. In addition, three of the allocations in the emerging Local Plan will continue to be built beyond the Plan period, i.e. West of Stoney Stanton, Whetstone Pastures and Land north of Hinckley Road, Kirby Muxloe. An additional 11 full-time equivalent GPs and additional GP surgery floorspace will be required for this development beyond 2042.
- 5.3.5. The ICB uses the Department of Health's Health Building Note 11-01 – Facilities for primary and community care services (HBN 11-01)³³ as guidance when calculating healthcare facility requirements. This guidance details average patient access rates as follows:

Table 5I - Calculating number of Consulting/ Examination (C/E) rooms required for general medical services (Source: HBN11-01, Page 16)

Catchment population:	10,000
Access rate:	5,260 per 1,000 population
Anticipated annual contacts:	10 x 5,260 = 52,600
Assume 100% patients use C/ E room: Patients accessing a C/ E room:	52,600
Assume open 50 weeks a year: Patients per week:	52,600/ 50 = 1,052
Appointment duration	15 minutes
Patient appointment time per week	1,052 x 15/ 60 = 263 hours per week
Assume building operational	60 hours per week
Assumes room utilisation	60%
Rooms available	36 hours per week
Number of C/ E rooms required:	263/36 = 7.3

³³ Department of Health – Health Building Note 11-01 – Facilities for primary and community care services, 2013.

- 5.3.6. Applying the above average patient access rates to the 18,706 new patients generated by the emerging Blaby Local Plan development within the Plan period results in a requirement for 13.7 new Consulting/ Examination Rooms in the Plan period (see Table 5J). The development beyond the Plan period results in an additional requirement for 14 new Consulting/ Examination Rooms.

Table 5J - Number of additional Consulting/ Examination (C/E) rooms required for general medical services in Blaby District

Catchment population:	18,706
Access rate:	5,260 per 1,000 population
Anticipated annual contacts:	$18.7 \times 5,260 = 98,362$ (rounded)
Assume 100% patients use C/ E room: Patients accessing a C/ E room:	98,362
Assume open 50 weeks a year: Patients per week:	$98,362 / 50 = 1,967$ (rounded)
Appointment duration	15 minutes
Patient appointment time per week	$1,967 \times 15 / 60 = 492$ hours per week (rounded)
Assume building operational	60 hours per week
Assumes room utilisation	60%
Rooms available	36 hours per week
Number of C/ E rooms required:	$492 / 36 = 13.7$

- 5.3.7. Paragraph 4.20.1 of the NHS Property Services – Primary Care/ Community Health Premises; Schedule of Standards and Minimum Design Requirements³⁴ states that consulting room should all be provided at 16m². This means that based on this calculation 13.7 additional consulting/ examination rooms within the Plan period would require an additional 219.2 m² in total, and an additional 224m² for the development beyond the Plan period. However, it should be noted that the Department of Health Building Note was published in 2013. Since that time there have been significant changes in the delivery of primary care including the introduction of remote consultation appointments, increased NHS online advice and information, and greater use of self-referral to other NHS services. The Government's 10 Year Health Plan for England – Fit for the Future³⁵ published in 2025 envisages further changes to the delivery of primary care services including more services accessible closer to home and greater use of digital technology and AI. This means that the requirement for fully equipped consulting and examination rooms is likely to be less than this calculation suggests.

³⁴ NHS Property Services – Primary Care/ Community Health Premises - Schedule of Standards and Minimum Design Requirements, March 2025.

³⁵ 10 Year Health Plan for England: fit for the future, July 2025.

<https://www.gov.uk/government/publications/10-year-health-plan-for-england-fit-for-the-future>

- 5.3.8. In the light of these uncertainties, it is considered prudent to highlight in this IDP that there will be a need to increase the provision of healthcare facilities across Blaby District but that the details of the size and type of facilities required as well as the timing of provision will be subject to confirmation through the planning application preparation and determination process as development comes forward over the Local Plan period and beyond.
- 5.3.9. Table 5K below sets out the estimated number of patients that will be generated by each Local Plan housing allocation and indicates the existing GP surgeries that would meet that need if they have capacity. This information has then been compared with the details of whether individual GP surgeries have the potential to redevelop or expand the existing practice in Table 5B above to determine if additional GP/ healthcare facilities will be required. This information is included in Table 5K below in the column 'Assumed Surgery if capacity and Estimate if additional facilities will be required (subject to change)'.
- 5.3.10. It should be noted that the provision of new healthcare facilities at each of the strategic sites allocated in the Local Plan provides an opportunity to consider also accommodating at least some of the provision required for other Local Plan allocations, this could also include reconfiguration of services. For example, patients from developments in Sapcote, Sharnford, Stoney Stanton and Thurlaston could be served by the new healthcare facility at West of Stoney Stanton rather than at Old School Surgery.
- 5.3.11. The Department of Health has published guidance to calculate the minimum amount of required space within GP surgeries needed to adequately deliver primary services to patients. This formula (detailed in Paragraph 5.3.5 above) sets out the size within a GP surgery (the Gross Internal Area in square metres) in relation to the number of patients registered at the surgery. Using the standard formula of a clinical space being 16m², it calculates that for every 1,750 patients a minimum of 150m² is required, this is then used along with the expected patient growth and build costs at that time (reviewed annually). Currently the build cost is £5,000 per sqm. These assumptions have been included in Table 5K below to calculate an estimate of the 'Additional Gross Internal Area required per patient' and the 'Cost for New or Expanded/ Reconfigured GP Surgeries'. Both of these figures are subject to change.
- 5.3.12. Table 5K below gives an indication of which practice(s) within Blaby District are most likely to be impacted by the housing development due to proximity. It should be noted that other practices situated close to the development but that sit within another local planning authority boundary, e.g. Hinckley and Bosworth Borough Council, may cover the catchment of the development and could therefore be eligible to receive funding should it be deemed necessary to mitigate its impact.

- 5.3.13. The healthcare facilities requirements as shown in Table 5K below, are set out in the accompanying Infrastructure Schedule on a per site basis, and total £15,777,971.
- 5.3.14. As explained in Paragraph 5.3.8 above, the details of the size and type of facilities required as well as the timing of provision will be subject to confirmation through the planning application preparation and determination process as development comes forward over the Local Plan period and beyond.

Table 5K – Estimated Patient Demand, Assumed Impacted Surgery and Cost

Local Plan Site Allocation (SHLAA Reference)	Site Name	Dwellings	Patients³⁶	Additional Gross Internal Area required per patient (sqm)	Assumed surgery if capacity / Estimate if additional facilities will be required (Subject to change)	Cost for New or Expanded/ Reconfigured GP Surgeries (£)
Strategic Sites						
S7 (STO026)	Land West of Stoney Stanton Strategic Site	965 (total site 5,165)	2,316 (total site 12,396)	199 (total site 1,062)	Due to the scale of development proposed to accommodate patient demand arising from this development it is likely that a healthcare facility will be delivered on this site. The ICB will undertake an options appraisal to determine the appropriate infrastructure scheme to accommodate the patient demand both within the Blaby Local Plan to 2042 and beyond.	£995,000 (total site £5,310,000)
S8 (WHE027)	Whetstone Pastures Strategic Site	800 (total site 4,500)	1,920 (total site 10,800)	165 (total site 926)	Due to the scale of development proposed to accommodate patient demand arising from this development it is likely that a healthcare	£825,000 (total site £4,630,000)

³⁶ The number of potential patients is arising from each proposed allocation within the emerging Blaby Local Plan period, i.e. by 2042. For the two proposed Strategic Sites and Site s9 (KMU025) Land north of Hinckley Road additional land will need to be safeguarded to ensure that the entirety of the development's requirements can be accommodated.

Local Plan Site Allocation (SHLAA Reference)	Site Name	Dwellings	Patients ³⁶	Additional Gross Internal Area required per patient (sqm)	Assumed surgery if capacity / Estimate if additional facilities will be required (Subject to change)	Cost for New or Expanded/ Reconfigured GP Surgeries (£)
					facility will be delivered on this site. The ICB will undertake an options appraisal to determine the appropriate infrastructure scheme to accommodate the patient demand both within the Blaby Local Plan to 2042 and beyond.	
Blaby						
H1C (BLA030)	Land off Lutterworth Road, Blaby	53	127.2	11	Countesthorpe, Northfield, Hazelmere	£54,514
H1D (BLA033)	Land at Keepers Farm, Blaby	350	840	72	Countesthorpe, Northfield, Hazelmere	£360,000
H1E (BLA038)	Land east of Lutterworth Road, Blaby	375	900	77	Countesthorpe, Northfield, Hazelmere	£385,714
Cosby						
H1H (COS009)	Land west of Broughton Road, Cosby	180	432	37	Countesthorpe, The Limes, Northfield	£185,143
Countesthorpe						
H1H	Land south of Maurice Drive and Gillam Butts	290	697	60	Countesthorpe, Hazelmere	£298,286

Local Plan Site Allocation (SHLAA Reference)	Site Name	Dwellings	Patients ³⁶	Additional Gross Internal Area required per patient (sqm)	Assumed surgery if capacity / Estimate if additional facilities will be required (Subject to change)	Cost for New or Expanded/ Reconfigured GP Surgeries (£)
(COU051/ COU042, COU047)						
H1G (COU052/ COU046)	Land west of Peatling Road sites, Countesthorpe	275	660	57	Countesthorpe, Hazelmere	£282,857
Elmesthorpe						
H1N (ELM011)	Land at Church Farm, Station Road, Elmesthorpe	10	24	2	The Old School Surgery	£10,286
Glenfield						
H1A (GLE030)	Land rear of County Hall, Glenfield	170	408	35	Glenfield	£174,857
Huncote						
H1L (HUN013)	Land south of Narborough Road, Huncote	154	369.6	32	Enderby, The Limes	£158,400
H1J (HUN019)	Springfield Farm, Forest Road, Huncote	191	458.4	39	Enderby, The Limes	£196,457
Kilby						
H1O (KIL002)	Land at Steeple Chase Farm, Main Street, Kilby	25	60	5	Countesthorpe	£25,714

Local Plan Site Allocation (SHLAA Reference)	Site Name	Dwellings	Patients ³⁶	Additional Gross Internal Area required per patient (sqm)	Assumed surgery if capacity / Estimate if additional facilities will be required (Subject to change)	Cost for New or Expanded/ Reconfigured GP Surgeries (£)
Kirby Muxloe						
S9 (KMU025)	Land north of A47 Hinckley Road, Kirby Muxloe	510 (total site 650)	1,224 (total site 1,560)	105 (total site 134)	Forest House	£525,000 (total site £670,000)
Leicester Forest East						
H1B (LFE019, LFE020)	Kingstead Farm and Golf Course, Hinckley Road, Leicester Forest East	395	948	81	Forest House, Glenfield	£406,286
Littlethorpe						
H1K (LIT022)	Land south of Warwick Road, Littlethorpe	150	360	31	Countesthorpe, The Limes, Northfield, Hazelmere	£154,286
Lubbesthorpe						
S10 (LUB002)	Land west of Begger's Lane, Lubbesthorpe	825	1,980	170	Forest House	£848,571
Narborough						
S11 (NAR016)	Land at Carlton Park, Enderby/ Narborough	560	1,344	115	Enderby, The Limes, Northfield, Hazelmere	£576,000
Sapcote						
H1L (SAP025, SAP019)	Land south of Hinckley Road, Sapcote	175	420	36	The Old School Surgery	£165,000

Local Plan Site Allocation (SHLAA Reference)	Site Name	Dwellings	Patients ³⁶	Additional Gross Internal Area required per patient (sqm)	Assumed surgery if capacity / Estimate if additional facilities will be required (Subject to change)	Cost for New or Expanded/ Reconfigured GP Surgeries (£)
Sharnford						
H1P (SHA008)	Land west of Coventry Road, Sharnford	19	45.6	4	The Old School Surgery	£19,543
Stoney Stanton						
H1M (STO009)	Land west of Huncote Road, Stoney Stanton	37	88.8	8	The Old School Surgery	£38,057
Thurlaston						
H1Q (THU004)	Land at Hill View Nurseries, Thurlaston	15	36	3	The Old School Surgery	£15,429
H1R (THU005)	Land east of Croft Road, Thurlaston	30	72	6	The Old School Surgery	£30,857
Whetstone						
S12 (WHE031)	Land south of Whetstone	760	1,824	156	Countesthorpe, The Limes, Northfield, Hazelmere, Enderby	£781,714

6. Community Facilities

6.1. Introduction

- 6.1.1. This section considers the provision of community facilities for Blaby District, including outdoor sports and recreation including playing pitches, built sports facilities, formal and informal open space, green and blue infrastructure, libraries, and emergency services.

6.2. Outdoor Sports and Recreation

- 6.2.1. This section focuses on outdoor sports and recreation, including playing pitches, across the District including but not limited to football, cricket, golf, hockey, rugby union, tennis, netball, and bowls.

Current Provision

- 6.2.2. The provision for playing pitches is identified in the Blaby District Playing Pitch Strategy (March 2024). Provision is split across the following sports:

- Football pitches
- Cricket pitches
- Rugby union pitches
- Bowling greens
- Tennis and netball courts
- Golf facilities
- Hockey pitches

- 6.2.3. The following sections of this IDP set out the current provision of facilities for each of these sports from the Blaby District Playing Pitch Strategy.

Football Pitches

- 6.2.4. There are a total of 129 football pitches included in the District-wide assessment, of which 120 were identified as available for community use. Table 6A identifies the number of football pitches across the District alongside their distribution by age group.

Table 6A – Football pitches in Blaby District by Age Group

Analysis area	Adult	Youth 11 v 11	Youth 9 v 9	Mini 7 v 7	Mini 5 v 5	Total
Blaby East	20	7	12	10	7	56
Blaby North	16	2	9	9	6	42
Blaby West	7	1	6	5	3	22
Blaby District Total	43	10	27	24	16	118

- 6.2.5. All football pitches were subject to a quality assessment through a combination of site visits and user consultation to reach and apply an agreed rating of 'good', 'standard' or 'poor'. Table 6B below identifies the outcomes.

Table 6B – Football pitches in Blaby District Quality Assessment

Analysis Area (2023)	Adult Good	Adult Standard	Adult Poor	Youth Good	Youth Standard	Youth Poor	Mini Good	Mini Standard	Mini Poor
Blaby East	6	11	3	10	4	5	11	3	3
Blaby North	-	3	13	-	6	5	-	7	8
Blaby West	4	-	3	5	2	-	6	1	1
Blaby District Total	10	14	19	15	12	10	17	11	12

Artificial Grass Pitches (3G)

- 6.2.6. There are three 3G pitches within the District which meet Sport England's recommended dimensions and are sports lit. These are at Brockington College, Kirby Muxloe Sports Club, and Leicester Forest RFC. These pitches were assessed to be of good quality in 2023.
- 6.2.7. A further seven smaller sized and sports lit 3G pitches within the District cater to youth and mini matches. Table 6C below identifies the full and smaller sized pitches.

Table 6C – Artificial Grass pitches in Blaby District

Site name	Analysis area	No. of pitches	Community use	Sports lit	Size (metres)
Brockington College	Blaby North	1	Yes	Yes	106 x 70
Kirby Muxloe Sports Club	Blaby North	1	Yes	Yes	100 x 64
Leicester Forest RFC	Blaby North	1	Yes	Yes	122 x 76
Blaby and Whetstone Youth Club	Blaby East	1	Yes	Yes	34 x 23
Countesthorpe Community College	Blaby East	1	Yes	Yes	35 x 30
Holmes Park	Blaby East	1	Yes	Yes	44 x 30
Saffron Dynamo FC	Blaby East	1	Yes	Yes	61 x 43
The Pavilion Leisure Centre	Blaby West	2	Yes	Yes	36 x 20

Site name	Analysis area	No. of pitches	Community use	Sports lit	Size (metres)
Winstanley Community College	Blaby North	1	Yes	Yes	50 x 35

Cricket

- 6.2.8. As of 2024, there are 17 natural turf wicket squares located across 16 sites within the District, all of which are available for community use.
- 6.2.9. The quality of cricket pitches in the District was assessed via a combination of site visits (using non-technical assessments as determined by the English Cricket Board) and user consultation to reach and apply an agreed rating of 'good', 'standard' or 'poor'. Table 6D lists the cricket pitches in Blaby District and details the outcomes of the quality assessment.

Table 6D – Cricket pitches in Blaby District
Source: Blaby District Playing Pitch Strategy (March 2024)

Site name	Analysis area	No. of pitches	Community use	Square quality
Cosby Recreation Ground (Victory Park)	Blaby East	1	Yes	Standard
Countesthorpe Cricket Club	Blaby East	1	Yes	Good
County Hall Sports Ground	Blaby North	1	Yes	Standard
Enderby Cricket Club	Blaby North	1	Yes	Good
Glenfield Sports Ground	Blaby North	1	Yes	Good
Huncote Sports and Social Club	Blaby West	1	Yes	Standard
Kirby Muxloe Sports Club	Blaby North	1	Yes	Standard
Leicester Road Recreation Ground	Blaby East	1	Yes	Good
Meadow Sports Ground	Blaby East	1	Yes	Good
Northfield Park	Blaby East	1	Yes	Standard
Sapcote Recreation Ground	Blaby West	1	Yes	Standard

Site name	Analysis area	No. of pitches	Community use	Square quality
Warwick Road Recreation Ground	Blaby East	1	Yes	Standard
Winstanley Community College	Blaby North	1	Yes	Poor
Winston Avenue Sports Ground	Blaby West	1	Yes	Standard
Leicester Ivanhoe Cricket Club	Blaby North	2	Yes	Good
Braunstone Lane	Blaby North	1	Yes	Poor

Rugby Union

- 6.2.10. As of 2024, there are 13 rugby union pitches available for community use within the District. These are set out within Table 6E below.

Table 6E – Rugby Union pitches in Blaby District

Analysis area	No. of senior pitches
Blaby East	7
Blaby North	6
Blaby West	-
Blaby District	13

- 6.2.11. The quality of rugby pitches across the District was assessed via a combination of site visits (using non-technical assessments as determined by RFU) and user consultation to reach and apply an agreed rating of ‘good’, ‘standard’ or ‘poor’. Table 6F identifies the quality of the number of good, standard, and poor quality pitches.

Table 6F – Rugby Union pitches in Blaby District Quality Assessment

Analysis area	No. of good quality pitches	No. of standard quality pitches	No. of poor quality pitches
Blaby East	-	6	1
Blaby North	-	5	1
Blaby West	-	-	-
Blaby District	-	11	2

Bowling Greens

- 6.2.12. There are seven bowling greens in the District, located across seven sites, all of which, are available for community use.
- 6.2.13. The quality of bowling greens across the District was assessed via a combination of site visits (using non-technical assessments) and user

consultation to reach and apply an agreed rating of ‘good’, ‘standard’ or ‘poor’. The bowling greens in Blaby District and their quality is identified in Table 6G.

Table 6G – Bowling Greens in Blaby District

Site name	Analysis area	Community use	No. of greens	Quality rating
King George V Playing Field	Blaby North	Yes	1	Good
Kirby Muxloe Recreation Ground	Blaby North	Yes	1	Standard
Shakespeare Park	Blaby North	Yes	1	Standard
Blaby Bowls Club	Blaby East	Yes	1	Good
Glenfield Bowls Club	Blaby North	Yes	1	Standard
Coventry Road	Blaby East	Yes	1	Good
Countesthorpe Bowls Club	Blaby East	Yes	1	Standard

Tennis Courts

- 6.2.14. As of 2024, there are 39 tennis courts identified across 12 sites within the District, all of which are available for community use.
- 6.2.15. The quality of tennis courts across the District was assessed via a combination of site visits (using non-technical assessments) and user consultation to reach and apply an agreed rating of ‘good’, ‘standard’ or ‘poor’. Table 6H below lists the tennis courts in Blaby District and their quality.

Table 6H – Tennis courts in Blaby District

Site name	Analysis area	No. of courts	Court quality
Brockington College	Blaby North	4	Poor
Countesthorpe Community College	Blaby East	5	Poor/ Standard
County Hall Sports Ground	Blaby North	3	Standard
King George V Playing Field	Blaby North	3	Good
Kirby Muxloe Recreation Ground	Blaby North	2	Standard
Shakespeare Park	Blaby North	2	Good
Stoney Stanton War Memorial Playing Fields	Blaby West	4	Good

Site name	Analysis area	No. of courts	Court quality
Thorpe Astley Community Centre	Blaby North	2	Standard
Winston Avenue Sports Ground	Blaby West	1	Poor
Blaby Victoria Tennis Club	Blaby East	3	Standard
David Lloyd Narborough	Blaby East	6	Good
Leicester Forest East Tennis Club	Blaby North	4	Good
District Total	Blaby District	39	

Netball Courts

- 6.2.16. As of 2024, there are eight outdoor netball courts identified across three sites within the District, all of which are within education sites but available for community use.
- 6.2.17. The quality of netball courts across the District was assessed via a combination of site visits (using non-technical assessments) and user consultation to reach and apply an agreed rating of 'good', 'standard' or 'poor'. Table 6I lists the netball courts in Blaby District and details the quality assessments.

Table 6I – Netball courts in Blaby District

Site name	Analysis area	No. of courts	Court type	Court quality
Brockington College	Blaby North	3	Macadam	Poor
Countesthorpe Community College	Blaby East	1	Astro	Poor
Countesthorpe Community College	Blaby East	2	Macadam	Poor
Winstanley Community College	Blaby North	2	Astro	Good

Golf Facilities

- 6.2.18. There are three different types of golf facilities recognised by Sport England and governed by England Golf, namely 'standard' facility (9 - 18 hole course), 'Par 3' facility (courses with no hole longer than Par 3), and 'driving range'.

- 6.2.19. There are five golf courses in the District across five sites, distributed across the analysis areas detailed in Table 6J below.

Table 6J – Golf facilities in Blaby District

Site name	Analysis area
Blaby Golf Centre	Blaby East
Cosby Golf Club	Blaby West
Enderby Golf Course	Blaby East
Kirby Muxloe Golf Club	Blaby West
Whetstone Golf Club	Blaby West

- 6.2.20. There is also the following golf provision within a 20 minute drive from Blaby District:

Table 6K – Golf facilities within 20 minute drive from Blaby District

Site name	Local authority area
Beedles Lake Golf Centre	Charnwood
Birstall Golf Club	City of Leicester
Bramcote Water Golf Course	Rugby
Charnwood Forest Golf Club	Charnwood
Forest Hill Golf & Conference Centre	Hinckley and Bosworth
Hinckley Golf Club Ltd	Hinckley and Bosworth
Leicestershire Golf Club	City of Leicester
Longcliffe Golf Club	Charnwood
Lutterworth Golf Club	Harborough
Rothley Park Golf Club	Charnwood
Ullesthorpe Court Hotel & Golf Club	Harborough

Hockey Pitches

- 6.2.21. There are no full-size hockey suitable artificial grass pitches in the District, however, there are six small-sized pitches. These are spread across five sites, with two pitches located at Ellis Park, as identified in Table 6L below.
- 6.2.22. The quality of hockey pitches across the District have been assessed via a combination of site visits (using non-technical assessments) and user consultation to reach and apply an agreed rating of 'good', 'standard' or 'poor'. Table 6L also details these quality assessments.

Table 6L – Hockey pitches in Blaby District

Site name	Analysis area	No. of pitches	Surface type	Quality
Countesthorpe Community College	Blaby North	1	Sand dressed	Poor
Ellis Park	Blaby East	2	Sand dressed	Standard

Kirby Muxloe Sports Club	Blaby North	1	Sand dressed	Poor
Stoney Stanton War Memorial Playing Fields	Blaby West	1	Sand dressed	Poor

Implications for Future Growth

- 6.2.23. The scale of planned population growth across Blaby District will generate additional demand for outdoor sports and recreation facilities. Meeting this need may require a combination of new on-site facilities within development areas and strategic off-site provision, particularly for larger or specialist facility types. This will be confirmed as part of the preparation of masterplans/ planning applications and through the development management process.
- 6.2.24. The outdoor sports and recreation requirements (quantity and costs) have been drawn directly from Sport England's Playing Pitch Calculator (SFC) and Sports Facility Calculator (SFC) tools, applied to population growth projections and team and participation data for Blaby.
- 6.2.25. These outdoor sports and recreation requirements are set out in the accompanying Infrastructure Schedule on a per site basis, and summarised below:
- 50.69 natural grass adult, youth and mini football pitches (£3,954,664)
 - 6.37 rugby union pitches (£1,141,045)
 - 4.03 cricket pitches (£1,471,840)
 - 4.79 outdoor tennis courts (£559,338)
 - 2.67 3G artificial grass pitches (£3,265,705)
 - 75.54 changing rooms (£15,888,214)

6.3. Built Sports Facilities

- 6.3.1. This section focuses on indoor and built sport facilities across the District including but not limited to sports halls (and associated indoor sports), swimming pools (covering swimming, diving, and water polo), health and fitness, squash, gymnastics, indoor tennis and indoor bowls.

Current Provision

- 6.3.2. Blaby's vision for sport and leisure provisions as detailed in the Council's Built Facilities Strategy and Action Plan (April 2024) is:

“To create and maintain high quality, sustainable leisure/sports facilities which meet community need, increase participation, help tackle health and age-related issues and provide accessible, inclusive activities for Blaby residents as part of an active lifestyle”.

- 6.3.3. As set out in Table 6M below, the Council's Built Facilities Strategy and Action Plan (April 2024) identifies site specific recommendations to enhance built facilities across Blaby. These recommendations are based on capacity and demand assessed without consideration of planned growth. However, where necessary and relevant to the development, opportunities to implement these site specific recommendations through the delivery of planned growth should be explored through the decision-making process.

Table 6M – Recommendations to enhance built facilities across Blaby District

Facility	Action	Lead agency
Brockington College	Seek the funding required to replace the sports hall floor.	Brockington College
Countesthorpe Community College	Source the funds required to improve the quality of the sports hall.	Countesthorpe Community College
David Lloyd (Meridian)	Continue to invest in the facilities to maintain/improve the quality.	David Lloyd
David Lloyd (Narborough)	Continue to invest in the facilities to maintain/improve the quality.	David Lloyd
Enderby Leisure & Golf Centre	Take opportunities to decarbonise to make it as energy efficient as possible. Enderby Leisure Centre pool is operating beyond its critical life point; a replacement plan is required.	Everyone Active, BDC
Huncote Leisure Centre	Roof requires repair in the sports hall. Consider whether daytime capacity can be increased. Consider whether investment could enable daytime access for Adams Gymnastics preschool gymnastics to meet reported latent demand.	Everyone Active, BDC
Stoney Stanton War Memorial Playing Fields	Source funds to improve the squash court quality and replace the roof.	Stoney Stanton Parish Council
The Winstanley School	Improve the quality of the sports hall by replacing it. Take opportunities to decarbonise to be as energy efficient as possible. Replace the plant housing of the swimming pool.	The Winstanley School

Facility	Action	Lead agency
Leicester Forest East Tennis Club	Invest to improve hall quality. Given its age, replacement may be required.	Leicester Forest East Tennis Club
Livingwell Health Club	Continue to invest in the facilities to maintain/improve the quality.	Livingwell Health Club
Meadows Sports Ground	Continue to invest in the facilities to maintain/improve the quality.	Meadow Sports Association
Thurlaston Airgun & Archery Centre	Continue to invest in the facilities to maintain/improve the quality.	Thurlaston Airgun & Archery Range
Commercial fitness gyms	Continue to monitor use and gauge the extent to which they complement other activity across the Authority.	Commercial operators

6.3.4. The current provision for leisure and built sports facilities is identified in the Blaby District Council Built Facilities Strategy Needs Assessment (April 2024). Provision is split across the following types of sports facilities:

- Sports Halls
- Swimming Pools
- Health and Fitness Suites
- Gymnastics
- Squash
- Indoor Bowls
- Indoor Tennis
- Archery
- Athletics

6.3.5. The following sections of this IDP set out the current provision of leisure and built sports facilities for each of these sports from the Blaby District Built Facilities Strategy Needs Assessment. Maps showing the location of these sports facilities are included in the Needs Assessment.

Sports Halls

6.3.6. There is a total of 15 sports halls at 12 sites included in the District-wide assessment – specialist venues such as dance studios are excluded. There are 27 courts in total across these 15 sports halls. Table 6N identifies the sports and activity halls across the District.

Table 6N – Sports Halls in Blaby District

Site Name	Courts
Blaby & Whetstone Youth Club	1
Brockington College	4
Brockington College	0
Countesthorpe Community College	4
Countesthorpe Community College	1
Countesthorpe Village Hall	0
David Lloyd	2
Enderby Leisure & Golf Centre	3
Greenfield Primary School	1
Huncote Leisure Centre	4
Kirby Muxloe Free Church	0
Leicestershire Constabulary Police Headquarters	0
Leicestershire Constabulary Police Headquarters	3
Whetstone United Reformed Church Hall	0
The Winstanley School	4
Total	27

- 6.3.7. All halls of three or more courts were subject to a non-technical quality assessment across October and November 2023, with the exception of the Leicestershire Constabulary Police HQ which was not assessed. Table 6O identifies the outcomes.

Table 6O – Sports Halls in Blaby District Quality Assessment

Site name	Courts	Court Condition	Changing Rooms
Brockington College	4	Above average	Below average
Countesthorpe Community College	4	Below average	Below average
Enderby Leisure & Golf Centre	3	Above average	Above average
Huncote Leisure Centre	4	Above average	Above average
The Winstanley School	4	Below average	Below average

- 6.3.8. There are 26 sports halls with three or more courts in neighbouring authorities within two miles of the District boundary. They are considered likely to be attracting residents from the north and east of the District and for some residents, facilities in a neighbouring authority may be their closest facility. Table 6P identifies the District's neighbouring sports halls with three or more courts.

Table 6P – Neighbouring Sports Halls

Site name	Courts	Access type	Local authority
The Martin High School	4	Sports club / Community association use	Charnwood
Leicester Leys Leisure Centre	6	Pay and play	Leicester
Babington Academy	4+4	Sports club / Community association use	Leicester
Brookvale Groby Learning Campus	4	Sports club / Community association use	Hinkley & Bosworth
Beaumont Leys Secondary School	4	Sports club / Community association use	Leicester
Maher Community Centre	4	Pay and play	Leicester
New College Leicester	4	Sports club / Community association use	Leicester
The Q.E. II Diamond Jubilee Leisure Centre	8	Pay and play	Leicester
Braunstone Leisure Centre	6	Pay and play	Hinckley & Bosworth
Regent College	4	Sports club / Community association use	Leicester
Watershed Youth Centre	3	Pay and play	Leicester
Bosworth Academy	4	Pay and play	Leicester
Fullhurst Community College	4	Sports club / Community association use	Leicester
The Danielle Brown Sports Centre	4	Registered membership	Leicester
Aylestone Leisure Centre	6	Registered membership	Leicester
Sir Jonathan North College	4	Sports club / Community association use	Leicester
Gartree High School	4	Sports club / Community association use	Oadby & Wigston
Beauchamp College	8	Pay and play	Oadby & Wigston

Site name	Courts	Access type	Local authority
Wigston Academy	4+4	Sports club / Community association use	Oadby & Wigston
Leicester Grammar School	6	Sports club / Community association use	Harborough
South Wigston High School Sports Academy	4	Sports club / Community association use	Oadby & Wigston
Heath Lane Academy	4	Sports club / Community association use	Hinckley & Bosworth
Hinckley Club for Young People	4	Sports club / Community association use	Hinckley & Bosworth
Hinckley Academy & John Cleveland 6th Form Centre	4	Sports club / Community association use	Hinckley & Bosworth
Hinckley Leisure Centre	8	Pay and play	Hinckley & Bosworth
Broughton Astley Leisure Centre	4	Pay and play	Harborough

Swimming Pools

- 6.3.9. There is a total of 12 swimming pools at eight sites included in the District-wide assessment. The assessment focuses primarily on larger pools available for community use, and whilst smaller pools can accommodate learning and teaching outcomes they cannot offer a full swim programme. Table 6Q sets out the identified swimming pools.

Table 6Q – Swimming Pools in Blaby District

Site Name	Facility type	Lanes / length	Area (m2)
David Lloyd (Meridian)	Main/ general	3x25m	250
David Lloyd (Meridian)	Learner /teaching/ training	0x2m	3
David Lloyd (Narborough)	Main/ general	5x25m	375
David Lloyd (Narborough)	Lido	0x20m	200
David Lloyd (Narborough)	Learner/ teaching/ training	0x7m	28
David Lloyd (Narborough)	Lido	0x10m	50

Site Name	Facility type	Lanes / length	Area (m2)
Enderby Leisure & Golf Centre	Main/ general	6x25m	375
Enderby Leisure & Golf Centre	Learner/ teaching/ training	0x10m	100
Greystoke Primary School	Learner/ teaching/ training	0x15m	105
Kirby Muxloe Primary School	Learner/ teaching/ training	0x12m	72
Livingwell Health Club	Main/ general	4x18m	162
The Winstanley School	Main/ general	4x25m	250

6.3.10. Table 6R identifies the swimming pools (160m2 and above in area) that were subject to a non-technical quality assessment and their outcomes.

Table 6R – Swimming Pools in Blaby District Quality Assessment

Site name	Facility type	Lanes/length	Pool condition
David Lloyd (Meridian)	Main/ general	3 x 25m	Above average
David Lloyd (Narborough)	Main/ general	5 x 25m	Above average
Enderby Leisure & Golf Centre	Main/ general	6 x 25m	Above average
Livingwell Health Club	Main/ general	2 x 18m	Above average
The Winstanley School	Main/ general	4 x 25m	Above average

6.3.11. Only one swimming pool, Enderby Leisure & Golf Centre is available to the public on a pay and play basis, all the other pools are commercial venues which require a membership, and The Winstanley School is available via a sports club / community association. Table 6S identifies swimming pools within two miles of the District boundary. No known new swimming pool developments are planned in the area.

Table 6S – Swimming Pools within two miles of Blaby District boundary

Site name	Lanes / length	Access Type	Local Authority
Leicester Leys Leisure Centre	0 x 30m	Pay and play	Leicester
Nuffield Health (Leicester)	3 x 25m	Registered membership	Leicester

Site name	Lanes / length	Access Type	Local Authority
New Parks Leisure Centre	4 x 25m	Pay and play	Leicester
The QE II Diamond Jubilee LC	6 x 25m	Pay and play	Leicester
Braunstone Leisure Centre	8 x 25m	Pay and play	Leicester
Braunstone Leisure Centre	4 x 25m	Pay and play	Leicester
Bannatyne Health Club	0 x 22m	Registered membership	Leicester
Bosworth Academy	4 x 25m	Pay and play	Hinckley & Bosworth
The Danielle Brown Sports Centre	4 x 20m	Registered membership	Leicester
Aylestone Leisure Centre	4 x 25m	Pay and play	Leicester
Parklands Leisure Centre	6 x 25m	Registered membership	Oadby and Wigston
Wigston Pool & Fitness Centre	6 x 25m	Pay and play	Oadby and Wigston
Leicester Grammar School	6 x 25m	Sports club / Community Association	Harborough
Hinckley Academy & John Cleveland Sixth Form Centre	0 x 25m	Sports club / Community Association	Hinckley & Bosworth
Hinkley Leisure Centre	8 x 25m	Pay and play	Hinckley & Bosworth

Health and Fitness Suites

- 6.3.12. There are a total of nine health and fitness gyms in the District which offer 582 'stations' / areas for fitness equipment. Table 6T identifies these below along with the availability and access type.

Table 6T – Health and Fitness Gyms in Blaby District

Site Name	Stations	Access type
Blaby Fitness	25	Registered membership
David Lloyd (Meridian)	150	Registered membership
David Lloyd (Narborough)	91	Registered membership
Enderby Leisure and Golf Centre	138	Pay and play

Huncote Leisure Centre	45	Pay and play
Leicestershire Constabulary Police HQ	50	Private use
Livingwell Health Club (Leicester)	40	Registered membership
Marriott Leisure Club (Leicester)	25	Private use
The Fitness Works	18	Registered membership
Total	582	

- 6.3.13. The quality of health and fitness gyms across the District is set out in Table 6U below (note the quality assessment only covers facilities with 20 or more stations).

Table 6U – Health and Fitness Gyms in Blaby District Quality Assessment

Site Name	Stations	Condition
Blaby Fitness	25	Above average
David Lloyd (Meridian)	150	Above average
David Lloyd (Narborough)	91	Above average
Enderby Leisure and Golf Centre	138	Above average
Huncote Leisure Centre	45	Above average
Leicestershire Constabulary Police HQ	50	Not assessed
Livingwell Health Club (Leicester)	40	Above average
Marriott Leisure Club (Leicester)	25	Above average

- 6.3.14. There are aspirations to extend the gym at Enderby Leisure Centre in the future to accommodate demand however, there are no current plans and there is no identified funding in place to do this. There are no known new health and fitness facilities planned for the area.
- 6.3.15. There are 34 qualifying sites (2,624 stations) located within two miles of the District boundary. Seven offer pay and play access. 12 sites are of significant size with over 100 stations and five are national chains which are likely to attract residents from Blaby. See Section 6 of the Blaby District Built Facilities Strategy Needs Assessment for details.
- 6.3.16. Dance studios are an important element of the wider health, fitness, and conditioning market. There are 13 dance studios across seven sites in the District – 12 of these were quality assessed and rate as above average. The dance studios are set out in Table 6V below.

Table 6V – Dance Studios in Blaby District Quality Assessment

Site name	Access policy	Quantity	Condition
Countesthorpe Community College	Sports club / Community Association	2	Above average
David Lloyd (Meridian)	Registered membership	2	Above average
David Lloyd (Narborough)	Registered membership	3	Above average
Enderby Leisure & Golf Centre	Pay and play	2	Above average
Huncote Leisure Centre	Pay and play	2	Above average
The Fitness Works	Registered membership	1	Not assessed
The Winstanley School	Sports club / Community Association	1	Above average

Gymnastics

6.3.17. There are no dedicated gymnastics and two non-dedicated gymnastic venues in the District³⁷; these are located at Enderby Gymnastics Club (operating within Enderby Leisure Centre) and Adams Gymnastics Club (operating within Huncote Leisure Centre).

6.3.18. Sport England suggests that drive time to specialist sports facilities such as gymnastics can be modelled at 30 minutes as opposed to 20 minutes for sports halls and swimming pools. On this basis the whole population within the District lives within 30 minutes of a non-dedicated gymnastics facility.

Squash

6.3.19. There are ten squash courts across three sites in the District. There are also 12 courts within 2 miles of the District boundary. 99% of the District's population lives within 20 minutes' drive of a facility with squash courts. The type of access available for each club is set out in Table 6W below.

³⁷ Dedicated gymnastics facilities are those built solely for gymnastics, whereas non-dedicated gymnastics facilities are where activity that takes place in a multi-purpose or shared space.

Table 6W – Squash Clubs in Blaby District and within 20 minutes drive

Site Name	Normal	Glass-backed	Total	Access type	Condition
Blaby District					
David Lloyd (Narborough)	0	3	3	Membership	Above average
Huncote Leisure Centre	4	1	5	Pay and play	Above average
Stoney Stanton War Memorial Playing Fields	2	0	2	Membership	Below average
Neighbouring Authorities					
Leicester Leys Leisure Centre (Leicester City Council)	2	0	2	Pay and play	Not assessed
New Parks Leisure Centre (Leicester City Council)	0	5	5	Pay and play	Not assessed
Sport in Desford (Hinkley and Bosworth)	2	0	2	Membership	Not assessed
Leicester Road Squash Club (Hinkley and Bosworth)	3	0	3	Sports club / community association	Not assessed

Indoor Bowls

- 6.3.20. There is one dedicated indoor bowls facility in the District and there are four within 30 minutes' drive time of the District. Table 6X sets out the locations, number of rinks (playing area), the access type and condition of the facility within the District.

Table 6X – Indoor Bowls in Blaby District and within 30 minutes drive

Site name	Rinks	Access Type	Condition
Blaby District			
Enderby Leisure & Golf Centre	6	Pay and play and sports club	Above average
Neighbouring Authorities			
Charnwood Indoor Bowls Club (Charnwood)	8	Sports club / community association	Not assessed

Site name	Rinks	Access Type	Condition
Leicester Indoor Bowls & Social Club (Leicester City Council)	9	Sports club / community association	Not assessed
Barwell Cricket & Sports Club (Hinkley & Bosworth)	6	Sports club / community association	Not assessed
Rugby Thornfield Indoor Bowls Club (Rugby Borough)	8	Sports club / community association	Not assessed

Indoor Tennis

- 6.3.21. There are a total of two indoor tennis facilities in the District with six facilities beyond the District boundary but within a 30 minutes' drive. The number of courts, access type, and condition of the courts located in Blaby are set out in Table 6Y below.

Table 6Y – Indoor Tennis in Blaby District and within 30 minutes drive

Site name	Courts	Access Type	Condition
Blaby District			
David Lloyd (Narborough)	6	Membership	Above average
Leicester Forest East Tennis Club	2	Sports club / community association	Below average
Neighbouring Authorities			
Loughborough Lawn Tennis Club (Charnwood)	2	Sports club / community association	Not assessed
Loughborough University (Charnwood)	8	Pay and play	Not assessed
Carisbrooke Tennis Club (Leicester City Council)	2	Sports club / community association	Not assessed
Sir Jonathan North College (Leicester City Council)	4	Sports club / community association	Not assessed
David Lloyd (Coventry) (Coventry City Council)	6 + 2	Membership	Not assessed
David Lloyd (Rugby) (Rugby Borough Council)	3	Membership	Not assessed

Archery

- 6.3.22. There are a total of three archery locations within the District; Brockington College, Meadows Sports Ground, and Thurlaston Airgun & Archery Centre. The whole of the District's population lives within a 30-minute drive of an archery site. The Leicester Ancient Order of Foresters has exclusive access to the outdoor venue at Meadows Sports Ground, however in the winter months it uses Brockington College sports hall.
- 6.3.23. Thurlaston Airgun and Archery Centre is a pay and play commercial centre, it offers no memberships. Leicester Ancient Order of Foresters is club which requires a membership to access.

Athletics

- 6.3.24. There are no permanent tracks within the District but synthetic tracks are located in neighbouring authorities within a 30-minute drivetime catchment. Table 6Z identifies the athletics tracks within 30 minutes' drive – the nearest to the District's boundary is Saffron Lane Athletics Stadium.

Table 6Z – Athletics tracks within 30 minutes' drive of Blaby District

Athletics Track	Lanes	Accessibility	Local authority
Rutland Sports Park	6	Sports club / community association	Erewash
Bingham Leisure Centre	8	Sports club / community association	Rushcliffe
Bramcote College	6	Sports club / community association	Broxtowe
Moorways Stadium	8	Sports club / community association	Derby
Loughborough University	8	Pay and play	Charnwood
Loughborough University	8	Pay and play	Charnwood
Ratcliffe College	4	Sports club / community association	Charnwood
Tamworth Sports Stadium	8	Sports club / community association	Tamworth
Saffron Lane Athletics Stadium	8	Sports club / community association	Leicester
Roger Bettles Sports Centre	8	Sports club / community association	Oadby & Wigston
The Pingles Stadium	8	Pay and clay	Nuneaton & Bedworth
North Solihull Sports Centre	8	Pay and play	Solihull
President Kennedy School	6	Pay and play	Coventry

Athletics Track	Lanes	Accessibility	Local authority
Lyng Hall School Sports Centre	8	Sports club / community association	Coventry
Kettering Pitch and Track	8	Pay and play	North Northamptonshire
University Of Warwick (Westwood Campus)	10	Sports club / community association	Coventry
Whitley Academy	6	Sports club / community association	Coventry
Rugby Athletics Track	8	Sports club / community association	Rugby
Edmondscote Athletics Track	10	Sports club / community association	Warwick
Daventry & District Sports Club	8	Sports club / community association	West Northamptonshire

- 6.3.25. England Athletics confirmed that, nationally, no new standard 400-metre athletics tracks are planned to be constructed. Focus is instead on the retention of existing 400-metre facilities and the development of new, innovative, entry level facilities such as mini tracks and endurance loops, particularly if they can be provided as part of floodlit, multi-sport developments.

Implications for Future Growth

- 6.3.26. To inform the emerging Blaby Local Plan and this IDP Blaby District Council commissioned an addendum report as a supplement to the following original reports:
- Blaby Built Sports Facilities Needs Assessment – April 2024; and
 - Blaby Built Sports Facilities Strategy & Action Plan – April 2024.
- 6.3.27. The built sports facilities audit which informed the Needs Assessment and Strategy was conducted between October-November 2023. The purpose of the Housing Addendum Report is to reflect the impact of the emerging Local Plan projected growth on the Built Sports Facilities Strategy and Action Plan.
- 6.3.28. For clarity, the Addendum does not update, re-audit or re-run the underlying analysis that was included in the Needs Assessment or the Strategy and Action Plan, and the original conclusions and recommendations remain unchanged. It simply applies the emerging Local Plan projected housing growth figures to the existing outputs to illustrate the potential implications of growth on facility demand.
- 6.3.29. The Addendum Report determines what impact the housing figures and subsequent housing developments will have on demand in Blaby, applies them to the Built Facilities Strategy findings and identifies the impact this has

on the need for local improvements to increase capacity or make new provision if required.

- 6.3.30. It is intended that this should help to refine the proposed approach to securing indoor sports facilities through new housing development and help form the basis for negotiation with developers for contributions to the provision of appropriate facilities and their long-term maintenance.
- 6.3.31. The scale of planned population growth across Blaby will generate additional demand for built sports provision. Meeting this need may require a combination of new on-site facilities within development areas and strategic off-site provision, particularly for larger or specialist facility types. This will be confirmed as part of the preparation of masterplans/ planning applications and through the development management process.
- 6.3.32. The built sports facilities requirements (quantity and costs) have been drawn directly from Sport England's Sports Facility Calculator (SFC) tool, applied to population growth projections and team and participation data for Blaby. This approach has been validated by the Council's Built Facilities Strategy Housing Addendum Report (June 2026).
- 6.3.33. These built sports facilities requirements are set out in the accompanying Infrastructure Schedule on a per site basis, and summarised below:
- 1.87 swimming pools (£8,891,307)
 - 2.26 sports halls (£6,919,309)
 - 0.09 indoor bowls centres (£296,302)

6.4. Open Space

- 6.4.1. The National Planning Policy Framework defines open space as 'all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity'. Access to a network of high quality open spaces is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change.
- 6.4.2. Open space is managed and maintained by a variety of different stakeholders, ranging from strategic spaces to individual amenity areas within development sites. Whilst much of this is carried out by established organisations, open space is often maintained by community-led groups.

Current Provision

6.4.3. The Blaby District Open Space Assessment (2019) provides an overview of the existing open space provision across the District. The Assessment identifies the following types of open space:

- Accessible Natural Greenspace,
- Allotments, Amenity Greenspace,
- Cemeteries and Churchyards,
- Education,
- Outdoor Sport (private),
- Parks and Recreation Grounds,
- Play Space (youth and child).

6.4.4. The Open Space Assessment includes maps showing the location of the different types of open space in the District.

6.4.5. Table 6AA below details the amount of open space across these open space typologies within the District.

Table 6AA – Open Space by Typology in Blaby District

Open space typology	No. of sites	No. of hectares (ha)	Average size (ha)	Typology per 1,000 population
Accessible Natural Greenspace	36	289.21	11.88	2.89
Allotments	27	28.79	1.07	0.29
Amenity Greenspace	130	90.58	0.7	0.9
Cemeteries and Churchyards	34	20.17	0.59	0.2
Education	32	86.38	2.7	0.86
Outdoor Sport (Private)	31	64.90	2.11	0.65
Park and Recreation Grounds	31	100.7	3.25	1.0
Play (Child)	61	6.54	0.11	0.07
Play (Youth)	25	1.97	0.08	0.02
District total	407	100,246	22.49	6.88

6.4.6. The distribution of this provision is not uniform across the District, leading to inequitable access to different types of greenspace. The assessment also audited and scored (A-C) open spaces across Blaby. Approximately 80% of audited accessible greenspace scored good ('A') or average ('B'). Around 20% of audited accessible greenspaces scored poorly ('C').

- 6.4.7. The 2019 Blaby District Open Space Assessment provides an overview of the existing District-wide open space across Blaby, set out in Table 6AB below.

Table 6AB – Open Space across Blaby District

Typology	Number of Sites	Minimum size (ha)	Maximum size (ha)	Average size (ha)
Accessible Natural Greenspace	36	0.32	111	11.88
Allotments	27	0.06	2.85	1.07
Amenity Greenspace	130	0.03	8.25	0.7
Cemeteries and churchyards	34	0.1	2.52	0.59
Education	32	0.1	19.87	2.7
Outdoor Sport (private)	31	0.07	8.02	2.11
Park and Recreation Grounds	31	0.04	14.32	3.25
Play (Child)	61	0	0.51	0.11
Play (Youth)	25	0.01	1.08	0.08

- 6.4.8. The following tables shows the existing provision of open space by typology in hectares (Table 6AC) and hectares per 1000 population (Table 6AD) for each of the parishes in the District.

Table 6AC – Blaby District Open Space by typology in hectares

Source: Blaby Open Space Assessment (2019)

Parish	Allotments	Amenity Green Space	Parks and Recreation	Play (child)	Play (youth)	Accessible Natural Green Space	Cemeteries and Churchyards	Education	Outdoor Sport (Private)	Population (ONS 2017 mid year estimates)
Aston Flamville	0	0	0	0	0	25.87	0.41	0	0	312
Blaby	4.14	2.78	13.24	1.07	0.07	9.87	2.71	7.57	13.26	6,461
Braunstone	5.68	10.13	28.13	0.58	0.24	42.3	0	16.18	0.24	17,142
Cosby	2.03	0.69	4.9	0.18	0.01	0	0.99	1.84	3.35	3,446
Countesthorpe	2.41	3.51	2.35	0.4	0.02	12.67	1.67	23.17	10.01	7,364
Croft	1.31	0	4.3	0.05	0.06	19.85	1.18	1.46	0	1,648
Elmesthorpe	0	1.21	0	0.02	0	20.13	0.12	0	0	680
Enderby	1.45	12.74	3.92	0.35	0.03	27.9	1.94	9.84	1.75	6,809
Glen Parva	0	1.07	2.74	0.45	0.03	13.55	0	2.08	0	5,869
Glenfield	1.25	6.49	3.8	0.42	0.16	16.36	0.87	4.92	8.32	10,411
Huncote	1.39	0.94	6.35	0.33	1.08	6.78	0.64	1.18	0.14	2,017
Kilby	0	0.65	0	0.02	0	0	0.57	0.55	0	273
Kirby Muxloe	1.15	4.5	5.98	0.3	0.08	0	1.52	0.52	17.51	4,688
Leicester Forest East	0	9.44	6.27	0.69	0	0	0.6	4.63	0	7,230
Leicester Forest West	0	0	0	0	0	0	0	0	0	421
Lubbesthorpe	0	1.74	0	0	0	0	0	0	0	419
Narborough	1.63	7.63	5.98	0.6	0.01	22.32	1.93	5.11	0.41	8,713
Potters Marston	0	0	0	0	0	0	0	0	0	276
Sapcote	2.96	6.19	3.06	0.15	0.03	0	1.22	1.18	0	2,922

Parish	Allotments	Amenity Green Space	Parks and Recreation	Play (child)	Play (youth)	Accessible Natural Green Space	Cemeteries and Churchyards	Education	Outdoor Sport (Private)	Population (ONS 2017 mid year estimates)
Sharnford	0.4	0.65	0.35	0.29	0.01	56.21	0.79	0.87	0	1,008
Stoney Stanton	0.63	11.41	4.94	0.23	0.09	5.07	1.15	2.52	0.39	4,122
Thurlaston	0.12	0	0.93	0.12	0.02	6.78	0.52	0.28	5.07	860
Whetstone	2.24	8.81	3.64	0.29	0.03	3.55	1.34	2.48	4.45	7,002
Wigston Parva	0	0	0	0	0	0	0	0	0	153
District Total	28.79	90.58	100.70	6.54	1.97	289.21	20.17	86.38	64.90	100,246

Table 6AD – Blaby District Open Space hectares per 1,000 population

Source: Blaby Open Space Assessment (2019)

Parish	Allotments	Amenity Green Space	Parks and Recreation	Play (child)	Play (youth)	Accessible Natural Green Space	Cemeteries and Churchyards	Education	Outdoor Sport (Private)	Population (ONS 2017 mid year estimates)
Aston Flamville	0	0	0	0	0	82.92	1.31	0	0	312
Blaby	0.64	0.43	2.05	0.17	0.01	1.53	0.42	1.17	2.05	6,461
Braunstone	0.33	0.59	1.64	0.03	0.01	2.47	0	0.94	0.01	17,142
Cosby	0.59	0.2	1.42	0.05	0	0	0.29	0.53	0.97	3,446
Countesthorpe	0.33	0.48	0.32	0.05	0	1.72	0.23	3.15	1.36	7,364
Croft	0.79	0	2.61	0.03	0.04	12.04	0.72	0.89	0	1,648
Elmesthorpe	0	1.78	0	0.05	0	29.6	0.18	0	0	680
Enderby	0.21	1.87	0.58	0.05	0	4.1	0.28	1.45	0.26	6,809
Glen Parva	0	0.18	0.47	0.08	0.01	2.31	0	0.35	0	5,869
Glenfield	0.12	0.62	0.36	0.04	0.02	1.57	0.08	0.47	0.8	10,411
Huncote	0.69	0.47	3.15	0.16	0.54	3.36	0.32	0.59	0.07	2,017
Kilby	0	2.38	0	0.07	0	0	2.09	2.01	0	273
Kirby Muxloe	0.25	0.96	1.28	0.06	0.02	0	0.32	0.11	3.74	4,688
Leicester Forest East	0	1.31	0.87	0.1	0	0	0.08	0.64	0	7,230
Leicester Forest West	0	0	0	0	0	0	0	0	0	421
Lubbesthorpe	0	4.15	0	0	0	0	0	0	0	419
Narborough	0.19	0.88	0.67	0.07	0	2.56	0.22	0.59	0.05	8,713
Potters Marston	0	0	0	0	0	0	0	0	0	276
Sapcote	1.01	2.12	1.05	0.05	0.01	0	0.42	0.4	0	2,922

Parish	Allotments	Amenity Green Space	Parks and Recreation	Play (child)	Play (youth)	Accessible Natural Green Space	Cemeteries and Churchyards	Education	Outdoor Sport (Private)	Population (ONS 2017 mid year estimates)
Sharnford	0.4	0.64	0.35	0.29	0.01	55.76	0.78	0.86	0	1,008
Stoney Stanton	0.15	2.77	1.2	0.06	0.02	1.23	0.28	0.61	0.09	4,122
Thurlaston	0.14	0	1.08	0.14	0.02	7.88	0.6	0.33	5.9	860
Whetstone	0.32	1.26	0.52	0.04	0	0.51	0.19	0.35	0.64	7,002
Wigston Parva	0	0	0	0	0	0	0	0	0	153
District Total	0.29	0.9	1.0	0.07	0.02	2.89	0.2	0.86	0.65	100,246

6.4.9. The Blaby Green and Blue Infrastructure Study (February 2025) identifies the following initiatives, projects and policies in relation to open space:

- The Blaby District Plan 2024-2028 commits the Council to the sustainability of parks, ensuring they are high quality, accessible and provide value to the local community;
- Active Blaby is an initiative to support residents to get active and improve their health and wellbeing. The initiative includes a programme of health walks in local parks and the wider rural area to promote active travel;
- The Canal and River Trust run wellbeing walks along the Grand Union Canal in south Leicestershire. This includes a blue social prescribing programme which include canoe, paddle board and walking sessions;
- Active Together is a partnership which aims to increase physical activity levels and reduce inequality of access to sport within Leicestershire, Leicester and Rutland. The initiative includes a variety of physical activity opportunities for all ages and provide a directory of parks, open spaces, walking and cycling routes in the local area; and
- Volunteer opportunities supported by the Council, including A Place to Grow, which is a sustainable community garden.

Implications for Future Growth

6.4.10. The scale of planned population growth across Blaby will generate additional demand for open space. Meeting this need may require a combination of on-site provision within development areas and strategic off-site provision. This will be confirmed as part of the preparation of masterplans/ planning applications and through the development management process.

6.4.11. The open space requirements have been calculated by applying the open space standards for Blaby District identified in the Blaby Open Space Assessment (2019) and shown below in Table 6AE to the population growth projections data for Blaby District.

Table 6AE: Open Space Standards for Blaby District

Open Space Typology	Space Standard (hectare per 1,000 population)
Allotments	0.3 hectare
Amenity green space	1 hectare
Parks and recreation grounds	1 hectare
Children's play space	0.07 hectare
Youth play space	0.07 hectare
Natural green space	1 hectare

6.4.12. The open space requirements are set out in the accompanying Infrastructure Schedule on a per site basis, and summarised below:

- 11.05 hectares of allotments (£3,548,616)
- 36.85 hectares of amenity greenspace (£6,117,034)
- 2.58 hectares of children's play space (£5,598,191)
- 36.85 hectares of natural greenspace (£4,783,078)
- 36.85 hectares of parks and recreation grounds (£21,907,087)
- 2.58 hectares of youth play space (£5,598,191)

6.5. Green and Blue Infrastructure

6.5.1. Green and Blue Infrastructure is defined as a network of multifunctional natural spaces and corridors in rural and urban areas, which supports natural ecological processes to deliver a range of environmental and quality of life benefits that are integral to successful sustainable communities. For the purposes of this IDP, this includes parks and gardens, woodlands, footpaths, allotments, Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNR) Local Wildlife Sites (LWS) and water infrastructure (referred to as blue infrastructure) which includes Sustainable Urban Drainage (SuDS), rivers, lakes, wetlands and canals.

6.5.2. Green and blue infrastructure is managed and maintained by a variety of different stakeholders, which cover the strategic and sub-regional scale, all the way down to individual open spaces at a site-specific scale. Whilst much of this is done by established organisations, green and blue infrastructure is often maintained by community-led groups, who will take on assets such as community orchards, wildflower corridors, and other volunteer-manged sites.

Current Provision

6.5.3. The Blaby Green and Blue Infrastructure Study (February 2025) provides an overview of the existing green and blue infrastructure within the District. Provision is divided into three themes; *wellbeing* which addresses typical open space typologies, *wildlife* which addresses designations and priority habitats, and *water* which addresses blue infrastructure elements. While open space falls into the definition of Green and Blue Infrastructure, for the purposes of this IDP open space is set out in section 6.4 above.

6.5.4. There are six Sites of Special Scientific Interest (SSSIs) within the District, including Enderby Warren Quarry and Croft & Huncote Quarry SSSIs which form important geological sites. Croft Hill and Croft Pasture SSSIs are also notable for their rare types of grasslands. Narborough Bog SSSI is characterised by one of the largest reedbeds in Leicestershire and Burbage Wood and Aston Firs SSSI is comprised of semi-natural woodlands on clay soils.

- 6.5.5. The other statutory designations in the District include three local nature reserves (LNRs): Aylestone Meadows, Burbage Common and Woods, and Glen Hill LNRs. The local wildlife site (LWS) network within the District is comprised of 402 sites.
- 6.5.6. There are 262 hectares of deciduous woodland in the District, covering 2% of landcover. This is slightly above the Leicestershire and Rutland average, where only 1.8% of the area is covered by mature broadleaved woodland. 14% of the woodland is found within the LWS network and 37% is within SSSIs. Ancient woodland is present in Burbage Wood and Aston Firs SSSI.
- 6.5.7. There are only 75 hectares of lowland high-quality semi-improved grassland and 4 hectares of lowland meadows across the District. Of this provision, only 0.05% of lowland meadows and 9% of semi-improved grassland is in the LWS network, whilst 3% and 0.01% respectively is within SSSIs.
- 6.5.8. The current initiatives, projects and policy for preserving wildlife across the District have been identified in collaboration with the Leicestershire Nature Recovery Strategy (LNRS) and include:
- Biodiversity enhancement within areas of Flood Zone 3;
 - Enhancing existing and establishing new hedgerow networks;
 - Potential to establish a BNG Habitat Bank;
 - Leicestershire and Rutland Wildlife Trust's Living Landscapes scheme, which focusses on restoring wildlife and wild places along the river corridors and floodplains.
- 6.5.9. The LNRS was completed and published in August 2025 and sets out the opportunities and priorities for nature recovery across Leicester, Leicestershire and Rutland, many of which will be applicable for Blaby District.
- 6.5.10. For blue infrastructure, the principal watercourses in the District are the River Soar and the River Sence. The River Soar is a tributary of the River Trent and Leicestershire's principal river and flows north easterly through the District. It forms a confluence with the River Sence on the outskirts of Leicester. The River Sence flows along the southern edge of Leicester from Kilby in the east to Glen Parva, where it meets the River Soar. The Grand Union Canal also crosses the District and runs broadly parallel to the channel of the River Sence within the District.
- 6.5.11. Other smaller watercourses and tributaries dissect the District including Thurlaston Brook, Whetstone Brook, Rothley Brook and Lubbesthorpe Brook, which are tributaries of the River Soar. Overall, there are approximately 93km of watercourse running through the District. There are

no reservoirs in the District, with small waterbodies (lakes / ponds) primarily associated with nature reserves, quarries, farms and water sports provision.

6.5.12. The current initiatives, projects and policy for blue infrastructure across the District includes:

- Managing flood risk through green and blue infrastructure interventions, however no site specific projects are currently identified;
- The River Trent Flood Catchment Management Plan suggests actions to investigate upstream storage and opportunities for creating green corridors along watercourses through urban centres;
- Improved access to the River Soar, River Sence, Rothley Brook and Grand Union Canal corridors; and
- The Canal and River Trusts' Waterways Wellbeing project in South Leicestershire which encourages activities on or near water.

Implications for Future Growth

6.5.13. The scale of planned population growth across Blaby will generate additional demand for access to Green and Blue Infrastructure. Green and Blue Infrastructure can be delivered on site as part of detailed proposals and contributions may be required for strategic off-site provision for the Priority Projects 1, 3 and 5 identified in the Blaby Green and Blue Infrastructure Study.

6.5.14. The Blaby Green and Blue Infrastructure Study identifies several opportunities to promote the delivery of Green and Blue Infrastructure within the District. Seven of these opportunities are identified as priority projects in the GBI Study – see Chapter 7 of the GBI Study for further details and maps showing the location of the projects. The delivery of three of these projects is considered to be desirable within the Local Plan period:

- Priority Project 5 will be delivered as part of the West of Stoney Stanton Strategic Site (Site S7). Contributions may also be required from the Land west of Huncote Road, Stoney Stanton (Site H1M) developments.
- Contributions may be sought for Priority Project 1 from the sites allocated in the emerging Blaby Local Plan that drain into the River Soar catchment, i.e. Land south of Warwick Road, Littlethorpe (Site H1K) and Land at Carlton Park, Enderby/ Narborough (Site S11).
- Priority Project 3 will be delivered in part by the Whetstone Pastures Strategic Site and contributions may also be sought from Land south of

Whetstone (Site S12) that will connect to the Glen Parva, Whetstone and Countesthorpe green routes identified in the GBI Study.

- 6.5.15. The Blaby GBI Study emphasises the importance of a partnership-based approach to the delivery of the priority projects and identifies potential delivery partners and delivery mechanisms/ funding sources for each of the priority projects in Chapter 8.
- 6.5.16. The priority projects are set out in the accompanying Infrastructure Schedule on a per site basis and summarised below. For the purposes of this IDP it has been estimated that each project would be in the region of £1 million, subject to change as the project details are confirmed.

Table 6AF – Blaby Green and Blue Infrastructure Priority Projects 1, 3 and 5

Source: Blaby Green and Blue Infrastructure Study 2025

Project	Timeframe	Cost	Notes
Priority Project 1: Narborough to Aylestone Wetland • Opportunity to create a continuous natural and semi-natural corridor along the River Soar and part of the River Sence between Aylestone Meadows Local Nature Reserve	10+ years	>£1 million	The large-scale nature of the project means it would likely be delivered in stages, offering the opportunity to deliver the work incrementally.
Priority Project 3: Glen Parva, Whetstone and Countesthorpe Green Routes • Opportunity to utilise the route if existing dismantled rail corridors to create wildlife-friendly traffic-free active travel routes between a number of settlements in Blaby District and beyond.	5-10 years	£250,000 - £1 million	Some sections of the project, like creating cycling and walking routes, could be developed earlier while elements such as hedgerows and trees may take longer to mature fully

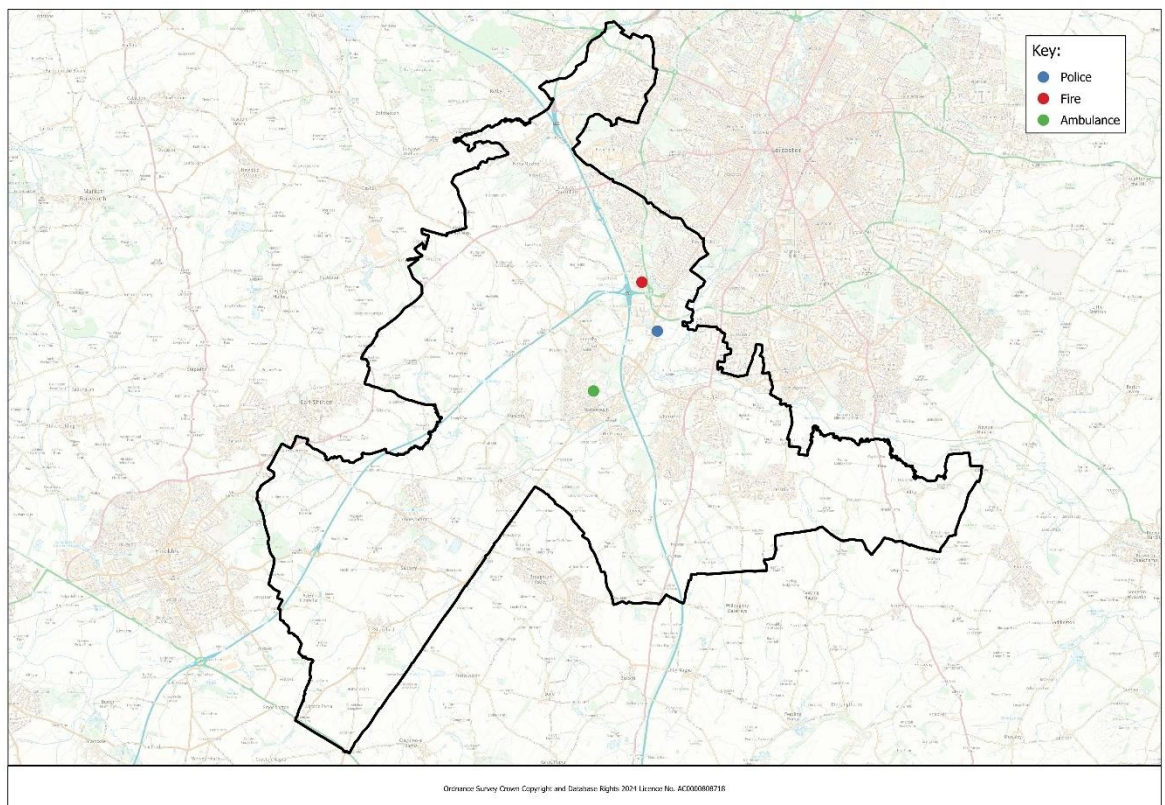
Project	Timeframe	Cost	Notes
Priority Project 5: Stoney Stanton Park • Opportunity to create a destination park by rejuvenating and joining the existing natural greenspace site and Stoney Stanton War Memorial Playing Fields between Stoney Stanton and Sapcote.	5-10 years	£250,000 - £1 million	Opportunity to create destination park on the existing Stoney Stanton War Memorial Playing Fields and the adjoining natural greenspace.

7. Emergency Services

7.1. Introduction

- 7.1.1. This section sets out the current emergency services providing for Blaby District and considers the implications of the development proposed in the emerging Local Plan for these services. Figure 7A below shows the location of the Ambulance station, Fire and Rescue station and Police Headquarters in Blaby District.

Figure 7A: Ambulance Station, Fire and Rescue Station and Police Headquarters in Blaby District



7.2. Emergency Services (Ambulance)

- 7.2.1. Ambulance services in the District are provided by the East Midlands Ambulance Service NHS Trust (EMAS). Emergency ambulance services ensure patients with serious or life-threatening injuries and illnesses get the care they need 24 hours a day, 365 days a year. Unlike other health services which operate from fixed locations, emergency ambulance services attend the patient and are provided from a range of vehicles.

Current Provision

- 7.2.2. EMAS provides accident and emergency services to more than 4.9 million people across Derbyshire, Lincolnshire, Leicestershire and Rutland,

Nottinghamshire, and Northamptonshire. EMAS also provides non-emergency ambulances (patient transport service) for patients with routine hospital or clinical appointments in Derbyshire, Northamptonshire, and Greater Lincolnshire.

7.2.3. EMAS employs over 4,300 staff based across over 90 facilities including ambulance stations, two emergency operations centres, training and education facilities, support team offices, and fleet workshops. Care is also delivered with the support of over 1,550 volunteer community first responders. EMAS operate 9 ambulance stations across Leicester, Leicestershire, and Rutland, including:

- Coalville Ambulance Station
- Goodwood Ambulance Station (adjacent to Leicester General Hospital)
- Gorse Hill Ambulance Station
- Hinkley Ambulance Station
- Loughborough Ambulance Station
- Lutterworth Ambulance Station
- Market Harborough Ambulance Station
- Narborough Ambulance Station
- Oakham Ambulance Station

7.2.4. Of the above, Narborough Ambulance Station is located within Blaby. Emergency Operations is based at Trust HQ, Horizon Place, Nottingham, with a secondary site in Lincoln. The EMAS divisional headquarters is co-located with Leicestershire Fire and Rescue Service in Birstall.

7.2.5. The EMAS operates a fleet of over 700 vehicles, including emergency ambulances, fast response cars, specialised and driver training vehicles, and urgent care and patient transport vehicles.

7.2.6. The EMAS Strategy (2023-2028)³⁸ identifies the following five ambitions/objectives to ensure their vision is underpinned by clear actions:

- We will deliver outstanding patient care
- We will be an attractive employer of choice
- We will deliver improved outcomes for our patients
- We will deliver safe, effective, compassionate care
- We will work in partnership to reduce health inequalities

7.2.7. In response to engagement on the preparation of this IDP, EMAS confirmed there were no plans in place for additional capital projects.

³⁸ EMAS Strategy (2023-2028). <https://www.emas.nhs.uk/about-us/our-vision-and-values>

Implications for Future Growth

- 7.2.8. In response to engagement on the preparation of this IDP, EMAS confirmed planned growth would increase demand for their services if understood as creating additional households in their area of operation rather than resulting in a redistribution of households within the area.
- 7.2.9. The EMAS noted that appropriate access to all development sites would be required during construction and once complete, and that such provisions are of critical importance. The EMAS also identified the need for electric vehicle charging infrastructure arising from new fleet requirements in the next decade. The costs for infrastructure are currently unknown, however, the cost of new or improved infrastructure would be funded within the core development funding streams (i.e. NHS commissioning contracts for the provision of emergency services) and government-initiated monies in relation to electric vehicle charging infrastructure. This means that no developer contributions will be sought for Ambulance Services from the development planned in the emerging Blaby Local Plan. No specific schemes for Ambulance Services are included in the Infrastructure Schedule.

7.3. Emergency Services (Fire and Rescue)

- 7.3.1. The Leicestershire Fire and Rescue Service (LFRS) is responsible for providing the fire and rescue service in Blaby District and across Leicester, Leicestershire, and Rutland. At the heart of everything the LFRS does is to prevent incidents from occurring, limit their impact when they do, and respond in the right way at the right time when needed. The LFRS is governed by the Leicester, Leicestershire and Rutland Combined Fire Authority (CFA), whose responsibility it is to deliver an effective fire and rescue service across the area.

Current Provision

- 7.3.2. The CFA for the area is responsible for preparing the Community Risk Management Plan (CRMP)³⁹, the purpose of which is to assess all foreseeable fire and rescue-related risks to communities and put in place arrangements to respond to and deal with them.
- 7.3.3. As detailed by Table 7B below, the CRMP (October 2025) identifies Blaby District as one of the lower risk local authority areas across the LFRS area, with 0% of Blaby within the 'very high risk' category. Over 74% of Blaby falls within the 'very low' and 'low' risk areas.

³⁹ LFRS Community Risk Management Plan (October 2025). <https://leics-fire.gov.uk/753>

Table 7B: The Risk of Fire-related Incidents Across Local Authorities Relative to Each Other

Local authority	Very high risk	High risk	Medium risk	Low risk	Very low risk
Blaby	0%	8%	18%	47%	27%
Charnwood	3%	14%	20%	39%	23%
Harborough	4%	6%	34%	30%	26%
Hinckley and Bosworth	2%	3%	23%	47%	26%
Leicester	11%	13%	33%	34%	9%
Melton	3%	13%	30%	33%	20%
North West Leicestershire	3%	9%	14%	60%	14%
Oadby and Wigston	3%	6%	11%	25%	56%
Rutland	0%	9%	30%	48%	13%

7.3.4. LFRS provides a wide range of safety initiatives and enforces fire safety legislation, operating from 20 fire stations. Its staffing includes 700 employees, of which 562 are firefighters. The fire stations across Leicester, Leicestershire and Rutland are:

- Ashby Fire Station
- Billesdon Fire Station
- Birstall Fire Station
- Castle Donington Fire Station
- Central Fire Station (Leicester)
- Coalville Fire Station
- Eastern Fire Station (Leicester)
- Hinckley Fire Station
- Kibworth Fire Station
- Loughborough Fire Station
- Lutterworth Fire Station
- Market Bosworth Fire Station
- Market Harborough Fire Station
- Melton Mowbray Fire Station
- Oakham Fire Station
- Shepshed Fire Station
- Southern Fire Station (Leicester)
- Uppingham Fire Station
- Western Fire Station (Leicester)
- Wigston Fire Station

7.3.5. Of the above fire stations, Southern Fire Station (Leicester) is within Blaby. Southern Fire Station contains the base for the LFRS's control room and

includes a major incident room used for serious incidents including multi agency (police and ambulance) situations. The LFRS Estates Strategy (2025-2029) identifies planned station refurbishment at Southern Fire Station within the 2025/26 financial year at a forecasted cost of £1m. In response to engagement on the preparation of this IDP, the LFRS confirmed that no other facilities are currently planned in Blaby, however the Estates Strategy identifies the need for a new learning and development facility. No location, cost or timescale is provided for this facility.

7.3.6. The LFRS is content with its medium-term financial plan to meet its needs in 2025/26. However, further clarity is required regarding future financial settlements from Government before the LFRS can be confident of financial position for the direction of the CRMP (2024-2028). His Majesty's Inspectorate of Constabulary and Fire and Rescue Services carried out an inspection of the LFRS in October/November 2024. The LFRS scored positively against a number of important criteria. However, of particular relevance to matters concerning fire and rescue infrastructure was the inspector's conclusion that achieving 'best use of resources' and 'future affordability' require improvement⁴⁰.

7.3.7. In response to engagement on the draft IDP, the LFRS confirmed it has not previously secured s106 contributions, but that it would like to review this position.

Implications for Future Growth

7.3.8. Through engagement with the LFRS no infrastructure requirements arising from planned growth have been identified. No specific schemes for Fire and Rescue Services are included in the Infrastructure Schedule.

7.3.9. The LFRS notes that while they do not respond to consultations on planning applications they do respond to Building Regulations consultations for commercial premises and flats. The LFRS expect approved documents relating to the relevant building regulations to be followed. Further detailed guidance is provided by the LFRS in the 'Fire and Rescue Service Access to Domestic and Commercial New Builds: Guide for Planners and Developers'⁴¹, to which regard must be had in considering detailed design elements of relevant development proposals.

7.4. Emergency Services (Police)

7.4.1. Leicestershire Police is responsible for policing the District and the Leicester, Leicestershire and Rutland Police & Crime Commissioner (PCC) ensures that the Police deliver efficient and effective policing through the exercise of

⁴⁰ LFRS Community Risk Management Plan (October 2025)

⁴¹ <https://leics-fire.gov.uk/planners-and-developers>

statutory powers. As well as working closely with the police, PCCs work with a full range of other public services including health, social services, probation and other organisations that deal with a variety of issues related to crime, community safety or criminal justice.

Current Provision

7.4.2. PCCs set a Police and Crime Plan and determine local policing priorities. Commissioner Rupert Matthews, re-elected in May 2024, has prepared a new Police & Crime Plan (2024-2029)⁴² for the Leicester, Leicestershire and Rutland, which identifies the following key priorities:

- Improving service and standards
- Finding efficiency and productivity
- Investing in the right people with the right skills and wellbeing
- Maximising the best technology
- Reducing demand by working alongside partners

7.4.3. Leicestershire Police headquarters is based in Enderby, and while not an operational police station it is home to several departments, including Contact Management, Communications and Public Engagement, Leicestershire Roads Policing Unit, and the Roads and Armed Policing Team. The Police area is covered by nine neighbourhood policing areas, headed up by an inspector whose responsibility it is to ensure their area receives a 24-hour policing service.

7.4.4. The East Midlands Special Operations Unit (EMSOU)⁴³ is one of the largest collaborative policing units in the country, delivering specialist capabilities on behalf of the five East Midlands police forces. Led by a Regional Deputy Chief Constable, EMSOU is a collaborative unit of officers and staff from Derbyshire, Leicestershire, Lincolnshire, Northamptonshire and Nottinghamshire police forces tackling the most serious, organised and violent crime, countering terrorism and extremism and providing forensic services on behalf of the region.

7.4.5. Leicestershire is home to the following 10 designated police stations, the Police Desk at North West Leicestershire District Council⁴⁴ and Force Headquarters in Enderby:

- Mansfield House Police Station
- Beaumont Leys Police Station
- Spinney Hill Police Station

⁴² Leicestershire PCC Police and Crime Plan 2024-2029. <https://www.leics.pcc.police.uk/police-and-crime-plan/police-and-crime-plan-2024-2029/>

⁴³ <https://www.emsou.police.uk/>

⁴⁴ Home Office - Designated police stations (3 November 2025)

- Keyham Lane Police Station
- Braunstone Police Station
- Hinckley Police Station
- Wigston Police Station
- Market Harborough Police Station
- Melton Police Station
- Loughborough Police Station

7.4.6. Force Headquarters is situated within the District, at Enderby, while 24/7 policing of the District is provided by Braunstone Police Station just outside Blaby. Working from Braunstone Police Station are the following teams:

- Response Police for Blaby District (45 police constables, 5 sergeants)
- Neighbourhood Policing for Blaby (9 police constables, 2 sergeants, 6 police community support officers)
- Front enquiry office (1 local support team officer)
- Management (3 sergeants [Neighbourhood Policing Area Deputy, Crime Manager, Performance Manager])
- Neighbourhood policing for West Leicester (1 sergeant, 4 police constables, 4 police community support officers)

7.4.7. Full details of the force capital programme are not available, however the following indications of priorities over the coming years have been provided by Leicestershire Police through their response to the IDP:

- Force Headquarters
 - Contact Management department ergonomics improvements (stage 2)
 - Occupational Health Unit improvements
 - Firearms Building
- Force wide, including Blaby
 - Automated Number Plate Recognition camera refresh
 - Vehicle fleet including electric vehicles and specials vans
 - Evidence gathering equipment
 - Information technology and operational equipment

Implications for Future Growth

7.4.8. Leicestershire Police have set out that growth over the plan period will have an impact on demand for policing and will likely generate:

- Higher call demand (999, 101, and digital contact);
- Higher neighbourhood policing workload;
- Increased investigative demand particularly for volume crime, domestic abuse, vulnerability and cyber-enabled offences; and

- Additional demand on roads policing (due to increased vehicle movements from new developments).

7.4.9. In broad terms, the Police have identified that planned growth will create future needs for investment in the police estate, vehicular fleet, ICT capacity, training capacity, and staff equipment. The following requirements and costs are set out in the accompanying Infrastructure Schedule on a district-wide basis and contributions will be sought from all sites:

- Staff equipment – £253,238
- Infrastructure and estate support – £3,283,143
- Fleet requirements – £222,970
- Transforming policing through technology – £775,658
- Crime reduction and prevention initiatives – £775,658

8. Libraries

8.1. Introduction

- 8.1.1. Leicestershire County Council (LCC) has a statutory duty under the Public Libraries and Museums Act 1964 to provide a ‘comprehensive and efficient’ library service. LCC maintains all County Council managed libraries and supports all existing community managed libraries.

8.2. Current Provision

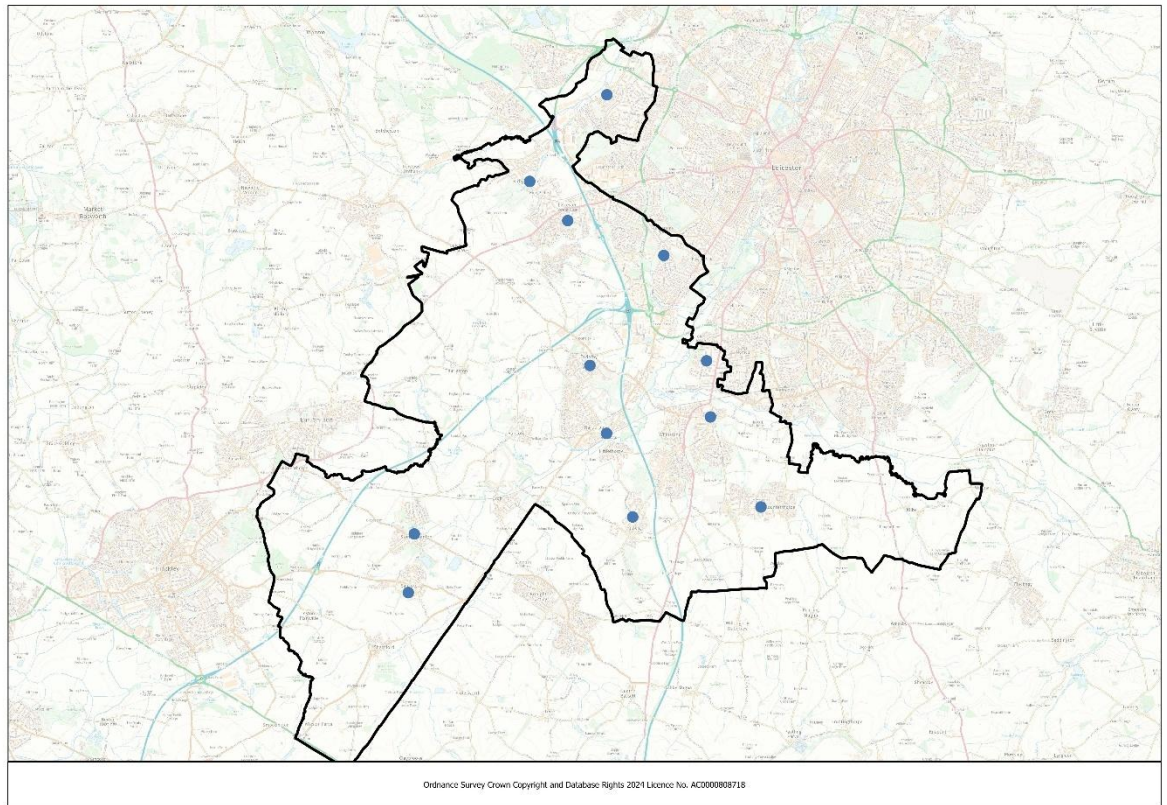
- 8.2.1. Blaby is currently served by the following Leicestershire County Council⁴⁵ and community managed⁴⁶ libraries, shown in Figure 8A below:

- Blaby Library
- Braunstone Town Community Library at Braunstone Civic Centre
- Cosby Community Library
- Countesthorpe Community Library
- Enderby Community Library
- Glenfield Library
- Glen Hills Community Library
- Kirby Muxloe Library
- Leicester Forest East Community Library
- Narborough and Littlethorpe Community Library
- Sapcote Community Library
- Stoney Stanton Community Library

⁴⁵ <https://www.leicestershire.gov.uk/leisure-and-community/libraries/find-a-library>

⁴⁶ <https://www.leicestershirecommunities.org.uk/cml/>

Figure 8A – Libraries in Blaby District



8.2.2. LCC has noted that whilst existing provision meets current demand, housing development across the district is seeing pressure on that provision, in particular at Leicester Forest East/ Lubbethorpe and Blaby.

8.3. Implications for Future Growth

8.3.1. In response to engagement on the draft IDP, LCC confirmed that there were no plans for new libraries in Blaby District. LCC outlined that further development will increase pressure on library resources, making investment in existing facilities and library material and equipment, including mobile services, necessary to enable libraries to continue to adequately support local communities.

8.3.2. LCC's Planning Obligations Policy (July 2019) identifies libraries as a main type of infrastructure typically required by LCC. Types of development that might trigger the need for library contributions include new 'major' residential development, large commercial/ employment development, and student accommodation or halls of residence. Such development would be expected to make financial contributions in most instances; however, large scale developments may be required to provide facilities on site.

8.3.3. The types of library facilities required may include:

- Access to static and mobile library services to support reading learning and information provision
 - Building work including internal adaptation and fitting out, extension and new building provision
 - Resources including books, newspapers/magazines, study support material, audio visual stock
 - Infrastructure including ICT network and equipment
 - Provision or enhancement of community facilities with appropriate partners
- 8.3.4. The need for a contribution will be established by comparing the current capacity of the library and population it serves against the population increase likely to be generated by new development using standards developed by the Department for Culture, Media and Sport, and the Museum, Libraries and Archives Council (MLA).
- 8.3.5. Applying LCC's Planning Obligations Policy (July 2019) to the planned growth results in the need for the following library infrastructure contributions:
- Internal building works for static library buildings and mobile services - £1,246,990
 - Library material and equipment - £370,707
- 8.3.6. In response to engagement on the emerging IDP, LCC noted their agreement to the above approach to calculating contributions based on internal building works for static library buildings and mobile services and library material and equipment. The above contributions are set out on a per site basis within the accompanying Infrastructure Schedule.

9. Broadband/ Digital Communications

9.1. Introduction

- 9.1.1. This section considers the provision of broadband/ digital communication for Blaby District.

9.2. Current Provision

- 9.2.1. Reliable, high quality telecommunications systems are essential for economic growth and social well-being, including accessing online services, travel, work, learning and leisure. Telecommunications are also required to enable effective operation of public services and utilities including connected transport, energy management and public safety.
- 9.2.2. Leicestershire County Council supports those areas in the county who have no or very low broadband speeds through its Digital Programme.
- 9.2.3. The County Council engages with commercial providers and works closely with Building Digital UK (BDUK) to ensure Leicestershire is well positioned to bring programmes forward. The County Council also works with other local authorities sharing and looking for new inventive approaches.
- 9.2.4. Through the Superfast Leicestershire programme, the County Council (in partnership with BT, central government, the Leicester and Leicestershire Economic Partnership, and Leicestershire local authorities) delivered superfast broadband to over 78,000 premises between 2013 – 2021. As of April 2026, Superfast broadband coverage in the county is just under 99%.
- 9.2.5. The County Council has also completed a Gigahub programme which saw Full fibre, gigabit-capable broadband connections delivered to 43 public sector sites in Leicestershire (30 schools, seven libraries, three depots, three recycling sites) – six sites were in Blaby. Sites now have access to broadband speeds of up to 1GB (1000Mbps).
- 9.2.6. In Spring 2025, Openreach completed a Fibre Community Partnership scheme in Thurlaston, delivering gigabit-capable full fibre broadband to c.300 premises. The project was developed in collaboration with BDUK to identify communities where no commercial plans for broadband upgrades existed. Local businesses and residents were invited to pledge their support by committing to take a full fibre broadband service once available. These pledges directly determined the number of £4,500 government broadband vouchers that could be secured to support the scheme. Openreach provided core funding for the build, with the community-backed vouchers contributing towards the overall cost of deployment.

9.2.7. In April 2026 the County Council provided details of the existing broadband/digital communications for Blaby District and the expected future need to meet Blaby District's needs for this IDP.

9.2.8. As of April 2026⁴⁷:

- Superfast broadband coverage (above or equal to 30Mbps) for Blaby District sits at 99.4%. This is 0.8% higher than the average across England and 2nd highest when compared to all Leicestershire district/borough councils.
- Gigabit-capable broadband coverage (1GB or 1000Mbps) is 95.4%. This is 4.7% higher than the average across England and is 2nd highest for gigabit coverage when compared to all Leicestershire district/borough councils. Here, gigabit broadband includes full fibre and other gigabit-capable technologies.
- Full fibre (FTTP) broadband coverage for Blaby District is 80.3%. This is 4.7% lower than the average in England and is the second lowest coverage across all Leicestershire district/borough councils.

9.2.9. BDUK launches a National Rolling Open Market Review (NR OMR) three times a year to confirm where gigabit-capable broadband infrastructure currently exists or is planned to be built in the UK over the following three years.

9.2.10. Data from the September 2025 NR OMR shows 2,055 premises in Blaby District did not have access to gigabit-capable broadband with no commercial plans for an upgrade. Some of these identified premises may be included within the scope of Project Gigabit (see Planned Provision below).

9.2.11. An additional 2,581 premises in Blaby are 'under review', meaning there is uncertainty around commercial delivery.

Planned provision – current investment plans

9.2.12. Project Gigabit is led by Building Digital UK (BDUK) and delivered by City Fibre, bringing gigabit-capable broadband to hard-to-reach premises in Leicestershire. Over 14,000 premises in the county were contracted with potential for additional scope. Following the 2025 Spending Review, the initial 4 drawdowns (design and delivery phase) have been condensed into 3 phases, with drawdown 3 scope presently being reworked by BDUK and CityFibre. Delivery in Leicestershire commenced in spring 2026, and all build is expected to be completed by 2029.

⁴⁷ Source: <https://www.thinkbroadband.com>

- 9.2.13. Through engagement with commercial providers, the County Council is also aware of rollouts planned for areas of Blaby in 2026. Additionally, BDUK's September 2025 NR OMR shows there are currently 42,123 premises in Blaby with gigabit infrastructure already available or are expected to receive access from one or more providers within the next 3 years. Due to the nature of commercial rollouts, these figures are subject to change.
- 9.2.14. The Government has set out a national mission to ensure that at least 99% of UK premises have access to gigabit-capable broadband by 2032, largely delivered through the UK government's Project Gigabit programme. This programme is led by BDUK, which is responsible for funding and coordinating interventions in areas not expected to be reached by commercial investment alone. Future funding will be allocated through BDUK. The County Council is actively engaged with BDUK to identify areas of possible future collaboration, particularly to support the delivery of gigabit-capable connectivity in harder-to-reach rural and underserved locations.
- 9.2.15. The County Council also retains Gainshare payments for future investment in digital connectivity improvements. Gainshare funding is accrued if the take-up of superfast broadband services within the digital connectivity programmes exceeds the forecast take-up. Additional funding is then made available by the Government for future investment.

9.3. Implications for Future Growth

- 9.3.1. Blaby District Council supports the provision of full fibre broadband connections for existing properties that have no or low broadband speeds and to serve all new residential and commercial development.
- 9.3.2. No specific schemes for broadband/ digital communications are included in the Infrastructure Schedule.

10. Waste Management

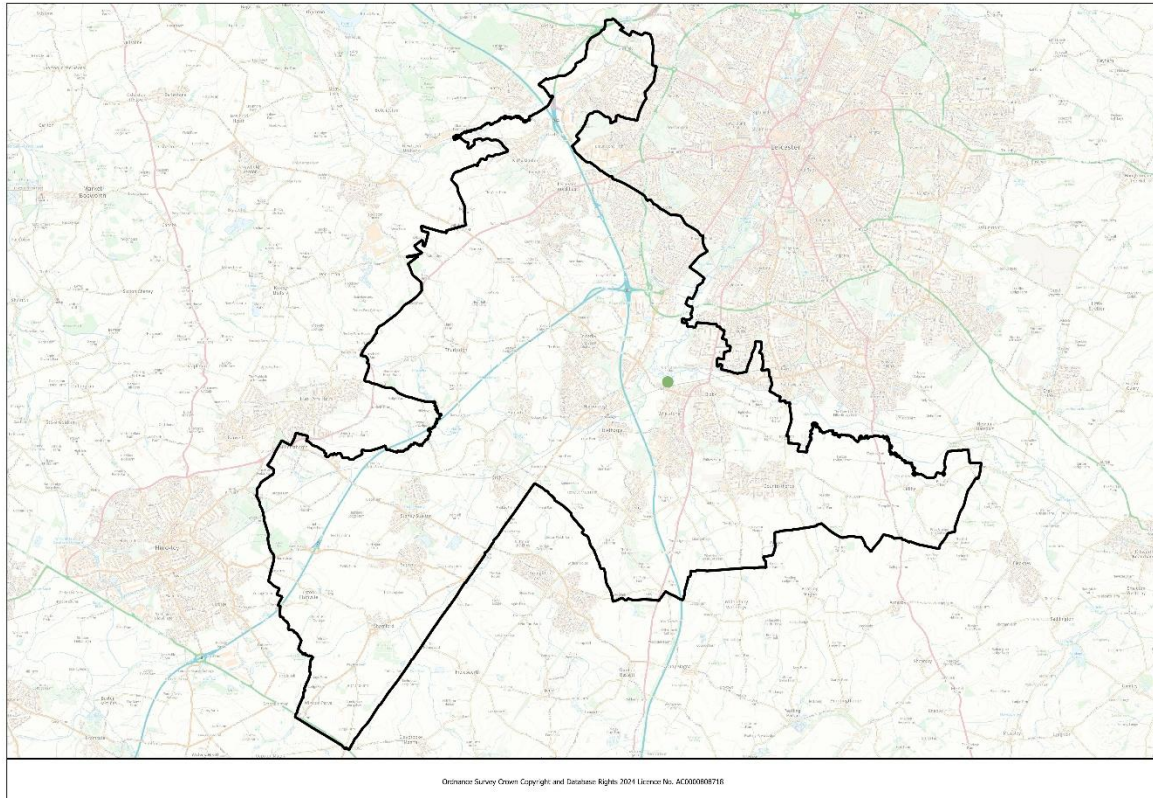
10.1. Introduction

- 10.1.1. This section considers the provision of waste management to meet the needs of Blaby District's population.

10.2. Current Provision

- 10.2.1. Blaby District Council is the Waste Collection Authority charged with the responsibility of collecting municipal waste from domestic premises in the District. Leicestershire County Council is the Waste Disposal Authority (WDA) and provides disposal and treatment locations as well as Household Waste Recycling Sites (HWRS).
- 10.2.2. There is one Household Waste Recycling Centre in Blaby District, located at Whetstone Waste Site. There are thirteen other Household Waste Recycling Sites across Leicestershire which can be used by any residents across Leicestershire. Whetstone Transfer Station is located on the same site and accepts trade waste. The location of the Whetstone Waste management site is shown in Figure 10A below.

Figure 10A – Whetstone Waste Management Site in Blaby District



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- 10.2.3. The Leicestershire Minerals and Waste Local Plan (Adopted 2019) identifies the need for waste management capacity and location of new waste management facilities up to 2031. A review was undertaken in 2022 due to delivery timescales for certain waste projects beyond the District boundary, however it was concluded that the adopted policies are performing satisfactorily.
- 10.2.4. The Leicestershire Resources and Waste Strategy 2022-2050 sets out the recycling and waste management services which will be delivered by the Leicestershire Waste Management Partnership up to 2050. The Partnership comprises Leicestershire County Council and the seven district and borough councils in Leicestershire. Leicester City Council manages its waste via separate arrangements as a unitary authority.

10.3. Implications for Future Growth

- 10.3.1. As necessary, on a site-by-site basis, Leicestershire County Council is able to seek planning obligations towards civic amenity / waste management facilities via the application of the methodology detailed in the County Council's latest Planning Obligations Policy.
- 10.3.2. Following consultation with the County Council through the preparation of this IDP, they have confirmed that most of the existing Recycling and Household Waste Sites, including Whetstone, are at or near capacity. However, the County Council does not currently have plans to build further facilities in the District or the wider county. Therefore, housing growth is likely to require an additional investment in existing HRWS and / or the waste transfer network. The County Council will seek to fund this through developer contributions as part of Section 106 agreements.
- 10.3.3. The County Council will assess each development on a case by case basis and will consider the impact of delivery of the existing waste management service to ensure the Council maintains its service performance.
- 10.3.4. No specific schemes for waste management are included in the Infrastructure Schedule.

11. Utilities

11.1. Introduction

- 11.1.1. This section considers the utilities infrastructure provision to meet the needs of Blaby District's population, i.e. water, gas and electricity.

11.2. Water

- 11.2.1. This section considers the provision of the water supply, wastewater collection and wastewater treatment for Blaby District.
- 11.2.2. Water supply and wastewater treatment in Blaby District is the responsibility of Severn Trent Water (STW) as the statutory undertaker under the Water Industry Act 1991. The Environment Agency has a responsibility to monitor and regulate the water company's environmental related activities including issuing Environmental Permits for wastewater discharge from sewage works, discharge of trade effluent, the supply of drinking water and monitoring water quality.
- 11.2.3. Upgrade works to the existing infrastructure (water supply, wastewater collection or wastewater treatment) are funded by STW through the Asset Management Planning process agreed with Ofwat. Developers are responsible for funding the provision of new 'on-site' infrastructure within a development site and the cost to connect a development to the existing network. The cost and extent of any required network improvements will be confirmed by STW when a developer approaches them. There are three types of charges paid by a developer to STW:
- Connection charges – covers the costs of connecting the premises to the water main and/ or public wastewater system;
 - Requisition charges – covers the costs reasonably incurred in providing the assets required to the new development. These charges also include the cost of network reinforcement triggered by the development; and
 - Infrastructure charges – paid when a building is connected to STW's water supply or wastewater system for the first time. These charges contribute to wider network reinforcement.
- 11.2.4. Blaby District Council jointly commissioned JBA Consulting with Harborough District Council, Hinckley and Bosworth Borough Council and Oadby and Wigston Borough Council to undertake a joint Water Cycle Study (WCS). The purpose of the WCS was to provide a more geographically focused and updated document to the Leicester and

Leicestershire Strategic Water Cycle Study published in 2017. The overall objective of the WCS was to understand the environmental and physical constraints of development and identify opportunities for more sustainable planning and improvements that may be required to achieve the required level of development. The Joint Water Cycle Scoping Study was completed in October 2024.

- 11.2.5. STW responded to the Blaby Local Plan Regulation 18 Options consultation in March 2021. In July 2021 STW provided a Red, Amber, Green (RAG) assessment for potential site allocations which was updated in June 2025. Further details of STW's feedback is included in the relevant sections below.

Water Resources and Water Supply

Current Provision

- 11.2.6. Blaby District receives its water from STW from their Strategic Grid Zone WRZ.
- 11.2.7. STW is required to publish a Water Resources Management Plan every five years which details the predicted demand and requirements from population growth over the next 25 years. This includes accommodating the impacts of drought, environmental obligations, and climate change uncertainty.
- 11.2.8. STW considers the demand and supply forecasts and identifies potential solutions to increase the amount of water available including reducing leakage, sustainable abstraction, improving water efficiency and testing future demand and supply scenarios.
- 11.2.9. STW's latest Water Resources Management Plan (WRMP24) was published on 11 April 2025. It looks ahead to 2085. STW proposes⁴⁸ to:
- Roll out universal metering;
 - Reduce leakage by 50%;
 - Deliver the Severn Trent Efficiency Plan;
 - Deliver Government Water Labelling; and
 - Deliver a series of water supply infrastructure schemes (including Treatment enhancement, Treatment expansion, Pipelines, New raw water storage, Reservoir increases, Third party licence termination, New groundwater source, New water treatment works, and New third party water transfer).

⁴⁸ Severn Trent Water – Water Resources Management Plan 2024: Main Narrative document, Chapter 5 Our Long-term water resources strategy, Pages 44 – 60.
<https://www.severntrent.com/about-us/our-plans/water-resources-management-plan/wrmp24-final-documents/>

11.2.10. The delivery of, and investment in strategic infrastructure is identified in Asset Management Plans (AMPs) which are produced by the water companies every five years and approved by Ofwat. The current working period is AMP8 which covers the period 2025 – 2030. The other AMP periods that align with the emerging Blaby Local Plan period are AMP9 (2030 – 2035), AMP10 (2035 – 2040), and AMP11 (2040 – 2045).

11.2.11. In relation to water resources the Joint Water Cycle Study recommended that:

- STW should continue to regularly review forecast and actual household growth across the supply region through the Water Resources Management Plan (WRMP) Annual Update reports, and where significant change is predicted, engage with the Local Planning Authorities;
- The Councils should provide yearly profiles of projected housing growth to the water companies to inform the WRMP update;
- The Councils should consider a domestic water efficiency target of 100l/p/d for all new homes, and work with water suppliers to incentivise even lower consumption. This should be achieved using a fittings-based approach;
- The Councils should use planning policy to require new build non-residential development to achieve at least 3 credits in the assessment category WAT01 Measure for water in the BREEAM New Construction Standard;
- The concept of water neutrality or water positive development has the potential to provide a benefit in improving resilience to climate change and enabling all waterbodies to be brought up to "Good" status. Explore further with the water companies and the Environment Agency how the Council's planning and climate change policies can encourage this approach. This approach could have application in strategic sites and new settlements;
- Larger residential developments (including new settlements), and commercial developments should consider incorporating greywater recycling and/or rainwater harvesting into development at the master planning stage to reduce water demand; and
- Water companies should advise the Councils of any strategic water resource infrastructure developments within the study, where these may require safeguarding of land to prevent other types of development occurring.

11.2.12. In relation to water supply the Joint Water Cycle Study recommended that:

- The Councils and Developers should engage early with water companies to ensure supply infrastructure is in place prior to occupation; and
- Developers should engage early with water companies to ensure that the capacity of distribution systems is adequate prior to development coming forward.

New or planned expansion of Water Resources and Water Supply to meet the needs of Blaby District

11.2.13. There are no water supply infrastructure schemes identified within Blaby District in STW's current Water Resources Management Plan within the emerging Local Plan period.

Implications for Future Growth

11.2.14. In July 2021 STW provided Blaby District Council with a position statement as part of its feedback on the Council's potential Local Plan allocations. The statement explained that as a water company STW has an obligation to provide water supplies and sewage treatment capacity for future development. STW stated that for outline proposals it could provide general comments. Once detailed developments and site-specific locations are confirmed by local councils, STW could provide more specific comments and modelling of the network if required. For most developments STW did not foresee any particular issues.

11.2.15. In relation to water supply, STW stated that when specific detail of planned development location and sizes are available a site specific assessment of the capacity of our water supply network could be made. Any assessment would involve carrying out a network analysis exercise to investigate any potential impacts. STW did not anticipate capacity problems within the urban areas of its network, any issues could be addressed through reinforcing the network. However, the ability to support significant development in the rural areas was likely to have a greater impact and require greater reinforcement to accommodate greater demands.

11.2.16. In relation to water efficiency, STW noted that the Part G of Building Regulations specify that new homes must consume no more than 125 litres of water per person per day. STW recommended that the Council consider taking an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations. STW also encouraged the Council to impose the expectation on developers that

properties are built to the optional requirement in Building Regulations of 110 litres of water per person per day.

- 11.2.17. STW confirmed in June 2025 that it did not anticipate any problems accommodating the water supply required by the projected growth in Blaby District. No specific infrastructure improvements are included in the Infrastructure Schedule as these will be brought forward by Severn Trent Water.

Wastewater Collection and Treatment, and Surface Water Management

Current Provision

- 11.2.18. STW's final Drainage and Wastewater Management Plan (DWMP) was published in March 2023. DWMPs require sewerage companies to set out 25 year long-term plans (2025-2050) on how they intend to extend, improve and maintain robust and resilient drainage and wastewater system against future pressures such as climate change, population growth and urbanisation.
- 11.2.19. STW's DWMP supports and informs STW's PR24 business plan covering the period from 2025-2030 to ensure short term investment needs align with the longer-term needs of STW's catchments to 2050 and beyond.
- 11.2.20. The DWMP comprises:
- a Non-Technical Report and appendices (Level 1) providing an overview of the approach followed and the findings;
 - Strategic Planning Area Assessment catchment plans (Level 2) detailed findings for the 14 strategic catchments across STW's region; and
 - Tactical Planning Unit Summaries Wastewater Treatment Works plans (Level 3) setting out the detailed analysis behind the Level 2 findings.
- 11.2.21. The DWMP informed STW's PR24 Business Plan which was submitted to Ofwat in October 2023 and set out STW's investment plans for 2025 to 2030 (AMP8). The DWMP focuses on reduction of storm overflow operations, upgrading Wastewater Treatment Works and creating more sustainable water management options, such as Sustainable Drainage Systems (SuDS).
- 11.2.22. Storm overflow occurs on combined sewer systems where the sewer takes both foul flow (sewage from homes and businesses) and rainwater runoff. In normal conditions all this flow passes through the sewer network and is treated at a wastewater treatment works. In periods of exceptional rainfall, the combined sewer capacity may be used up by additional flow from rooftops and storm drains. The storm overflows act as a relief valve to prevent wastewater backing up into homes, businesses and onto roads.

- 11.2.23. Sewerage system capacity assessments can be undertaken to identify available capacity within the existing systems and the potential to upgrade overloaded systems to accommodate future development. STW is required to consider the growth in demand as part of their Business Plan and development of their AMPs.
- 11.2.24. The Environment Agency requires water companies to report and monitor storm overflows and reduce the harm caused to the rivers that the discharge to. Surface water can be managed by separating foul and storm flow in existing combined sewers, not allowing new surface water connections and retrofitting SuDs into existing residential areas as well as new development.
- 11.2.25. STW is currently preparing the next DWMP which it is expected will be published in August 2028 covering the period 2030 to 2035. This will include detailed assessments of the potential impact of growth (including the latest data on where new development is planned) and detailed study of the capacity of the system, impacts on the water treatment catchments, and options and solutions.
- 11.2.26. Blaby District is within the Soar Strategic Planning Area catchment. There are four Wastewater Treatment Works serving Blaby District:
- Countesthorpe (in Blaby District)
 - Stoney Stanton (in Blaby District)
 - Wanlip (in Leicester City)
 - Whetstone (in Blaby District)
- 11.2.27. As explained in Section 7.2 of the Joint WCS, the DWMP provides details of the WwTW capacity assessment from the baseline risk and vulnerability assessment (BRAVA). STW outline the priority level for capacity at each works over five-year periods up to 2050. These priority levels are: short term (ST), medium term (MT) and long term (LT).
- 11.2.28. For the Joint WCS, STW provided their Level 1 WwTW Assessment which categorises works by the amount of spare capacity and watercourse constraints (usually the receiving water quality). Table 7.1 in the Joint WCS sets out the WwTW capacity assessment and STW's Level 1 assessment for WwTWs receiving growth in the plan period. A 'very high' capacity rating describes the level of priority of the works, indicating a potential issue with low capacity in future, and vice versa for 'low' ratings. For the Joint WCS, STW provided comments on the status and if any improvements are planned.
- 11.2.29. Table 7.1 in the Joint WCS shows the following for the four WwTWs that serve Blaby District:

- Countesthorpe – Long term priority. Medium estimated spare capacity. Low watercourse constraints. Final effluent will be transferred to Wigston WwTW at the end of AMP7 (2030). Countesthorpe WwTW is closing in 2030, and flows will be diverted to Wigston WwTW from 2030 onwards. AMP7 scheme underway at Wigston with quality drivers but also to accommodate flows from Countesthorpe.
 - Stoney Stanton – Long term priority. Low estimated spare capacity. Low watercourse constraints. Sufficient spare capacity to accommodate anticipated growth.
 - Wanlip – Short term priority. Very high estimated spare capacity. Very high watercourse constraints. AMP7 enhancement scheme underway. AMP8 schemes planned with quality and growth drivers to contribute towards treatment capacity enhancement and environmental compliance.
 - Whetstone – Long term priority. Low estimated spare capacity. High watercourse constraints. AMP7 quality scheme in progress which will also address likely growth to the catchment.
- 11.2.30. As explained in Sections 7.3 and 7.4 of the Joint WCS, JBA have carried out an assessment of WwTW capacity using measured flow data supplied by the water companies. This takes into account adopted Local Plan allocations, commitments, completions and a windfall allowance to assess the headroom at each WwTWs. It should be noted that the actual connection to a particular WwTW may be different depending on the capacity of the receiving works and the local sewer network.
- 11.2.31. The WwTWs headroom assessment indicates that there is capacity of greater than 10% of the permitted headroom at Stoney Stanton, Whetstone and Wigston (which will be taking the flows from Countesthorpe post 2030).
- 11.2.32. In relation to the Wanlip WwTW, several phases of investment are ongoing and planned by STW to provide adequate treatment capacity including the AMP7 enhancement scheme and further upgrades in AMP8 (2025-30) to increase treatment capacity and environmental compliance. However, the headroom assessment suggests that there is a risk of WwTW capacity being exceeded without careful consideration of the trajectory of development by the LPAs with areas served by Wanlip WwTW.
- 11.2.33. In relation to wastewater collection the Joint Water Cycle Study recommended that:
- Early engagement is required between the Councils and the water companies to ensure that where strategic infrastructure is required, it

can be planned by the water companies and will not lead to any increase in discharges from sewer overflows.

- Consider wastewater infrastructure constraints in phasing development in partnership with the sewerage undertaker.
- Developers should be expected to work with the sewerage undertaker closely and early in the planning promotion process to develop an Outline Drainage Strategy for sites. The Outline Drainage strategy should demonstrate the wastewater assets required, their locations including points of connection to the public foul sewerage, whether the site drainage will be adopted by the water company and if any sewer requisitions will be required.
- Developers should be expected to demonstrate to the Lead Local Flood Authority (LLFA) that surface water from a site will be disposed using a sustainable drainage system (SuDS) with connection to surface water sewers seen as the last option. New connections for surface water to foul sewers to be resisted by the LLFA and the water companies.

11.2.34. In relation to wastewater treatment the Joint Water Cycle Study recommended that:

- Annual Monitoring Reports are provided to STW & AW detailing projected housing growth.
- Early engagement with STW and AW (ideally within a stage 2 WCS) is required to ensure that provision of WwTW capacity is aligned with delivery of development.
- STW & AW to assess growth demands as part of their wastewater asset planning activities and feedback to the Council if concerns arise – ideally within the timeframe of the stage 2 WCS.

New or planned expansion of Water Treatment and Collection to meet the needs of Blaby District

11.2.35. As noted above in Paragraph 11.2.29, the following improvements are underway or planned:

- Countesthorpe WwTW is closing in 2030 and flows will be diverted to Wigston WwTW from 2030 onwards. AMP7 scheme underway at Wigston with quality drivers but also to accommodate flows from Countesthorpe; and

- Wanlip – AMP7 enhancement scheme underway. AMP8 schemes planned with quality and growth drivers to contribute towards treatment capacity enhancement and environmental compliance.

Implications for Future Growth

- 11.2.36. In July 2021 STW provided Blaby District Council with a position statement as part of its feedback on the Council's potential Local Plan allocations. In relation to sewage strategy, the statement explained that once detailed plans are available and STW have modelled the additional capacity, in areas where sufficient capacity is not currently available and STW have sufficient confidence that developments will be built, they will complete necessary improvements to provide the capacity. STW will ensure that their assets have no adverse effect on the environment and that they provide appropriate levels of treatment at each of our sewage treatment works.
- 11.2.37. In relation to surface water and sewer flooding, STW stated that they expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments STW would not expect surface water to be conveyed to their foul or combined sewage system and, where practicable, they support the removal of surface water already connected to foul or combined sewer.
- 11.2.38. STW stated that they believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the floodplain, some properties have been built in natural drainage paths. STW requested that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.
- 11.2.39. In July 2021 STW provided a Red, Amber, Green (RAG) assessment for potential site allocations. In June 2025 STW provided an updated RAG assessment for potential site allocations.
- 11.2.40. STW's assessment identified that sewerage network improvements are:
- *Likely to be required* for 7 of the proposed housing allocations, 3 of the proposed mixed allocations and none of the proposed employment allocations in the emerging Local Plan;
 - *May be required* for 8 of the proposed housing allocations and 1 of the proposed employment allocations; and

- *Unlikely to be required* for the remaining 5 proposed housing allocations
- 11.2.41. STW's assessment also identified that surface water sewerage network improvements are:
- *Likely to be required* for none of the proposed housing, mixed use or employment allocations in the emerging Local Plan;
 - *May be required* for 4 of the proposed housing allocations and none of the proposed mixed or employment allocations; and
 - *Unlikely to be required* for the remaining 16 proposed housing allocations, 3 proposed mixed use allocations and 1 of the employment allocations.
- 11.2.42. For sites that are likely to require improvements STW recommended that developers hold early consultation with them and engagement on the development of a masterplan/ drainage plan for the larger developments. This is to enable time for solutions to be developed. STW also recommended that developers engage with them in relation to the sites that may require improvements.
- 11.2.43. Table 11A below lists STW's assessment of the proposed Local Plan sites.

Table 11A – STW Sewerage Network and Surface Water Sewerage Infrastructure Improvements Assessment of Proposed Local Plan Sites

Proposed Local Plan Site (All sites are housing unless otherwise stated)	Sewerage Network Improvements Required?	Surface Water Sewerage Infrastructure Improvements Required?
H1C – Land off Lutterworth Road, Blaby	May be required	May be required
H1D – Land at Keepers Farm, Lutterworth Road, Blaby	Likely to be required	Unlikely to be required
H1E – Land East of Lutterworth Road, Blaby	Likely to be required	Unlikely to be required
H1F – Land South of Maurice Drive and Gillam Butts, Countesthorpe	May be required	Unlikely to be required
H1G – Land West of Peatling Road, Countesthorpe	May be required	Unlikely to be required

Proposed Local Plan Site (All sites are housing unless otherwise stated)	Sewerage Network Improvements Required?	Surface Water Sewerage Infrastructure Improvements Required?
H1N – Land at Church Farm, Station Road, Elmsthorpe	Unlikely to be required	Unlikely to be required
H1A – Land rear of County Hall, Glenfield	May be required	Unlikely to be required
E1A – Land north of Glenfield (Employment)	May be required	Unlikely to be required
H1I – Land south of Narborough Road, Huncote	May be required	Unlikely to be required
H1J – Land at Springfield Farm Forest Road, Huncote	Unlikely to be required	Unlikely to be required
H1O – Steeple Chase Farm, Main Street, Kilby	Unlikely to be required	Unlikely to be required
S9 – Land north of A47 Hinckley Road, Kirby Muxloe	Likely to be required	Unlikely to be required
H1B – Kingstead Farm and Golf Course	Likely to be required	Unlikely to be required
H1K – Land south of Warwick Road, Littlethorpe	May be required	Unlikely to be required
S10 – Land West of Beggars Lane, Lubbesthorpe	Likely to be required	May be required
S11 – Land at Carlton Park, Enderby/ Narborough	Likely to be required	May be required
H1L – Land south of Hinckley Road, Sapcote	Unlikely to be required	Unlikely to be required
H1P – Land west of Coventry Road, Sharnford	Likely to be required	Unlikely to be required
H1M – Land west of Huncote Road, Stoney Stanton	Unlikely to be required	May be required
S7 – Land west of Stoney Stanton (Mixed use)	Likely to be required	Unlikely to be required
H1Q – Land at Hill View Nurseries, Thurlaston	May be required	Unlikely to be required
H1R – Land east of Croft Road, Thurlaston	May be required	Unlikely to be required

Proposed Local Plan Site (All sites are housing unless otherwise stated)	Sewerage Network Improvements Required?	Surface Water Sewerage Infrastructure Improvements Required?
S8 – Whetstone Pastures (Mixed use)	Likely to be required	Unlikely to be required
S12 – Land south of Whetstone (Mixed use)	Likely to be required	Unlikely to be required

- 11.2.44. No specific infrastructure improvements are included in the Infrastructure Schedule as these will be brought forward by Severn Trent Water/ the developer as required.

11.3. Gas

Current Provision

- 11.3.1. This section considers the provision of gas for Blaby District.
- 11.3.2. National Gas Transmission owns and operates the high-pressure national gas network (National Transmission System) that transports gas from terminals and ports to power stations, industrial plants, storage facilities and to the local Gas Distribution Networks that takes it into homes and businesses. One of the high-pressure gas pipelines crosses Blaby District (Route: BLABY to ALREWAS).
- 11.3.3. The use of natural gas will gradually be replaced by new technologies, such as hydrogen and Carbon Capture, Utilisation and Storage (CCUS). National Gas Transmission is developing a hydrogen transmission system to transport low-carbon hydrogen and carbon dioxide. This will initially link strategic hydrogen production sites to power stations and storage sites from the mid 2030s with the potential to expand the network in the future.⁴⁹
- 11.3.4. Cadent Gas owns and manages the East Midlands Gas Distribution Network which covers Blaby District. Cadent transports gas to homes and businesses, but it does not sell gas. Gas suppliers pay gas shippers who buy the gas and arrange its transportation through the transmission and distribution networks. Gas suppliers then sell the gas to consumers.
- 11.3.5. Cadent have indicated that demand for gas is steady and in the long term (from the 2040s onwards) it is expected to fall as the country transitions to net zero. Natural gas will continue to have a central role in providing flexible and secure energy to complement renewable energy production. Ongoing investment will continue in the operation and maintenance of the gas

⁴⁹ The Future of Energy | National Gas. <https://national.gas.com/future-energy>

network. In parallel the use of hybrid heating technologies will be promoted as well as actions to reduce methane leakage and substitute methane for green gases such as biomethane and hydrogen.⁵⁰

11.3.6. Cadent is already progressing hydrogen projects although these are at an early stage. In addition, connections from biomethane sites to Cadent's network are already taking place and it is expected to expand the biomethane supply in the future.

11.3.7. Gas connectivity will continue to be provided to every development, but in the longer term it is likely to become a choice for each developer. There is also potential for the provision of decentralised or district heating (also known as heat networks) at large strategic sites and new settlements.

Implications for Future Growth

11.3.8. Cadent Gas has indicated that if new development connects onto areas of the gas network with low capacity, then reinforcement will be required. Reinforcement is the upgrading or strengthening of sections of the gas distribution network to ensure it can meet current and future demand safely and reliably. It can take the form of capacity upgrades, pressure management or network resilience. Typical works can involve installing new or larger gas mains and installing new or upgrading pressure control systems.

11.3.9. Gas mains reinforcement is funded through the regulated investment cycles (RIIO Framework) managed by Ofgem. These plans allocate funding based on projected demand growth and network resilience needs. In some cases, especially for large developments, developers may contribute to funding infrastructure upgrades.

11.3.10. To inform this IDP Cadent reviewed potential site allocations in November 2024 and in May 2026 reviewed the proposed residential development allocations identified in the emerging Local Plan and provided analysis of indicative capacity, which is subject to change. Any site that does not have indicative future capacity would likely require network reinforcement which would be designed on a case-by-case basis once the connection request is made. It should also be noted that the network is ever changing which means that indicative capacity now may change in the future. Cadent is not able to provide indicative analysis of employment land until the nature of the employment development is confirmed as it can significantly influence the impact on the network.

11.3.11. Cadent's indicative analysis identified that the majority of the proposed allocations for residential development are likely to require Low Pressure

⁵⁰ Cadent Gas – Strategic Overview of RIIO-3 Business Plan 2026-2031. <https://rio3.cadentgas.com/>

Main reinforcement. The majority of the allocations are not likely to require Medium Pressure Main reinforcement. A summary of Cadent's indicative analysis is shown in Table 11B below.

Table 11B – Summary of Cadent Gas' Indicative Analysis of Network Reinforcement Requirements for Proposed Local Plan Housing/ Mixed use Sites (Source: Cadent Gas)

Proposed Local Plan Site	Reinforcement required?
H1C – Land off Lutterworth Road, Blaby	No
H1D – Land at Keepers Farm, Lutterworth Road, Blaby	No
H1E – Land East of Lutterworth Road, Blaby	Yes - both LP Main and MP Main
H1F – Land South of Maurice Drive and Gillam Butts, Countesthorpe	LP Main – Yes MP Main – No
H1G – Land West of Peatling Road, Countesthorpe	LP Main – Yes MP Main – No
H1N – Land at Church Farm, Station Road, Elmsthorpe	MP – No
H1A – Land rear of County Hall, Glenfield	LP Main – Yes MP Main – No
H1I – Land south of Narborough Road, Huncote	No
H1J – Land at Springfield Farm Forest Road, Huncote	LP Main – Yes MP Main – No
H1O – Steeple Chase Farm, Main Street, Kilby	No
S9 – Land north of A47 Hinckley Road, Kirby Muxloe	LP Main – Yes MP Main – No
H1B – Kingstead Farm and Golf Course	LP Main – Yes MP Main – No
H1K – Land south of Warwick Road, Littlethorpe	LP Main – Yes MP Main – No
S10 – Land West of Beggars Lane, Lubbesthorpe	LP Main – Yes MP Main – No
S11 – Land at Carlton Park, Enderby/ Narborough	LP Main – Yes MP Main – No
H1L – Land south of Hinckley Road, Sapcote	LP Main – Yes MP Main – No
H1P – Land west of Coventry Road, Sharnford	No
H1M – Land west of Huncote Road, Stoney Stanton	No
S7 – Land west of Stoney Stanton (Mixed use)	Yes - both LP Main and MP Main
H1Q – Land at Hill View Nurseries, Thurlaston	No
H1R – Land east of Croft Road, Thurlaston	No
S8 – Whetstone Pastures (Mixed use)	LP Main – Yes MP Main – No
S12 – Land south of Whetstone (Mixed use)	No

- 11.3.12. It is not possible at this stage to identify costs or timescales for reinforcement works. Further assessment will be undertaken by Cadent at the detailed planning stage. No specific schemes for reinforcement are

included in the Infrastructure Schedule as these will be brought forward by Cadent as required.

11.4. Electricity

Current Provision

- 11.4.1. This section considers the provision of electricity for Blaby District.
- 11.4.2. National Grid owns and manages the high-voltage electricity transmission network in England and Wales. Its primary responsibilities include managing the electricity transmission network and operating the system to balance supply and demand in real-time to ensure a stable electricity supply. National Grid also integrates renewable energy sources into the grid, including solar and wind power, and is working on modernising the grid to support more sustainable energy sources.
- 11.4.3. National Grid Electricity Distribution (NGED) is the regional electricity distribution division of National Grid. NGED is the Distribution Network Operator (DNO) for the East Midlands, including Blaby District. NGED owns and manages the network of engineering assets that allows the distribution of electricity to premises from the national transmission network. NGED is responsible for maintaining the electricity network including repairing faults on the network, reinforcing the network to cope with changes in the pattern of demand and extending the network to connect new customers. NGED is not an energy supplier – it does not buy or sell electricity to end use customers.
- 11.4.4. Electricity is distributed through the National Grid to Blaby District from the Grid Supply Points (GSPs) at Enderby (in Blaby District) and Coventry. GSPs are substations that transfer high-voltage electricity from the national transmission system to the local distribution network. Electricity is then distributed by 132kV cables or overhead lines to Bulk Supply Points.
- 11.4.5. Bulk Supply Points (BSPs) are substations where voltage is stepped down further (usually 132kV to 33 kV) to Primary Substations. Each BSP serves a geographical area also known as a BSP supply area.
- 11.4.6. There is one BSP in Blaby District – Wigston 33kV which also serves parts of Oadby and Wigston Borough and Leicester City. There are a further seven BSPs in surrounding local authorities which also serve parts of Blaby District.
- 11.4.7. Electricity is distributed from BSPs to Primary Substations which step down the higher voltage that is supplied as 33kV or 66kV to a lower voltage of either 11kV or 6.6 kV for local distribution to homes and businesses through

Secondary Substations. The Primary supply area is the geographical area covered by the selected primary substation.

11.4.8. There are three Primary Substations in Blaby District:

- Alliance And Leicester 33 11kV S Stn (which serves Blaby District only);
- Wigston 11kV S Stn (which also serves parts of Oadby and Wigston Borough and Leicester City); and
- Whetstone 33 11Kv S Stn (which also serves parts of Harborough District).

11.4.9. There are a further 11 Primary Substations in surrounding local authorities which also serve parts of Blaby District.

11.4.10. Secondary Substations are located throughout Blaby District in local neighbourhoods and commercial areas. They are also referred to as distribution substations where 11kV is transformed down to 400V, commonly known as low voltage.

11.4.11. The Long-Term Development Statement (LTDS) is published annually by NGED as a condition of its Electricity Distribution Licence. The LTDS is compiled to assist current and future users of NGED's network to identify and assess opportunities available to them for making new or additional use of the distribution system. The Statement explains how the existing distribution network is structured; how it operates including existing demand patterns, distributed generation connected to the network and typical power flows; and explains available voltage levels for connection and typical constraints faced at different network levels. The LTDS also describes the general approach to network development and details of planned major developments to the system at 132kV or 33kV. The LTDS does not test different scenarios. The latest LTDS for the East Midlands was published in November 2025.

11.4.12. NGED is also required to publish a Network Development Plan every two years as a condition of its Electricity Distribution Licence. The latest NDP was published in May 2024. The NDP identifies expected demand over the next 10+ years; where the network is already constrained; what upgrades or reinforcements are likely to be needed; and when and why investment may be required. NGED's Distribution Future Energy Scenarios are used to identify how customers will use the network in the future and to analyse and identify future network constraints. This information is then used to test options to solve identified constraints as part of the Distribution Network Options Assessment (DNOA), which is updated every six months.

11.4.13. The NDP identifies the following constraints and build solutions for Leicestershire which are relevant to Blaby District:

- Short to medium term build solutions (2024 – 2028):
 - Various primary and 33 kV projects required within Leicestershire to free up capacity.
 - Longer term build solutions (2028+):
 - Works required to increase capacity within the Leicester group (Leicester, Leicester East and Leicester North Bulk Supply Points).
 - Ongoing discussions with National Grid Electricity Transmission and National Grid ESO around transmission works required to support Grendon, Ratcliffe and Enderby Grid Supply Points.
- 11.4.14. NGED has produced a new Network Opportunity Map⁵¹ which replaces the Network Capacity Map that provided information for the higher voltage networks, and the EV capacity map that provided information at a distribution substation level.
- 11.4.15. The Network Opportunity Map provides a unified view of possible connection opportunities across NGED's Bulk Supply Points (BSPs), Primary substations and distribution substations. For BSPs and Primary substations NGED has enhanced its headroom methodology to provide a more accurate indication of demand and generation headroom for both the existing connected network position and the future contracted position. The contracted headroom is the reserved electrical capacity that has been legally committed to specific users but is not yet actively used.
- 11.4.16. A contracted future connection arises when a generator, storage operator or large demand customer applies for and accepts a Connection Agreement with the transmission or distribution network operator. The agreement is a legal contract and secures a future point of connection, a specified capacity, an indicative connection date and the network reinforcements required to make the connection possible. The Connection Agreement effectively secures a place in the connections queue. It should be noted, however, that not all contracted projects will be connected.
- 11.4.17. Red, Amber, Green colour grading is used to guide the user to areas of the network where a connection is more likely to be achieved without triggering significant distribution reinforcement.
- 11.4.18. To inform this IDP the Network Opportunity Map was reviewed in April 2026⁵². Prior to the publication of the Network Opportunity Map the Network Capacity Map had been reviewed to inform the emerging IDP.

⁵¹ National Grid - Network Opportunity Map.<https://commercial.nationalgrid.co.uk/network-opportunity-map/>

⁵² Accessed 27/04/26.

Bulk Supply Points

11.4.19. The capacity of BSPs is categorised by NGED on the Network Opportunity Map as follows:

- High (Green) >15MW capacity available
- Medium (Amber) 5-15MW capacity available
- Low (Red) <5MW capacity available

11.4.20. The following table summarises the capacity of the BSPs that serve Blaby District.

Table 11C – Bulk Supply Points Demand Headroom – Existing Connected Network Position and Future Contracted Position (Source: NGED Network Opportunity Map accessed 28/04/26)

Bulk Supply Point Name	Location & Areas Served	Demand Connected Headroom (MW)	Demand Contracted Headroom (MW)
Wigston 33kV	Blaby District – Serves parts of Oadby & Wigston and Leicester City	9.2	0
Coalville 33kV	Hinckley & Bosworth – Serves parts of Blaby District	10	0
Hinckley 33kV (Coventry GSP)	Hinckley & Bosworth – Serves parts of Blaby District	0	0
Kibworth 33kV	Harborough District – serves parts of Blaby District	57.9	50.4
Leicester 33kV	Leicester City – serves parts of Blaby District	19.1	0
Leicester North 33KV	Leicester City – serves parts of Blaby District	20	5
Pailton 33kV (Coventry GSP)	Rugby Borough – serves parts of Blaby District	59.4	0
Rugby 33kV (Coventry GSP)	Rugby Borough – serves parts of Blaby District	17.9	0

Primary Substations

11.4.21. The capacity of Primary Substations is categorised by NGED on the Network Opportunity Map as follows:

- High (Green) >5MW capacity available
- Medium (Amber) 1-5MW capacity available

- Low (Red) <1MV capacity available

11.4.22. The following table summarises the capacity of the Primary Substations that serve Blaby District.

Table 11D – Primary Substations Demand Headroom – Existing Connected Network Position and Future Contracted Position (Source: NGED Network Opportunity Map accessed 28/04/26)

Primary Substation Name	Location & Areas Served	Demand Connected Headroom (MW)	Demand Contracted Headroom (MW)
Alliance And Leicester 33 11kV	Blaby District	10.76	9.3
Wigston 33 11kV	Blaby District – also serves parts of Oadby & Wigston, and Leicester City	12.6	11.5
Whetstone 33 11Kv	Blaby District – also serves parts of Harborough District	5.1	0
Barwell 33 11kV	Hinckley & Bosworth – serves parts of Blaby District	0.9	0
Braunstone 33 11kV	Leicester City – serves parts of Blaby District	3.3	0
Bruntingthorpe 33 11kV	Harborough District – serves parts of Blaby District	0	0
Desford 33 11kV	Hinckley & Bosworth – serves parts of Blaby District	9.9	0
Grobby Road 33 11kV	Leicester City – serves parts of Blaby District	0	0
Hinckley 33 11kV	Hinckley & Bosworth – serves parts of Blaby District	5.2	0
Hockley Farm Road 33 11kV	Leicester City – serves parts of Blaby District	14	14
Jupiter 33 11kV	Leicester City – serves parts of Blaby District	15.4	6.7
Kibworth 33 11kV	Harborough District – serves part of Blaby District	12.8	11.2
Middlefield 33 11kV	Hinckley & Bosworth – serves parts of Blaby District	2.1	1.2

Primary Substation Name	Location & Areas Served	Demand Connected Headroom (MW)	Demand Contracted Headroom (MW)
Sapcote 33 11kV	Harborough District – serves part of Blaby District	8.7	4

Secondary Substations

11.4.23. The capacity of Secondary Substations is categorised by NGED on the Network Opportunity Map as follows:

- High (Green) 20% total site capacity still available
- Medium (Amber) 10% to 20% total site capacity still available
- Low (Red) Less than 10% total site capacity available

11.4.24. The majority of the Secondary Substations that serve Blaby District have high capacity, 19 have medium capacity and 12 have low capacity.

Grid Supply Points

11.4.25. The Network Opportunity Map does not include Grid Supply Points. GSPs are considered as part of the Network Development Plan with individual reports prepared by NGED for each GSP.

11.4.26. The Enderby GSP report identifies four constraints and solution options for each constraint. The Coventry GSP report identifies three constraints and solution options for each constraint. NGED will determine the optimal reinforcement solutions, as part of the Distribution Network Options Assessment (DNOA) process (see Paragraph 11.4.12 above).

Implications for Future Growth

11.4.27. The implications for future growth in Blaby District of the review of NGED's Network Opportunity Map (see Paragraph 11.4.18 above) is summarised below. It shows that overall, there is limited capacity in the electricity network to accommodate additional development without reinforcement.

Bulk Supply Points

11.4.28. Development served by one of the following BSPs is likely to require distribution reinforcement based on Demand Connected Headroom only: Wigston BSP; Coalville BSP; and Hinckley BSP.

11.4.29. Taking into account Demand Contracted Headroom as well as Demand Connected Headroom, development served by all of the BSPs serving Blaby District is likely to require distribution reinforcement.

Primary and Secondary Substations

11.4.30. Development served by one of the following Primary Substations is likely to require distribution reinforcement based on Demand Connected Headroom only: Barwell; Braunstone; Bruntingthorpe; Groby Road; and Middlefield.

- 11.4.31. Taking into account Demand Contracted Headroom as well as Demand Connected Headroom, development served by the following Primary Substations serving Blaby District is likely to require distribution reinforcement: Barwell; Braunstone; Bruntingthorpe; Desford; Groby Road; Hinckley; Middlefield; Sapcote and Whetstone.
- 11.4.32. NGED has advised that new primary substations require a plot of approximately 40m x 40m and take on average 4 years to plan, design and build. New primary substations are required when an existing substation is either too far from the new development or does not have sufficient capacity to supply it.
- 11.4.33. Primary substations require planning permission and should, wherever possible, be identified as part of planning applications for residential, employment/ commercial or mixed use development, rather than requiring subsequent specific planning permission which can result in additional costs and delays to the implementation of development.
- 11.4.34. If an existing secondary substation is/ will be above capacity then upgrades or new builds may be required.

Reinforcement and Funding

- 11.4.35. NGED is not permitted by its licence conditions to invest ahead of the need of developments, however the forecasts prepared as part of the Network Development Plan enable NGED to identify where investment is likely to be required and develop options and solutions. Local authorities, including Blaby District Council, provide details of committed and emerging development to NGED as part of the forecasting process.
- 11.4.36. It should be noted that the electricity network operates across local authority boundaries with the electricity infrastructure serving several areas, as shown in the Headroom Tables 11C and 11D above. This means that NGED will also need to consider development proposals in other local authorities.
- 11.4.37. Developers will engage with NGED as part of the detailed planning of development proposals and the preparation of planning applications. This engagement will include NGED assessing development specific load profiles and confirming if reinforcement is required. NGED will then determine the details of the reinforcement works required and programme the works. Complex works such as creating new circuits can be costly and take a considerable time, e.g. 10 to 15 years. Ensuring that NGED are aware of development proposals enables them to factor in the time required to undertake the works. When reinforcement is required the cost for

reinforcement and connections is passed to the developer making the request for the demand. No specific schemes for reinforcement are included in the Infrastructure Schedule as these will be brought forward by NGED as required.

12. Flood Risk Management

12.1. Introduction

- 12.1.1. This section considers the provision of flood risk management in Blaby District.

12.2. Current Provision

- 12.2.1. The following organisations are responsible for flood risk management in Blaby District: the Environment Agency and Leicestershire County Council as the Lead Local Flood Authority (LLFA). In addition, National Highways and Leicestershire County Council are responsible for highway drainage and are statutory consultees regarding highway design standards and applications. Also, there are riparian owners who are land and property owners who are responsible for the maintenance of watercourses either on or next to their properties and management activities, as well as the protection of properties from flooding.
- 12.2.2. The Environment Agency (EA) has a strategic overview role for all sources of flooding. It is responsible for regulating main rivers and reservoir safety. The EA works in partnership with the Met Office to provide flood warnings and are involved in emergency response. It is also the water quality and environmental regulatory body, as well as regulating works on or near main rivers through the Flood Risk Activity Permitting regime. The EA is responsible for the allocation of funds for and the delivery of projects to manage flood risks from main rivers. It works with Lead Local Flood Authorities (LLFAs) to develop Flood Risk Management Plans. The EA is also the lead government organisation for protecting the environment through the delivery of regional River Basin Management Plans and other environment protection work and regulation. The EA is a statutory consultee on certain planning applications for development in Flood Zones 2 and 3 and all works within 20 metres of a main river.
- 12.2.3. The Environment Agency is responsible for the following documents which set out the context for the provision of flood risk infrastructure:
- *National Flood and Coastal Erosion Risk Management Strategy for England (September 2020)* – provides an overarching framework for future action by all risk management authorities to tackle flooding and coastal erosion in England. Risk management authorities include the Environment Agency, district councils, internal drainage boards, highways authorities, water and sewerage companies and LLFAs. The Strategy sets out long-term delivery objectives for managing flood and coastal erosion risks and the measures proposed to achieve them. It sets the context for and informs the production of local flood risk management strategies by LLFAs.

- *Humber River Basin District Flood Risk Management Plan (December 2022)* – sets out the proposed measures to manage flood risk in each area from 2021 to 2027. This includes the Leicester Rivers and Sea Flood Risk Area and the Leicester Surface Water Flood Risk Area which relate to Blaby District. The Flood Risk Management Plan is accompanied by the *Humber River Basin District Management Plan (December 2022)* which considers how to protect and improve water quality and use water in a sustainable way. Both flood risk management and river basin planning form an important part of a collaborative and integrated approach to catchment planning for water.
 - *River Trent Catchment Flood Management (December 2010)* – gives an overview of the flood risk in the River Trent catchment and sets out the preferred plan for sustainable flood risk management over the next 50 to 100 years. This includes the Upper Soar and Upper Anker Sub area which relate to Blaby District. The EA engages stakeholders within the catchment to produce policies in terms of sustainable flood management.
- 12.2.4. As a Lead Local Flood Authority (LLFA), Leicestershire County Council is responsible for co-ordinating the management of local flood risk. The role includes responsibilities to develop and apply the Local Flood Risk Management Strategy (see below); develop and maintain the Asset Register and Record; and regulate the management of ordinary watercourses. The County Council is also a statutory consultee for major planning applications and responsible for investigating significant flooding incidences. This includes providing technical advice on surface water drainage strategies and designs for major development proposals.
- *Local Flood Risk Management Strategy for Leicestershire (February 2024)* – sets out principles, objectives and measures by which local flood risk will be managed. It is focused on the management of the local flood risk sources of surface water, groundwater and ordinary watercourses. The Action Plan is to be reviewed annually.
- 12.2.5. Leicester City Council, which adjoins Blaby District, is also a Lead Local Flood Authority and has prepared the following documents in relation to flood risk within Leicester City:
- Leicester Integrated Flood Risk Management Strategy (2017); and
 - Leicester Strategic Flood Risk Assessment (August 2022).
- 12.2.6. Severn Trent Water is responsible for managing flood risk to water supply and sewerage facilities and the risk to others from failure of their

infrastructure. See Chapter 11, Paragraphs 11.2.18 to 11.2.43 of this IDP for further details.

Existing Flood Risk

- 12.2.7. The Blaby Strategic Flood Risk Assessment (SFRA) Level 1 report (October 2025) describes the flood risk across Blaby District in detail. There are four types of flood risk: fluvial, surface water, sewer and groundwater. The following paragraphs set out a summary of the flood risk in Blaby District from the SFRA Level 1 report. Further details are set out in the SFRA Level 1 report.

Fluvial Flood Risk

- 12.2.8. The River Soar presents the most significant fluvial flood risk within the district, originating to the south and flowing northeast towards Leicester. Its course poses a fluvial flood risk to the communities of Sharnford, Croft, Narborough and Braunstone. Additional watercourses, such as the Soar Brook (Sharnford), Thurlaston Brook (near Croft), Whetstone Brook (Whetstone and Blaby), Lubbesthorpe Brook (Braunstone), and various unnamed ordinary watercourses (Cosby), exacerbate flood risks in these areas.
- 12.2.9. The River Sence also contributes to the district's fluvial flood risk, flowing through the southeast region parallel to the Grand Union Canal before joining the River Soar near Narborough and Whetstone. While this area is mostly rural, the River Sence poses a flood risk to Kilby, Blaby and Whetstone. Its tributaries, including unnamed ordinary watercourses in Kilby and Countesthorpe, impact these communities and heighten the overall fluvial flood risk.
- 12.2.10. Additionally, the Rothley Brook in the northern district poses a fluvial flood risk to Glenfield. Upstream of Glenfield, an unnamed ordinary watercourse impacts the settlement of Kirby Muxloe and also contributes to the fluvial flood risk downstream.

Surface Water Flood Risk

- 12.2.11. Surface water runoff is most likely to be caused by intense downpours e.g. thunderstorms. At times the amount of water falling can completely overwhelm the drainage network, which is not designed to cope with extreme storms. The flooding can also be complicated by blockages to drainage networks, sewers being at capacity and/ or high-water levels in watercourses that cause local drainage networks to back up.

- 12.2.12. The Blaby District SFRA Level 1 has used the EA's Risk of Flooding from Surface Water mapping (RoFSW)⁵³ to assess surface water risk within Blaby District. These maps provide a consistent standard of assessment for surface water flood risk across England and Wales in order to help LLFAs, the EA, and any potential developers to focus their management of surface water flood risk.
- 12.2.13. The EA RoFSW identifies several communities in the district at risk of surface water flooding. Urban areas, such as Blaby, Enderby, Narborough, and Whetstone, are severely affected by surface water runoff and localised ponding due to an increase in built-up areas and impermeable surfaces. In the north, settlements like Glenfield, Kirby Muxloe, Leicester Forest East, and New Lubbethorpe are also expected to experience flooding. Rural areas in the southwest, including Sharnford, Sapcote, and Stoney Stanton, may encounter issues with surface water flow paths from the surrounding topography, while communities in the southeast, such as Countesthorpe and Kilby, could face similar concerns.
- 12.2.14. Surface water flow paths generally follow the local topography, but low-lying areas remain prone to isolated ponding. Additionally, surface water flooding can accumulate along transport routes, notably the M1 and M69 motorways, posing risks to these roads and nearby properties. Surface water also accumulates along the Birmingham to Peterborough Railway Line, further contributing to the surface water flood risks in the district.
- 12.2.15. Additionally, surface water flow routes are also established on trunk roads, highways and local roads throughout the district highlighting a risk to transport networks and posing a risk to buildings which water can be routed to.

Sewer Flood Risk

- 12.2.16. Sewer flooding occurs when intense rainfall/ river flooding overloads sewer capacity (surface water, foul or combined), and/ or when sewers cannot discharge to watercourses due to high water levels. Sewer flooding can also be caused by blockages, collapses, equipment failure or groundwater leaking into sewer pipes.
- 12.2.17. Since 1980, the Sewers for Adoption guidelines mean that new surface water sewers have been designed to have capacity for a 3.3% AEP rainfall event, although until recently this did not apply to smaller private systems. This means that sewers can be overwhelmed in larger rainfall and flood events.

⁵³ Blaby Strategic Flood Risk Assessment Level 1, October 2025 – Appendix D Risk of Flooding from Surface Water mapping for Blaby District

12.2.18. New developments should not cause additional pressures on existing sewers due to the requirements to maintain greenfield runoff rates. However, increases in rainfall as a result of climate change can lead to existing sewers becoming overloaded, although this can be reduced through the use of well-designed Sustainable Drainage Systems (SuDS) to reduce surface water runoff.

12.2.19. Severn Trent Water is the water company responsible for the management of the sewerage networks across the district – see Chapter 11 of this IDP for further details.

Groundwater Flood Risk

12.2.20. In general, less is known about groundwater flooding than other sources of flooding and availability of data is limited. Groundwater flooding can be caused by:

- High water tables, influenced by the type of bedrock and superficial geology;
- Seasonal flows in dry valleys, which are particularly common in areas of chalk geology;
- Rebounding groundwater levels, where these have been historically lowered for industrial or mining purposes;
- Where there are long culverts that prevent water easily getting into watercourses; and
- Perched aquifers underlain by impermeable geology, particularly in low lying areas.

12.2.21. Groundwater flooding is different to other types of flooding. It can last for days, weeks, or even months and is much harder to predict and warn for.

12.2.22. Communities in Blaby district that face the greatest risk of groundwater flooding, are where groundwater levels are at or very close (within 0.025m) to the surface include the northwestern areas of Whetstone, the southern areas of Littlethorpe, the central and southern parts of Cosby and the eastern fringe of Braunstone. Additionally, isolated areas with elevated groundwater levels can be found in Glenfield, New Lubbethorpe, Croft and Sapcote.

Residual Flood Risk

12.2.23. The Blaby SFRA Level 1 also considers residual risk from flood risk management infrastructure and the residual risk to a development once any site-specific flood mitigation measures are taken into account. Examples of

residual flood risk from flood risk management infrastructure include: a breach of a raised flood defence, blockage of a surface water conveyance system or failure of a pumped drainage system; failure of a reservoir; and a flood event that exceeds a flood management design standard, such as a flood that overtops a raised flood defence, or an intense rainfall event which the drainage system cannot accommodate.

12.2.24. The SFRA Level 1 identifies the potential for flooding related to the Grand Union Canal that runs through the District because of canal embankment failure or canal overtopping. The Canal and River Trust are not a flood risk management authority. The Trust maintains water levels within the canal navigation to ensure that levels remain within an operational range to maintain navigation. The structures and assets owned and operated by the Canal and River Trust are designed to manage levels in the canal for navigation and not specifically designed for flood risk management. The Trust is also responsible for maintaining certain culverts under canals, generally only where the Trust is the owner of the watercourse passing under the canal.

12.2.25. The SFRA Level 1 notes that there are no reservoirs in Blaby District but there are three located outside the District which pose a risk within the District: Groby Pool, Mallory Park Large Lake and Thornton Reservoir.

Combined Sources of Flood Risk

12.2.26. The SFRA Level 1 also identifies the following locations in Blaby District which are sensitive to the combined flood risk from fluvial, surface water, sewer, groundwater and reservoirs: Blaby, Braunstone, Countesthorpe, Croft, Glenfield, Kilby, Kirby Muxlow, Leicester Forest East, Littlethorpe, Narborough, New Lubbethorpe, Sapcote, Sharnford, Stoney Stanton and Whetstone. Further details are set out in Paragraph 4.9 of the SFRA Level 1 report.

Existing Flood Risk Management Assets

12.2.27. Chapter 6 of the Blaby SFRA Level 1 report sets out details of flood alleviation assets. For the purposes of explaining the current provision of flood risk management assets for this IDP the major flood risk management assets in the district have been identified from the SFRA Level 1 report. No other specific flood risk management assets are identified in the SFRA.

12.2.28. Risk Management Authorities hold databases of flood risk management and drainage assets:

- The Environment Agency (EA) maintains the national AIMS Spatial Flood Defences dataset;

- The LLFA holds a database of significant local flood risk assets, required under Section 21 of the Flood and Water Management Act (2010);
- Highways Authorities hold databases of highways drainage assets, such as gullies and connecting pipes; and
- Water Companies such as Severn Trent Water, hold records of public surface water, foul and combined sewers, the records may also include information about culverted watercourses.

12.2.29. The AIMS Spatial Flood Defences dataset maintained by the EA contains details of flood defences. It includes:

- Asset type (flood wall, embankment, engineered high ground, etc);
- Flood source;
- Design standard (Standard of Protection);
- Asset length;
- Asset age;
- Asset location; and
- Asset condition.

12.2.30. The EA's flood defence condition assessment grades are shown in Table 12A below.

Table 12A – EA Flood Defence Condition Assessment Grades (Source: Blaby District SFRA Level 1, October 2025, Table 6-2)

Grade	Rating	Description
1	Very Good	Cosmetic defects that will have no effect on performance.
2	Good	Minor defects that will not reduce the overall performance of the asset.
3	Fair	Defects that could reduce the performance of the asset.
4	Poor	Defects that would significantly reduce the performance of the asset. Further investigation required.
5	Very Poor	Severe defects resulting in complete performance failure.

12.2.31. Table 12B below shows the flood defence assets in Blaby District from the EA's AIMS flood defence database – see the SFRA Level 1 report for further details. All the flood defences are owned by either a private individual, company or charity.

Table 12B – Major Flood Defences in Blaby District (Source: Blaby District SFRA Level 1, October 2025, Table 6-3)

Watercourse	Location	Type	Design Standard of Protection	Actual Condition Rating
Soar Brook	Sharnford	Engineered High Ground	Unknown	3
River Soar	Croft	Embankment	Unknown	2
Unnamed ordinary watercourse	Cosby	Wall	Unknown	Unknown
Unnamed ordinary watercourse	Cosby	Engineered High Ground	1	Unknown
Whetstone Brook	Blaby	Embankment	25-year	Unknown
Whetstone Brook	Blaby	Embankment	Unknown	Unknown
Whetstone Brook	Whetstone	Engineered High Ground	Unknown	3
Lubbesthorpe Brook	Braunstone	Engineered High Ground	Unknown	Unknown
Lubbesthorpe Brook	Braunstone	Engineered High Ground	Unknown	Unknown

Planned Area or Site-Specific Flood Risk Management Schemes

- 12.2.32. The following flood risk management schemes are either underway or have been identified:

Stoney Stanton Flood Alleviation Scheme

- 12.2.33. Following the flood incident which took place on 1st October 2019 and damaged 32 residential properties, one commercial property and a school in Stoney Stanton, a Flood Investigation Report was published in 2021 by Leicestershire County Council. This Section 19 report investigated the local ditches, culverts, maintenance responsibilities, highway drainage connections, flood affected areas and their causes, and any blockages in trash screens or damaged pipes.
- 12.2.34. A Flood Alleviation Scheme study was undertaken by Leicestershire County Council which explored feasibility options to mitigate flooding, shortlist potential alleviation measures and to generate a business case for flood alleviation. This FAS study included integrated flood modelling of the watercourse to assess fluvial and surface water flood risk. A CCTV survey of the river channel and culvert was conducted, followed by modelling various flood events with different return periods and verification against historical rainfall data, including the flooding on 1st October 2019.

- 12.2.35. On 14th March 2025 Leicestershire County Council secured up to £895,000 for the Stoney Stanton Flood Alleviation Scheme, which is part of the National Flood Risk Management Programme. The funding will be used for various initiatives, including redirecting a small stream, creating flood storage areas, updating trash screens, installing a sustainable drainage system at Manorfield CofE Primary School, minor highway improvements, and setting up a water level gauge. The Scheme will have local effects only, to either reduce or provide resilience measures. With the approval in place, the Stoney Stanton Flood Alleviation Scheme will now move into its detailed design and construction phase which will be led by the County Council. The scheme is expected to be completed in 2026.

River Soar Flood Risk Management Scheme

- 12.2.36. The Environment Agency have identified land at Everards Meadow in Blaby District as the location of the preferred option to reduce flood risk to Leicester through the creation of a flood storage area as part of the River Soar Flood Risk Management Scheme. However, the scheme has been paused due to being economically unviable, this is due to the significant environmental constraints of the site and the mitigation costs of these risks. The existing work, including models, surveys and outline designs, have been collated to ensure the project could potentially be progressed in the future if more funds become available.

- 12.2.37. The following three formal flood investigations in Blaby District have been undertaken since 2024, or are currently being undertaken, by Leicestershire County Council as the LLFA:

Storm Henk formal flood investigation for Leicestershire

- 12.2.38. Formal flood investigation reports have been published by Leicestershire County Council regarding the flooding at multiple locations across Leicestershire on 2nd January 2024. Areas with property flooding in Blaby District included Braunstone Town, Cosby, Countesthorpe, Sharnford and Whetstone. The formal flood investigation report identifies a series of measures. No area or site-specific flood risk management schemes have been identified as part of these measures.

Blaby District – Enderby, Narborough and Croft formal flood investigation

- 12.2.39. A formal flood investigation report is currently being prepared by Leicestershire County Council regarding the flooding at Enderby, Narborough and Croft on 26th September 2024. It is currently estimated to be published in July 2026.

Leicestershire Countywide – Ashby Folville, Broughton Astley (West), Great Glen, East Goscote, Bottesford and Thurnby formal flood investigation

- 12.2.40. A formal flood investigation report is currently being prepared by Leicestershire County Council regarding the flooding on 6th January 2025. This will also include Kilby in Blaby District. It is currently estimated to be published in September 2026.

12.3. Sustainable Drainage Systems

- 12.3.1. The Blaby SFRA Level 1 report explains that Sustainable Drainage Systems (SuDS) are management practices which enable surface water to be drained in a more sustainable manner and to mimic the local natural drainage. The inclusion of SuDS within developments is an opportunity to enhance ecological and amenity value, and promote green infrastructure, incorporating above ground features into the development landscape strategy. There are many different SUDs techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, green roofs, ponds and wetlands. The suitability of these techniques will depend on the proposed development and the site conditions.
- 12.3.2. Paragraph 182 of the National Planning Policy Framework (December 2024) sets out that it is requirement that *‘Applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal. These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity’*.
- 12.3.3. It is likely that most of the proposed residential and employment development in the emerging Blaby Local Plan will require SuDS provision. The need for SUDs for smaller sites will need to be assessed on a site-specific basis. SuDS required for new developments will be funded by developers, with adoption by Severn Trent Water, National Highways or Leicestershire County Council, as appropriate, unless arrangements are made for private ownership and maintenances of the system. It is not possible to quantify the investment required as it will depend on the details of the SuDS and their adoption agreements.

12.4. Implications for Future Growth

- 12.4.1. For new development locations without existing defences or where the proposed development is the only beneficiary, developers will be expected to fund and implement their own flood risk management and drainage schemes. These assets must be maintained by the developer throughout the life of their operation, or if being adopted, the maintenance funded. In some cases, following the application of the Sequential Test, it may be

necessary for the developer to contribute to the improvement of surface water management and/ or flood defence provision that would benefit both the proposed new development and the existing local community. In these cases, it may be appropriate for the developer to provide a developer contribution through the planning process to a more wide-ranging solution or improvements to existing assets. These matters will be addressed through the development management process in close liaison with the LLFA and, where appropriate, the Environment Agency.

- 12.4.2. No specific schemes to manage flood risk have been identified for inclusion in the Infrastructure Schedule through engagement for this IDP with the Environment Agency, Leicestershire County Council as the LLFA or Leicester City Council as LLFA.

13. Conclusion

13.1. Introduction

- 13.1.1. This section introduces the IDP Infrastructure Schedule and summarises the infrastructure costs by infrastructure type, the funding gap and funding sources.

13.2. IDP Infrastructure Schedule

- 13.2.1. The IDP Infrastructure Schedule is included as Appendix 1 of this IDP. It sets out details of each specific infrastructure project in Blaby District required to meet the needs of the development identified in the emerging Blaby Local Plan.
- 13.2.2. The Infrastructure Schedule sets out the following information for each project:
- Type – infrastructure type.
 - Ref – a unique reference for each project.
 - Project name – infrastructure project name.
 - Project description – infrastructure project description.
 - Broad location – settlement or strategic site.
 - Local Plan Site – Local Plan Site reference.
 - Required for Growth at – Local Plan Site/ s that require the infrastructure identified and are expected to contribute to its provision, where known at this time. Each Local Plan site has a separate entry in the Schedule for each type of infrastructure that is relevant to it. This means that for some infrastructure types/ projects there are several rows in the Schedule, one for each Local Plan site to show the contribution expected from each site to that specific infrastructure project, but the Project name and Project Ref is the same for each row.
 - On site/ Off site – whether it is expected that the infrastructure will be provided on the development site and/ or off site.
 - Delivery Body – the infrastructure/ service providers and key organisations responsible for delivery of the project.

- Broad Delivery Phasing – the delivery phasing aligned with the site/ s delivery in the emerging Local Plan trajectory.
- Funding Sources – expected sources of funding at the current time.
- Estimated Cost – estimated cost of the project at the current time, where known and subject to change.
- Funding Gap – the difference between the Estimated Cost and the remaining costs to be funded at the current time.
- Priority – Critical, Essential or Desirable – Paragraph 1.2.3 of this IDP sets out the prioritisation criteria.
- Source of Project – the infrastructure/ service provider or evidence base document from which the project has been identified.

13.3. Infrastructure Costs by Infrastructure Type and Funding Gap

- 13.3.1. Table 13A below sets out the identified infrastructure costs by infrastructure type. It also lists the funding gap for each type of infrastructure.

Table 13A – Blaby Local Plan Identified Infrastructure Costs by Infrastructure Type and Funding Gap

Infrastructure Type	Identified Costs (Rounded)	Funding Gap (£)
Transport	£146,449,735	£146,449,735
Education – Early Years	£48,875,650	£48,875,650
Education – Primary	£128,077,954	£128,077,954
Education – Secondary and Post 16	£135,528,096	£135,528,096
Healthcare Facilities	£15,777,971	£15,777,971
Open Space	£47,552,197	£47,552,197
Outdoor Sports	£26,280,806	£26,280,806
Built Sports Facilities	£16,106,918	£16,106,918
Green and Blue Infrastructure	£3,000,000	£3,000,000
Emergency Services - Police	£5,310,667	£5,310,667
Libraries	£1,617,697	£1,617,697
Total	£574,577,691	£574,577,691

- 13.3.2. The cost of each project is an estimate at the current time, where known and subject to change. The costs were provided by the following infrastructure/ service providers and/ or evidence base document – see the relevant infrastructure chapter in this IDP for details:

- Transport costs - Blaby Strategic Transport Assessment Report and Blaby Local Plan Transport Evidence Costing report (SLR, June 2026)
 - Early Years, Primary School, Secondary and Post 16 Education costs – Leicestershire County Council School Organisation Service
 - Healthcare costs – NHS Leicestershire, Leicester and Rutland Integrated Care Board
 - Outdoor Sport and Recreation costs – Sport England’s Playing Pitch Calculator
 - Built Sports Facilities costs – Sport England’s Sports Facility Calculator
 - Open Space costs - Blaby Open Space Assessment 2019 and Spon’s Architects’ and Builders’ Price Book (2025)
 - Green and Blue Infrastructure – Blaby Green and Blue Infrastructure Study (LUC, February 2025)
 - Police infrastructure – Leicestershire Police
 - Libraries infrastructure - Leicestershire County Council Libraries Service
- 13.3.3. The funding gap is **£574,577,691**. This is the same as the total costs because no funds have been secured at this point of time (including signed Section 106 agreements) towards the costs of the infrastructure identified in the Infrastructure Schedule accompanying this IDP.
- 13.3.4. As explained in Paragraph 4.3.19 to 4.3.22 of Chapter 4 of this IDP, there is a funding shortfall of £35m for Primary and Secondary Education. The majority of the shortfall (£31.3m) is in relation to the new secondary school to be provided at Land West of Stony Stanton (see Paragraph 4.3.22 of this IDP for details). A further £1.6m of the shortfall is in relation to the new primary school to be provided at Land at Beggar’s Lane, Lubbethorpe (see Paragraph 4.3.20 for details). The remaining £2.3m shortfall is in relation to the provision of additional secondary places at Enderby Brockington College (see Paragraph 4.3.21 for details).
- 13.3.5. All the infrastructure projects listed in the Infrastructure Schedule have been categorised as Essential, with the exception of the three Green and Blue Infrastructure projects (C314, C315, C316) which are categorised as Desirable.
- 13.4. Funding Sources**
- 13.4.1. This section considers the sources of funding available to address the funding gap.
- 13.4.2. Funding sources are likely to change over the lifetime of the emerging Blaby Local Plan with changes to existing funding sources and amounts of funding as well as new funding sources becoming available. This list of funding sources will be regularly reviewed and updated. When funds for

projects are secured the Funding Gap in the Infrastructure Schedule that accompanies this IDP will be updated accordingly.

- 13.4.3. The infrastructure required as part of the emerging Blaby Local Plan can be funded through a range of sources from the public, private and not for profit sectors or a mix of these sources.
- 13.4.4. It is expected that in most cases the provision of infrastructure will be funded directly by site developers through developer contributions paid to Blaby District Council. In some cases, such as open space provision, outdoor sports, and green and blue infrastructure, developers may provide the infrastructure themselves as part of their development. In both circumstances it is expected that the infrastructure delivery would be secured through a Section 106 agreement or a planning condition which requires the developer to provide the specified infrastructure.
- 13.4.5. Where infrastructure is to be provided by an infrastructure/ service provider and funded by the developer it is expected that it would also be secured through a Section 106 agreement or a Section 278 agreement in relation to transport infrastructure.

Developer Contributions

- 13.4.6. A planning obligation made under Section 106 of the Town and Country Planning Act 1990 may require the developer to contribute to infrastructure to mitigate the impacts of a development proposal. This is an existing mechanism to secure contributions towards infrastructure delivery.
- 13.4.7. A Section 106 agreement is negotiated at the point of the planning application and becomes a legal agreement between the Council and the developer. Contributions are subject to the conditions set out in the legal agreement. Any contribution must meet all of the following statutory tests:
- Necessary to make the development acceptable in planning terms;
 - Directly related to the development; and
 - Fairly and reasonably related in scale and kind to the development.
- 13.4.8. These tests are set out as statutory tests in regulation 122 (as amended by the 2011 and 2019 Regulations) and as policy tests in the National Planning Policy Framework.
- 13.4.9. Developer contributions can include the provision of assets in lieu of a cash contribution, for example the construction of a new primary school.

Section 278 Agreement

- 13.4.10. A Section 278 agreement is a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the council to make alterations or improvements to a public highway, as part of a planning application. The use of Section 278 agreements will continue to be an important mechanism for the delivery of local highway infrastructure.

Community Infrastructure Levy

- 13.4.11. The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008, as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010.

- 13.4.12. The key criteria for the adoption of a CIL are:

- Introduction of the Levy does not affect the overall viability of development in the district;
- There is a proven need and evidence base which supports the introduction of the Levy;
- Income from the Levy would be sufficient to reasonably meet the infrastructure funding requirements of the plan; and
- Operation of the Levy can be met within the constraints of existing resources.

- 13.4.13. Blaby District Council are not currently a CIL charging authority. The Council will continue to keep under review the benefits of a CIL and where it decides to take forward CIL it will work with partners to deliver infrastructure such as schools or new strategic transport infrastructure to address the impacts of development.

Public sector funding

- 13.4.14. Public sector funding can be made up of government grants, external grant funding and capital receipts from the disposal of assets or in some cases borrowing to help forward fund projects. This includes funding from Leicestershire County Council and Blaby District Council as well as potential funding and support from government departments and Homes England. Homes England are the government's housing and regeneration agency.
- 13.4.15. The public sector infrastructure funding sources that may be available to support the infrastructure needs identified in this IDP are listed below.

- 13.4.16. **Transport** – As the Transport Authority Leicestershire County Council receives Local Transport Grant funding from the Department for Transport (DfT) to fund the development and updating of the Local Transport Plan and to deliver local transport infrastructure priorities. The latest allocation for 2026 to 2029 was confirmed in September 2025. LCC also receives Local Authority Bus Grant funding (revenue and capital) to maintain and improve bus services. The latest allocation for 2026 to 2029 was announced by DfT in December 2025. DfT also provides funding for highway schemes on the local road network (managed and maintained by LCC) through the Major Road Network and Large Local Majors (MRN/LLM) programme and on the Strategic Road Network (managed and maintained by National Highways) through the Road Investment Strategy. There are no planned or committed highway schemes in Blaby District that are currently funded by DfT. Active Travel England provides funding to local authorities to develop and construct walking, wheeling and cycling schemes and facilities through the Consolidated Active Travel Fund.
- 13.4.17. **Education** - Leicestershire County Council receives Basic Need Grants for schools which is funding made available by the government to help meet the need for the provision of new school places. Academies (Free Schools) programme funding is also made available by the government.
- 13.4.18. **Healthcare** – Leicester, Leicestershire and Rutland Integrated Care Board receives an annual capital budget which is used to support capital works at its acute trusts and strategic projects. Funding to support GP surgeries is primarily for IT infrastructure and premises projects via Improvement Grants. The ICB receives an annual funding allocation for core services, specialised services and primary medical care. This also includes funding for emergency ambulance services. Capital funding to support pressures arising from housing development is not available from NHS England/ the government.
- 13.4.19. **Emergency Services: Police** – Leicestershire Police is largely funded by the Home Office through various grants and partly funded through Council Tax.
- 13.4.20. **Libraries** – Leicestershire County Council funds and provides library services alongside volunteer-led community libraries across Leicestershire including Blaby District. Libraries in Blaby District may be able to apply for various grants including the Libraries Improvement Fund administered by the Arts Council.
- 13.4.21. **Green and Blue Infrastructure** – As explained in Chapter 6 of this IDP and set out in the Blaby Green and Blue Infrastructure Study (February 2025) there are several potential delivery partners, delivery mechanisms and funding sources to support the delivery of the three Green and Blue

Infrastructure projects identified in this IDP. These delivery partners include the Trent Rivers Trust, the Environment Agency, Leicestershire and Rutland Wildlife Trust, Natural England and the Walk Wheel Cycle Trust (previously Sustrans). These projects could have multiple benefits including biodiversity enhancement, open space provision and potentially flood resilience benefits.

- 13.4.22. ***Outdoor Sports and Built Sports Facilities*** – Funding for sports facilities may be available from Sport England, National Governing Bodies who govern and administer a sport on a national basis (e.g. Football Association, Rugby Football Union, England Athletics, England and Wales Cricket Board, etc), and charities that support young people.

Not for Profit/ Community funding

- 13.4.23. Not for profit and community funding can support a range of infrastructure projects including community transport services, green and blue infrastructure, and libraries.

Private sector funding

- 13.4.24. Private sector funding can be made up of works paid for and carried out by infrastructure and service providers such as utility companies, bus service operators as well as contributions from private developers.
- 13.4.25. As explained in Chapter 11 of this IDP, utilities providers are required to produce regular Asset Management Plans as part of their regulatory regimes. These plans are based on a minimum five year planning horizon with utility companies holding the responsibility for funding strategic infrastructure upgrades to accommodate new development coming forward.

Blaby Local Plan IDP - Appendix 1 Infrastructure Schedule (June 2026)

Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Education - Early Years	E1	Early Years provision	Early Years provision (alongside Primary Schools provision).	Land West of Stoney Stanton Strategic Site	S7	Land West of Stoney Stanton Strategic Site.	On site	Leicestershire County Council	Alongside first new 2 form entry Primary School September 2040. Alongside second new 2 form entry Primary School September 2046. Alongside third new Primary School beyond Plan period.	Developer contributions - \$106	£17,188,976	£17,188,976	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Early Years	E2	Early Years provision	Early Years provision (alongside Primary Schools provision).	Whetstone Pastures Strategic Site	S8	Whetstone Pastures Strategic Site.	On site	Leicestershire County Council	Alongside first new 2 form entry Primary School September 2040. Alongside second new 2 form entry Primary School September 2046. Alongside third new Primary School beyond Plan period.	Developer contributions - \$106	£14,950,292	£14,950,292	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Early Years	E3	Early Years provision	Contributions towards Early Years provision.	Blaby	H1E	Land east of Lutterworth Road, Blaby.	Off site	Leicestershire County Council	2032-2042	Developer contributions - \$106	£1,144,368	£1,144,368	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Early Years	E4	Early Years provision	Contributions towards Early Years provision	Blaby	H1D	Land at Keepers Farm, Blaby.	Off site	Leicestershire County Council	2028-2038	Developer contributions - \$106	£1,072,845	£1,072,845	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Early Years	E5	Early Years provision	Contributions towards Early Years provision.	Cosby	H1H	Land west of Broughton Road, Cosby.	Off site	Leicestershire County Council	2028-2033	Developer contributions - \$106	£548,343	£548,343	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Early Years	E6	Early Years provision	Contributions towards Early Years provision.	Countesthorpe	H1F	Land south of Maurice Drive and Gillam Butts	Off site	Leicestershire County Council	2027-2037	Developer contributions - \$106	£905,958	£905,958	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Early Years	E7	Early Years provision	Contributions towards Early Years provision.	Countesthorpe	H1G	Land west of Peatling Road, Countesthorpe.	Off site	Leicestershire County Council	2028-2036	Developer contributions - \$106	£834,435	£834,435	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Early Years	E8	Early Years provision	Contributions towards Early Years provision.	Glenfield	H1A	Land rear of County Hall, Glenfield	Off site	Leicestershire County Council	2034-2039	Developer contributions - \$106	£524,502	£524,502	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Early Years	E9	Early Years provision	Contributions towards Early Years provision.	Huncote	H1I	Land south of Narborough Road, Huncote	Off site	Leicestershire County Council	2027-2032	Developer contributions - \$106	£476,820	£476,820	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Early Years	E10	Early Years provision	Contributions towards Early Years provision.	Huncote	H1J	Land at Springfield Farm, Forest Road, Huncote.	Off site	Leicestershire County Council	2027-2033	Developer contributions - \$106	£596,025	£596,025	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Early Years	E11	Early Years provision	Contributions towards Early Years provision.	Kirby Muxloe	S9	Land north of Hinckley Road, Kirby Muxloe.	Off site	Leicestershire County Council	2037-beyond plan period	Developer contributions - \$106	£2,002,644	£2,002,644	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Early Years	E12	Early Years provision	Contributions towards Early Years provision.	Leicester Forest East	H1B	Kingstead Farm and Golf Course, Hinckley Road, Leicester Forest East.	Off site	Leicestershire County Council	2027-2040	Developer contributions - \$106	£1,215,891	£1,215,891	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Early Years	E13	Early Years provision	Contributions towards Early Years provision.	Littlethorpe	H1K	Land south of Warwick Road, Littlethorpe.	Off site	Leicestershire County Council	2028-2033	Developer contributions - \$106	£452,979	£452,979	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Early Years	E14	Early Years provision	Contributions towards Early Years provision.	Lubbesthorpe	S10	Land west of Beggar's Lane, Lubbesthorpe.	On site	Leicestershire County Council	2033-2041	Developer contributions - \$106	£2,527,146	£2,527,146	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)

Blaby Local Plan IDP - Appendix 1 Infrastructure Schedule (June 2026)

Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Education - Early Years	E15	Early Years provision	Contributions towards Early Years provision.	Narborough	S11	Land at Carlton Park, Enderby/ Narborough.	Off site	Leicestershire County Council	2033-2041	Developer contributions - S106	£1,716,552	£1,716,552	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Early Years	E16	Early Years provision	Contributions towards Early Years provision.	Sapcote	H1L	Land south of Hinckley Road, Sapcote	Off site	Leicestershire County Council	2027-2033	Developer contributions - S106	£548,343	£548,343	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Early Years	E17	Early Years provision	Contributions towards Early Years provision.	Whetstone	S12	Land south of Whetstone.	On site	Leicestershire County Council	2027-2038	Developer contributions - S106	£2,169,531	£2,169,531	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Primary	E18	New Primary Schools	Provision of two new 2 form entry Primary Schools on two 2 ha sites. Provision of one new 3 form entry Primary School on a 3 ha site.	Land West of Stoney Stanton Strategic Site	S7	Land West of Stoney Stanton Strategic Site.	On site	Leicestershire County Council	First new 2 form entry Primary School September 2040. Second new 2 form entry Primary School September 2046. Third new Primary School beyond Plan period.	Developer contributions - S106	£41,828,234	£41,828,234	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Primary	E19	New Primary Schools	Provision of two new 2 form entry Primary Schools on two 2 ha sites. Provision of one new 3 form entry Primary School on a 3 ha site.	Whetstone Pastures Strategic Site	S8	Whetstone Pastures Strategic Site.	On site	Leicestershire County Council	First new 2 form entry Primary School September 2040. Second new 2 form entry Primary School September 2046. Third new Primary School beyond Plan period.	Developer contributions - S106	£41,828,234	£41,828,234	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Primary	E20	Extension to Blaby Stokes Primary School	Contributions towards Extension to Blaby Stokes Primary School from 210 to 315 places.	Blaby	H1E	Land east of Lutterworth Road, Blaby.	Off site	Leicestershire County Council	September 2033.	Developer contributions - S106	£2,503,305	£2,503,305	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Primary	E21	Primary School provision (per pupil contributions)	Contributions towards Primary School places provision	Blaby	H1D	Land at Keepers Farm, Blaby.	Off site	Leicestershire County Council	2028-2038	Developer contributions - S106	£2,503,305	£2,503,305	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Primary	E22	Extension to Cosby Primary School	Contributions towards Extension to Cosby Primary School by 45 places.	Cosby	H1H	Land west of Broughton Road, Cosby.	Off site	Leicestershire County Council	September 2031.	Developer contributions - S106	£1,072,845	£1,072,845	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Primary	E23	Primary School provision (per pupil contributions)	Contributions towards Primary School places provision	Countesthorpe	H1F	Land south of Maurice Drive and Gillam Butts	Off site	Leicestershire County Council	2027-2037	Developer contributions - S106	£2,098,008	£2,098,008	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Primary	E24	Primary School provision (per pupil contributions)	Contributions towards Primary School places provision	Countesthorpe	H1G	Land west of Peatling Road, Countesthorpe.	Off site	Leicestershire County Council	2028-2036	Developer contributions - S106	£1,978,803	£1,978,803	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Primary	E25	Primary School provision (per pupil contributions)	Contributions towards Primary School places provision	Elmsthorpe	H1N	Land at Church Farm, Station Road, Elmesthorpe.	Off site	Leicestershire County Council	2033-2035	Developer contributions - S106	£71,523	£71,523	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Primary	E26	Primary School provision (per pupil contributions)	Contributions towards Primary School places provision	Glenfield	H1A	Land rear of County Hall, Glenfield	Off site	Leicestershire County Council	2034-2039	Developer contributions - S106	£1,215,891	£1,215,891	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Primary	E27	Extension to Huncote Primary School	Extension to Huncote Primary School by 0.5 form entry.	Huncote	H1I	Land south of Narborough Road, Huncote	Off site	Leicestershire County Council	September 2029.	Developer contributions - S106	£1,096,686	£1,096,686	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Primary	E27	Extension to Huncote Primary School	Extension to Huncote Primary School by 0.5 form entry.	Huncote	H1J	Land at Springfield Farm, Forest Road, Huncote.	Off site	Leicestershire County Council	September 2029.	Developer contributions - S106	£1,358,937	£1,358,937	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)

Blaby Local Plan IDP - Appendix 1 Infrastructure Schedule (June 2026)

Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Education - Primary	E28	Primary School provision (per pupil contributions)	Contributions towards Primary School places provision	Kilby	H1O	Land at Steeple Chase Farm, Main Street, Kilby.	Off site	Leicestershire County Council	2034-2037	Developer contributions - \$106	£190,728	£190,728	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Primary	E29	Extension to New Primary School at North of A47, Kirby Muxloe (Existing planning commitment)	Extension to New Primary School at development North of A47, Kirby Muxloe (existing planning commitment) by one form entry and additional 1ha land for this expansion.	Kirby Muxloe	S9	Land north of A47 Hinckley Road, Kirby Muxloe.	Off site	Leicestershire County Council	September 2029.	Developer contributions - \$106	£4,648,995	£4,648,995	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Primary	E29	Extension to New Primary School at North of A47, Kirby Muxloe	Extension to New Primary School at development North of A47, Kirby Muxloe (existing planning commitment) by one form entry and additional 1ha land for this expansion.	Kirby Muxloe	H1B	Kingstead Farm and Golf Course, Hinckley Road, Leicester Forest East.	Off site	Leicestershire County Council	September 2029.	Developer contributions - \$106	£357,615	£357,615	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Primary	E30	Primary School provision (per pupil contributions)	Contributions towards Primary School places provision	Littlethorpe	H1K	Land south of Warwick Road, Littlethorpe.	Off site	Leicestershire County Council	2028-2033	Developer contributions - \$106	£1,072,845	£1,072,845	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Primary	E31	New Primary School	Provision of one new 2 form entry Primary School on a 2ha site at Land west of Beggar's Lane, Lubbesthorpe	Land west of Beggar's Lane, Lubbesthorpe.	H1B	Kingstead Farm and Golf Course, Hinckley Road, Leicester Forest East.	On site	Leicestershire County Council	September 2036.	Developer contributions - \$106	£3,629,024	£3,171,584	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Primary	E31	New Primary School	Provision of one new 2 form entry Primary School on a 2ha site at Land west of Beggar's Lane, Lubbesthorpe	Land west of Beggar's Lane, Lubbesthorpe.	S10	Land west of Beggar's Lane, Lubbesthorpe.	On site	Leicestershire County Council	September 2036.	Developer contributions - \$106	£7,563,008	£7,563,008	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Primary	E32	Primary School provision (per pupil contributions)	Contributions towards Primary School places provision	Narborough	S11	Land at Carlton Park, Enderby/ Narborough.	Off site	Leicestershire County Council	2033-2041	Developer contributions - \$106	£4,005,288	£4,005,288	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Primary	E33	Primary School provision (per pupil contributions)	Contributions towards Primary School places provision	Sapcote	H1L	Land south of Hinckley Road, Sapcote	Off site	Leicestershire County Council	2027-2033	Developer contributions - \$106	£1,263,573	£1,263,573	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Primary	E34	Primary School provision (per pupil contributions)	Contributions towards Primary School places provision	Sharnford	H1P	Land west of Coventry Road, Sharnford	Off site	Leicestershire County Council	2027-2030	Developer contributions - \$106	£143,046	£143,046	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Primary	E35	Primary School provision (per pupil contributions)	Contributions towards Primary School places provision	Stoney Stanton	H1M	Land west of Huncote Road, Stoney Stanton.	Off site	Leicestershire County Council	2033-2036	Developer contributions - \$106	£262,251	£262,251	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Primary	E36	Primary School provision (per pupil contributions)	Contributions towards Primary School places provision	Thurlaston	H1Q	Land at Hill View Nurseries, Thurlaston.	Off site	Leicestershire County Council	2036-2038	Developer contributions - \$106	£119,205	£119,205	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Primary	E37	Primary School provision (per pupil contributions)	Contributions towards Primary School places provision	Thurlaston	H1R	Land east of Croft Road, Thurlaston.	Off site	Leicestershire County Council	2034-2037	Developer contributions - \$106	£214,569	£214,569	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Primary	E38	Primary School provision (per pupil contributions)	Contributions towards Primary School places provision	Whetstone	S12	Land south of Whetstone.	On site	Leicestershire County Council	2027-2038	Developer contributions - \$106	£5,435,748	£5,435,748	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Secondary and Post 16 Education	E39	New Secondary School	Provision of one new 10 form entry Secondary School and Post 16 places (300 places) on a 11.7ha site. One additional 1 form entry to be accommodated within the 11.7ha site.	Land West of Stoney Stanton Strategic Site	S7	Land West of Stoney Stanton Strategic Site.	On site	Leicestershire County Council	To be confirmed - align with emerging Hinckley and Bosworth Local Plan.	Developer contributions - \$106	£37,260,000	£37,260,000	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Secondary and Post 16 Education	E39	New Secondary School	Provision of one new 10 form entry Secondary School and Post 16 places (300 places) on a 11.7ha site. One additional 1 form entry to be accommodated within the 11.7ha site.	Land West of Stoney Stanton Strategic Site	H1L	Land south of Hinckley Road, Sapcote.	Off site	Leicestershire County Council	To be confirmed - align with emerging Hinckley and Bosworth Local Plan	Developer contributions - \$106	£1,260,000	£1,260,000	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Education - Secondary and Post 16 Education	E39	New Secondary School	Provision of one new 10 form entry Secondary School and Post 16 places (300 places) on a 11.7ha site. One additional 1 form entry to be accommodated within the 11.7ha site.	Land West of Stoney Stanton Strategic Site	H1P	Land west of Coventry Road, Sharnford.	Off site	Leicestershire County Council	To be confirmed - align with emerging Hinckley and Bosworth Local Plan	Developer contributions - \$106	£144,000	£144,000	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Secondary and Post 16 Education	E39	New Secondary School	Provision of one new 10 form entry Secondary School and Post 16 places (300 places) on a 11.7ha site. One additional 1 form entry to be accommodated within the 11.7ha site.	Land West of Stoney Stanton Strategic Site	H1M	Land west of Huncote Road, Stoney Stanton.	Off site	Leicestershire County Council	To be confirmed - align with emerging Hinckley and Bosworth Local Plan	Developer contributions - \$106	£252,000	£252,000	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Secondary and Post 16 Education	E40	New Secondary School	Provision of one new five form entry Secondary School including Post 16 places on a 6.8ha site.	Whetstone Pastures Strategic Site	S8	Whetstone Pastures Strategic Site.	On site	Leicestershire County Council	New 5 form entry Secondary School estimate 2046.	Developer contributions - \$106	£32,400,000	£32,400,000	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Secondary and Post 16 Education	E41	Extension to Countesthorpe Academy	Extension to Countesthorpe Academy by 462 places.	Countesthorpe	H1C	Land off Lutterworth Road, Blaby.	Off site	Leicestershire County Council	September 2038/ 39.	Developer contributions - \$106	£318,846	£318,846	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Secondary and Post 16 Education	E41	Extension to Countesthorpe Academy	Extension to Countesthorpe Academy by 462 places.	Countesthorpe	H1E	Land east of Lutterworth Road, Blaby.	Off site	Leicestershire County Council	September 2038/ 39.	Developer contributions - \$106	£2,173,950	£2,173,950	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Secondary and Post 16 Education	E41	Extension to Countesthorpe Academy	Extension to Countesthorpe Academy by 462 places.	Countesthorpe	H1D	Land at Keepers Farm, Blaby.	Off site	Leicestershire County Council	September 2038/ 39.	Developer contributions - \$106	£2,029,020	£2,029,020	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Secondary and Post 16 Education	E41	Extension to Countesthorpe Academy	Extension to Countesthorpe Academy by 462 places.	Countesthorpe	H1H	Land west of Broughton Road, Cosby.	Off site	Leicestershire County Council	September 2038/ 39.	Developer contributions - \$106	£1,043,496	£1,043,496	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Secondary and Post 16 Education	E41	Extension to Countesthorpe Academy	Extension to Countesthorpe Academy by 462 places.	Countesthorpe	H1F	Land south of Maurice Drive and Gillam Butts, Countesthorpe.	Off site	Leicestershire County Council	September 2038/ 39.	Developer contributions - \$106	£1,681,188	£1,681,188	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Secondary and Post 16 Education	E41	Extension to Countesthorpe Academy	Extension to Countesthorpe Academy by 462 places.	Countesthorpe	H1G	Land west of Peatling Road, Countesthorpe.	Off site	Leicestershire County Council	September 2038/ 39.	Developer contributions - \$106	£1,594,230	£1,594,230	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Secondary and Post 16 Education	E41	Extension to Countesthorpe Academy	Extension to Countesthorpe Academy by 462 places.	Countesthorpe	H1O	Land at Steeple Chase Farm, Main Street, Kilby .	Off site	Leicestershire County Council	September 2038/ 39.	Developer contributions - \$106	£144,930	£144,930	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Secondary and Post 16 Education	E41	Extension to Countesthorpe Academy	Extension to Countesthorpe Academy by 462 places.	Countesthorpe	S12	Land south of Whetstone	Off site	Leicestershire County Council	September 2038/ 39.	Developer contributions - \$106	£4,405,872	£4,405,872	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Secondary and Post 16 Education	E42	Extension to Enderby Brockington College	Extension to Enderby Brockington College by two form entry requiring 2ha of land.	Narborough	H1N	Land at Church Farm, Station Road, Elmsthorpe.	Off site	Leicestershire County Council	September 2038/ 39.	Developer contributions - \$106	£57,972	£57,972	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Secondary and Post 16 Education	E42	Extension to Enderby Brockington College	Extension to Enderby Brockington College by two form entry requiring 2ha of land.	Narborough	H1I	Land south of Narborough Road, Huncote.	Off site	Leicestershire County Council	September 2038/ 39.	Developer contributions - \$106	£898,566	£898,566	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Secondary and Post 16 Education	E42	Extension to Enderby Brockington College	Extension to Enderby Brockington College by two form entry requiring 2ha of land.	Narborough	H1J	Land at Springfield Farm, Forest Road, Huncote.	Off site	Leicestershire County Council	September 2038/ 39.	Developer contributions - \$106	£1,101,468	£1,101,468	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Secondary and Post 16 Education	E42	Extension to Enderby Brockington College	Extension to Enderby Brockington College by two form entry requiring 2ha of land.	Narborough	H1K	Land south of Warwick Road, Littlethorpe.	Off site	Leicestershire County Council	September 2038/ 39.	Developer contributions - \$106	£869,580	£869,580	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Secondary and Post 16 Education	E42	Extension to Enderby Brockington College	Extension to Enderby Brockington College by two form entry requiring 2ha of land.	Narborough	S11	Land at Carlton Park, Enderby/ Narborough.	Off site	Leicestershire County Council	September 2038/ 39.	Developer contributions - \$106	£3,246,432	£3,246,432	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Secondary and Post 16 Education	E42	Extension to Enderby Brockington College	Extension to Enderby Brockington College by two form entry requiring 2ha of land.	Narborough	H1Q	Land at Hill View Nurseries, Thurlaston.	Off site	Leicestershire County Council	September 2038/ 39.	Developer contributions - \$106	£86,958	£86,958	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Secondary and Post 16 Education	E42	Extension to Enderby Brockington College	Extension to Enderby Brockington College by two form entry requiring 2ha of land.	Narborough	H1R	Land east of Croft Road, Thurlaston.	Off site	Leicestershire County Council	September 2038/ 39.	Developer contributions - \$106	£173,916	£173,916	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Secondary and Post 16 Education	E43	Extension to new Lubbethorpe Secondary School	Extension to new Lubbethorpe Secondary School by two form entry plus and 62 places for Post 16 .	Lubbethorpe	S9	Land north of A47 Hinckley Road, Kirby Muxloe.	Off site	Leicestershire County Council	September 2036.	Developer contributions - \$106	£3,768,180	£3,768,180	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Education - Secondary and Post 16 Education	E43	Extension to new Lubbethorpe Secondary School	Extension to new Lubbethorpe Secondary School by two form entry plus and 62 places for Post 16.	Lubbethorpe	H1B	Land at Kingstead Farm and Golf Course, Hinckley Road, Leicester Forest East.	Off site	Leicestershire County Council	September 2036.	Developer contributions - S106	£2,289,894	£2,289,894	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Education - Secondary and Post 16 Education	E43	Extension to new Lubbethorpe Secondary School	Extension to new Lubbethorpe Secondary School by two form entry plus and 62 places for Post 16.	Lubbethorpe	S10	Land west of Beggar's Lane, Lubbethorpe.	Off site	Leicestershire County Council	September 2036.	Developer contributions - S106	£4,782,690	£4,782,690	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Healthcare - Primary Care	H1	Healthcare facility	Healthcare facility - details to be confirmed.	Land West of Stoney Stanton Strategic Site	S7	Land West of Stoney Stanton Strategic Site.	On site	NHS Leicester, Leicestershire, Rutland Integrated Care Board	To be confirmed	Developer contributions - S106	£5,310,000	£5,310,000	Essential	IDP engagement with NHS Leicestershire, Leicester & Rutland ICB
Healthcare - Primary Care	H2	Healthcare facility	Healthcare facility - details to be confirmed.	Whetstone Pastures Strategic Site	S8	Whetstone Pastures Strategic Site.	On site	NHS Leicester, Leicestershire, Rutland Integrated Care Board	To be confirmed	Developer contributions - S106	£4,630,000	£4,630,000	Essential	IDP engagement with NHS Leicestershire, Leicester & Rutland ICB
Healthcare - Primary Care	H3	Healthcare facility	Contributions towards the provision of healthcare facilities at Countesthorpe, Northfield, Hazelmere surgeries.	Blaby	H1C	Land off Lutterworth Road, Blaby	Off site	NHS Leicester, Leicestershire, Rutland Integrated Care Board	To be confirmed	Developer contributions - S106	£54,514	£54,514	Essential	IDP engagement with NHS Leicestershire, Leicester & Rutland ICB
Healthcare - Primary Care	H4	Healthcare facility	Contributions towards the provision of healthcare facilities at Countesthorpe, Northfield, Hazelmere surgeries.	Blaby	H1D	Land at Keepers Farm, Blaby.	Off site	NHS Leicester, Leicestershire, Rutland Integrated Care Board	To be confirmed	Developer contributions - S106	£360,000	£360,000	Essential	IDP engagement with NHS Leicestershire, Leicester & Rutland ICB
Healthcare - Primary Care	H5	Healthcare facility	Contributions towards the provision of healthcare facilities at Countesthorpe, Northfield, Hazelmere surgeries.	Blaby	H1E	Land east of Lutterworth Road, Blaby.	Off site	NHS Leicester, Leicestershire, Rutland Integrated Care Board	To be confirmed	Developer contributions - S106	£385,714	£385,714	Essential	IDP engagement with NHS Leicestershire, Leicester & Rutland ICB
Healthcare - Primary Care	H6	Healthcare facility	Contributions towards the provision of healthcare facilities at Countesthorpe, The Limes, Northfield surgeries.	Cosby	H1H	Land west of Broughton Road, Cosby.	Off site	NHS Leicester, Leicestershire, Rutland Integrated Care Board	To be confirmed	Developer contributions - S106	£185,143	£185,143	Essential	IDP engagement with NHS Leicestershire, Leicester & Rutland ICB
Healthcare - Primary Care	H7	Healthcare facility	Contributions towards the provision of healthcare facilities at Countesthorpe, Hazelmere surgeries.	Countesthorpe	H1F	Land south of Maurice Drive and Gillam Butts	Off site	NHS Leicester, Leicestershire, Rutland Integrated Care Board	To be confirmed	Developer contributions - S106	£298,286	£298,286	Essential	IDP engagement with NHS Leicestershire, Leicester & Rutland ICB
Healthcare - Primary Care	H8	Healthcare facility	Contributions towards the provision of healthcare facilities at Countesthorpe, Hazelmere surgeries.	Countesthorpe	H1G	Land west of Peatling Road, Countesthorpe	Off site	NHS Leicester, Leicestershire, Rutland Integrated Care Board	To be confirmed	Developer contributions - S106	£282,857	£282,857	Essential	IDP engagement with NHS Leicestershire, Leicester & Rutland ICB
Healthcare - Primary Care	H9	Healthcare facility	Contributions towards the provision of healthcare facilities at The Old School Surgery.	Elmesthorpe	H1N	Land at Church Farm, Station Road, Elmesthorpe.	Off site	NHS Leicester, Leicestershire, Rutland Integrated Care Board	To be confirmed	Developer contributions - S106	£10,286	£10,286	Essential	IDP engagement with NHS Leicestershire, Leicester & Rutland ICB
Healthcare - Primary Care	H10	Healthcare facility	Contributions towards the provision of healthcare facilities at Glenfield surgery.	Glenfield	H1A	Land rear of County Hall, Glenfield	Off site	NHS Leicester, Leicestershire, Rutland Integrated Care Board	To be confirmed	Developer contributions - S106	£174,857	£174,857	Essential	IDP engagement with NHS Leicestershire, Leicester & Rutland ICB

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Healthcare - Primary Care	H11	Healthcare facility	Contributions towards the provision of healthcare facilities at Enderby, The Limes surgeries.	Huncote	H1I	Land south of Narborough Road, Huncote.	Off site	NHS Leicester, Leicestershire, Rutland Integrated Care Board	To be confirmed	Developer contributions - S106	£158,400	£158,400	Essential	IDP engagement with NHS Leicestershire, Leicester & Rutland ICB
Healthcare - Primary Care	H12	Healthcare facility	Contributions towards the provision of healthcare facilities at Enderby, The Limes surgeries.	Huncote	H1J	Land at Springfield Farm, Forest Road, Huncote.	Off site	NHS Leicester, Leicestershire, Rutland Integrated Care Board	To be confirmed	Developer contributions - S106	£196,457	£196,457	Essential	IDP engagement with NHS Leicestershire, Leicester & Rutland ICB
Healthcare - Primary Care	H13	Healthcare facility	Contributions towards the provision of healthcare facilities at Countesthorpe surgery.	Kilby	H1O	Land at Steeple Chase Farm, Main Street, Kilby.	Off site	NHS Leicester, Leicestershire, Rutland Integrated Care Board	To be confirmed	Developer contributions - S106	£25,714	£25,714	Essential	IDP engagement with NHS Leicestershire, Leicester & Rutland ICB
Healthcare - Primary Care	H14	Healthcare facility	Contributions towards the provision of healthcare facilities at Forest House surgery.	Kirby Muxloe	S9	Land north of A47 Hinckley Road, Kirby Muxloe.	Off site	NHS Leicester, Leicestershire, Rutland Integrated Care Board	To be confirmed	Developer contributions - S106	£670,000	£670,000	Essential	IDP engagement with NHS Leicestershire, Leicester & Rutland ICB
Healthcare - Primary Care	H15	Healthcare facility	Contributions towards the provision of healthcare facilities at Forest House, Glenfield surgeries.	Leicester Forest East	H1B	Kingstead Farm and Golf Course, Hinckley Road, Leicester Forest East.	Off site	NHS Leicester, Leicestershire, Rutland Integrated Care Board	To be confirmed	Developer contributions - S106	£406,286	£406,286	Essential	IDP engagement with NHS Leicestershire, Leicester & Rutland ICB
Healthcare - Primary Care	H16	Healthcare facility	Contributions towards the provision of healthcare facilities at Countesthorpe, The Limes, Northfield , Hazelmere surgeries.	Littlethorpe	H1K	Land south of Warwick Road, Littlethorpe.	Off site	NHS Leicester, Leicestershire, Rutland Integrated Care Board	To be confirmed	Developer contributions - S106	£154,286	£154,286	Essential	IDP engagement with NHS Leicestershire, Leicester & Rutland ICB
Healthcare - Primary Care	H17	Healthcare facility	Contributions towards the provision of healthcare facilities at Forest House surgery.	Lubbesthorpe	S10	Land west of Beggar's Lane, Lubbesthorpe.	Off site	NHS Leicester, Leicestershire, Rutland Integrated Care Board	To be confirmed	Developer contributions - S106	£848,571	£848,571	Essential	IDP engagement with NHS Leicestershire, Leicester & Rutland ICB
Healthcare - Primary Care	H18	Healthcare facility	Contributions towards the provision of healthcare facilities at Enderby, The Limes, Northfield , Hazelmere surgeries.	Narborough	S11	Land at Carlton Park, Enderby/ Narborough.	Off site	NHS Leicester, Leicestershire, Rutland Integrated Care Board	To be confirmed	Developer contributions - S106	£576,000	£576,000	Essential	IDP engagement with NHS Leicestershire, Leicester & Rutland ICB
Healthcare - Primary Care	H19	Healthcare facility	Contributions towards the provision of healthcare facilities at The Old School Surgery.	Sapcote	H1L	Land south of Hinckley Road, Sapcote.	Off site	NHS Leicester, Leicestershire, Rutland Integrated Care Board	To be confirmed	Developer contributions - S106	£165,000	£165,000	Essential	IDP engagement with NHS Leicestershire, Leicester & Rutland ICB
Healthcare - Primary Care	H20	Healthcare facility	Contributions towards the provision of healthcare facilities at The Old School Surgery.	Sharnford	H1P	Land west of Coventry Road, Sharnford.	Off site	NHS Leicester, Leicestershire, Rutland Integrated Care Board	To be confirmed	Developer contributions - S106	£19,543	£19,543	Essential	IDP engagement with NHS Leicestershire, Leicester & Rutland ICB
Healthcare - Primary Care	H21	Healthcare facility	Contributions towards the provision of healthcare facilities at The Old School Surgery.	Stoney Stanton	H1M	Land west of Huncote Road, Stoney Stanton.	Off site	NHS Leicester, Leicestershire, Rutland Integrated Care Board	To be confirmed	Developer contributions - S106	£38,057	£38,057	Essential	IDP engagement with NHS Leicestershire, Leicester & Rutland ICB
Healthcare - Primary Care	H22	Healthcare facility	Contributions towards the provision of healthcare facilities at The Old School Surgery.	Thurlaston	H1Q	Land at Hill View Nurseries, Thurlaston.	Off site	NHS Leicester, Leicestershire, Rutland Integrated Care Board	To be confirmed	Developer contributions - S106	£15,429	£15,429	Essential	IDP engagement with NHS Leicestershire, Leicester & Rutland ICB

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Healthcare - Primary Care	H23	Healthcare facility	Contributions towards the provision of healthcare facilities at The Old School Surgery.	Thurlaston	H1R	Land east of Croft Road, Thurlaston.	Off site	NHS Leicester, Leicestershire, Rutland Integrated Care Board	To be confirmed	Developer contributions - \$106	£30,857	£30,857	Essential	IDP engagement with NHS Leicestershire, Leicester & Rutland ICB
Healthcare - Primary Care	H24	Healthcare facility	Contributions towards the provision of healthcare facilities at Countesthorpe, The Limes, Northfield , Hazelmere, Enderby surgeries.	Whetstone	S12	Land south of Whetstone.	Off site	NHS Leicester, Leicestershire, Rutland Integrated Care Board	To be confirmed	Developer contributions - \$106	£781,714	£781,714	Essential	IDP engagement with NHS Leicestershire, Leicester & Rutland ICB
Community Facilities - Outdoor sports	C1	Natural grass adult, youth, and mini football pitches	Contributions towards the provision of natural grass adult, youth, and mini football pitches	Blaby	H1C	Land off Lutterworth Road, Blaby.	On/ Off site	BDC, Developers, Sport England	2027-2030	Developer contributions - \$106, grants or loans via Sport England, Sport National Governing Body, etc	£13,641	£13,641	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C2	Natural grass adult, youth, and mini football pitches	Contributions towards the provision of natural grass adult, youth, and mini football pitches	Blaby	H1D	Land at Keepers Farm, Blaby.	On/ Off site	BDC, Developers, Sport England	2028-2038	Developer contributions - \$106, grants or loans via Sport England, Sport National Governing Body, etc	£90,145	£90,145	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C3	Natural grass adult, youth, and mini football pitches	Contributions towards the provision of natural grass adult, youth, and mini football pitches	Blaby	H1E	Land east of Lutterworth Road, Blaby.	On/ Off site	BDC, Developers, Sport England	2032-2042	Developer contributions - \$106, grants or loans via Sport England, Sport National Governing Body, etc	£96,594	£96,594	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C4	Natural grass adult, youth, and mini football pitches	Contributions towards the provision of natural grass adult, youth, and mini football pitches	Cosby	H1H	Land west of Broughton Road, Cosby.	On/ Off site	BDC, Developers, Sport England	2028-2033	Developer contributions - \$106, grants or loans via Sport England, Sport National Governing Body, etc	£46,357	£46,357	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C5	Natural grass adult, youth, and mini football pitches	Contributions towards the provision of natural grass adult, youth, and mini football pitches	Countesthorpe	H1F	Land south of Maurice Drive and Gillam Butts	On/ Off site	BDC, Developers, Sport England	2027-2037	Developer contributions - \$106, grants or loans via Sport England, Sport National Governing Body, etc	£74,670	£74,670	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C6	Natural grass adult, youth, and mini football pitches	Contributions towards the provision of natural grass adult, youth, and mini football pitches	Countesthorpe	H1G	Land west of Peatling Road, Countesthorpe.	On/ Off site	BDC, Developers, Sport England	2028-2036	Developer contributions - \$106, grants or loans via Sport England, Sport National Governing Body, etc	£70,815	£70,815	Essential	Sport England's Playing Pitch Calculator

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Community Facilities - Outdoor sports	C7	Natural grass adult, youth, and mini football pitches	Contributions towards the provision of natural grass adult, youth, and mini football pitches	Elmsthorpe	H1N	Land at Church Farm, Station Road, Elmsthorpe.	On/ Off site	BDC, Developers, Sport England	2033-2035	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£2,572	£2,572	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C8	Natural grass adult, youth, and mini football pitches	Contributions towards the provision of natural grass adult, youth, and mini football pitches	Glenfield	H1A	Land rear of County Hall, Glenfield	On/ Off site	BDC, Developers, Sport England	2034-2039	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£43,781	£43,781	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C9	Natural grass adult, youth, and mini football pitches	Contributions towards the provision of natural grass adult, youth, and mini football pitches	Huncote	H1I	Land south of Narborough Road, Huncote	On/ Off site	BDC, Developers, Sport England	2027-2032	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£39,699	£39,699	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C10	Natural grass adult, youth, and mini football pitches	Contributions towards the provision of natural grass adult, youth, and mini football pitches	Huncote	H1J	Land at Springfield Farm, Forest Road, Huncote.	On/ Off site	BDC, Developers, Sport England	2027-2033	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£49,142	£49,142	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C11	Natural grass adult, youth, and mini football pitches	Contributions towards the provision of natural grass adult, youth, and mini football pitches	Kilby	H1O	Land at Steeple Chase Farm, Main Street, Kilby.	On/ Off site	BDC, Developers, Sport England	2034-2037	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£6,456	£6,456	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C12	Natural grass adult, youth, and mini football pitches	Contributions towards the provision of natural grass adult, youth, and mini football pitches	Kirby Muxloe	S9	Land north of A47 Hinckley Road, Kirby Muxloe.	On/ Off site	BDC, Developers, Sport England	2037-beyond plan period	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£167,412	£167,412	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C13	Natural grass adult, youth, and mini football pitches	Contributions towards the provision of natural grass adult, youth, and mini football pitches	Leicester Forest East	H1B	Kingstead Farm and Golf Course, Hinckley Road, Leicester Forest East.	On/ Off site	BDC, Developers, Sport England	2027-2040	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£101,725	£101,725	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C14	Natural grass adult, youth, and mini football pitches	Contributions towards the provision of natural grass adult, youth, and mini football pitches	Littlethorpe	H1K	Land south of Warwick Road, Littlethorpe.	On/ Off site	BDC, Developers, Sport England	2028-2033	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£38,635	£38,635	Essential	Sport England's Playing Pitch Calculator

Blaby Local Plan IDP - Appendix 1 Infrastructure Schedule (June 2026)

Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Community Facilities - Outdoor sports	C15	Natural grass adult, youth, and mini football pitches	Contributions towards the provision of natural grass adult, youth, and mini football pitches	Narborough	S11	Land at Carlton Park, Enderby/ Narborough.	On/ Off site	BDC, Developers, Sport England	2033-2041	Developer contributions - \$106, grants or loans via Sport England, Sport National Governing Body, etc	£144,219	£144,219	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C16	Natural grass adult, youth, and mini football pitches	Contributions towards the provision of natural grass adult, youth, and mini football pitches	Lubbesthorpe	S10	Land west of Beggar's Lane, Lubbesthorpe.	On/ Off site	BDC, Developers, Sport England	2033-2041	Developer contributions - \$106, grants or loans via Sport England, Sport National Governing Body, etc	£212,481	£212,481	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C17	Natural grass adult, youth, and mini football pitches	Contributions towards the provision of natural grass adult, youth, and mini football pitches	Sapcote	H1L	Land south of Hinckley Road, Sapcote	On/ Off site	BDC, Developers, Sport England	2027-2033	Developer contributions - \$106, grants or loans via Sport England, Sport National Governing Body, etc	£45,055	£45,055	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C18	Natural grass adult, youth, and mini football pitches	Contributions towards the provision of natural grass adult, youth, and mini football pitches	Sharnford	H1P	Land west of Coventry Road, Sharnford	On/ Off site	BDC, Developers, Sport England	2027-2030	Developer contributions - \$106, grants or loans via Sport England, Sport National Governing Body, etc	£4,925	£4,925	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C19	Natural grass adult, youth, and mini football pitches	Contributions towards the provision of natural grass adult, youth, and mini football pitches	Stoney Stanton	H1M	Land west of Huncote Road, Stoney Stanton.	On/ Off site	BDC, Developers, Sport England	2033-2036	Developer contributions - \$106, grants or loans via Sport England, Sport National Governing Body, etc	£9,552	£9,552	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C20	Natural grass adult, youth, and mini football pitches	Contributions towards the provision of natural grass adult, youth, and mini football pitches	Stoney Stanton	S7	Land West of Stoney Stanton Strategic Site.	On/ Off site	BDC, Developers, Sport England	2034-beyond plan period	Developer contributions - \$106, grants or loans via Sport England, Sport National Governing Body, etc	£1,330,348	£1,330,348	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C21	Natural grass adult, youth, and mini football pitches	Contributions towards the provision of natural grass adult, youth, and mini football pitches	Thurlaston	H1Q	Land at Hill View Nurseries, Thurlaston.	On/ Off site	BDC, Developers, Sport England	2036-2038	Developer contributions - \$106, grants or loans via Sport England, Sport National Governing Body, etc	£3,872	£3,872	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C22	Natural grass adult, youth, and mini football pitches	Contributions towards the provision of natural grass adult, youth, and mini football pitches	Thurlaston	H1R	Land east of Croft Road, Thurlaston.	On/ Off site	BDC, Developers, Sport England	2034-2037	Developer contributions - \$106, grants or loans via Sport England, Sport National Governing Body, etc	£7,734	£7,734	Essential	Sport England's Playing Pitch Calculator

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Community Facilities - Outdoor sports	C23	Natural grass adult, youth, and mini football pitches	Contributions towards the provision of natural grass adult, youth, and mini football pitches	Whetstone	S8	Whetstone Pastures Strategic Site.	On/ Off site	BDC, Developers, Sport England	2036-beyond plan period	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£1,159,070	£1,159,070	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C24	Natural grass adult, youth, and mini football pitches	Contributions towards the provision of natural grass adult, youth, and mini football pitches	Whetstone	S12	Land south of Whetstone.	On/ Off site	BDC, Developers, Sport England	2027-2038	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£195,764	£195,764	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C25	Rugby union	Contributions towards the provision of rugby union pitches	Blaby	H1C	Land off Lutterworth Road, Blaby.	On/ Off site	BDC, Developers, Sport England	2027-2030	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£3,934	£3,934	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C26	Rugby union	Contributions towards the provision of rugby union pitches	Blaby	H1D	Land at Keepers Farm, Blaby.	On/ Off site	BDC, Developers, Sport England	2028-2038	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£26,011	£26,011	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C27	Rugby union	Contributions towards the provision of rugby union pitches	Blaby	H1E	Land east of Lutterworth Road, Blaby.	On/ Off site	BDC, Developers, Sport England	2032-2042	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£27,870	£27,870	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C28	Rugby union	Contributions towards the provision of rugby union pitches	Cosby	H1H	Land west of Broughton Road, Cosby.	On/ Off site	BDC, Developers, Sport England	2028-2033	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£13,375	£13,375	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C29	Rugby union	Contributions towards the provision of rugby union pitches	Countesthorpe	H1F	Land south of Maurice Drive and Gillam Butts	On/ Off site	BDC, Developers, Sport England	2027-2037	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£21,549	£21,549	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C30	Rugby union	Contributions towards the provision of rugby union pitches	Countesthorpe	H1G	Land west of Peatling Road, Countesthorpe.	On/ Off site	BDC, Developers, Sport England	2028-2036	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£20,436	£20,436	Essential	Sport England's Playing Pitch Calculator

Blaby Local Plan IDP - Appendix 1 Infrastructure Schedule (June 2026)

Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Community Facilities - Outdoor sports	C31	Rugby union	Contributions towards the provision of rugby union pitches	Elmsthorpe	H1N	Land at Church Farm, Station Road, Elmsthorpe.	On/ Off site	BDC, Developers, Sport England	2033-2035	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£744	£744	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C32	Rugby union	Contributions towards the provision of rugby union pitches	Glenfield	H1A	Land rear of County Hall, Glenfield	On/ Off site	BDC, Developers, Sport England	2034-2039	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£12,633	£12,633	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C33	Rugby union	Contributions towards the provision of rugby union pitches	Huncote	H1I	Land south of Narborough Road, Huncote	On/ Off site	BDC, Developers, Sport England	2027-2032	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£11,456	£11,456	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C34	Rugby union	Contributions towards the provision of rugby union pitches	Huncote	H1J	Land at Springfield Farm, Forest Road, Huncote.	On/ Off site	BDC, Developers, Sport England	2027-2033	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£14,181	£14,181	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C35	Rugby union	Contributions towards the provision of rugby union pitches	Kilby	H1O	Land at Steeple Chase Farm, Main Street, Kilby.	On/ Off site	BDC, Developers, Sport England	2034-2037	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£1,860	£1,860	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C36	Rugby union	Contributions towards the provision of rugby union pitches	Kirby Muxloe	S9	Land north of A47 Hinckley Road, Kirby Muxloe.	On/ Off site	BDC, Developers, Sport England	2037-beyond plan period	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£48,303	£48,303	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C37	Rugby union	Contributions towards the provision of rugby union pitches	Leicester Forest East	H1B	Kingstead Farm and Golf Course, Hinckley Road, Leicester Forest East.	On/ Off site	BDC, Developers, Sport England	2027-2040	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£29,356	£29,356	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C38	Rugby union	Contributions towards the provision of rugby union pitches	Littlethorpe	H1K	Land south of Warwick Road, Littlethorpe.	On/ Off site	BDC, Developers, Sport England	2028-2033	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£11,150	£11,150	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C39	Rugby union	Contributions towards the provision of rugby union pitches	Narborough	S11	Land at Carlton Park, Enderby/ Narborough.	On/ Off site	BDC, Developers, Sport England	2033-2041	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£41,610	£41,610	Essential	Sport England's Playing Pitch Calculator

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Community Facilities - Outdoor sports	C40	Rugby union	Contributions towards the provision of rugby union pitches	Lubbesthorpe	S10	Land west of Beggar's Lane, Lubbesthorpe.	On/ Off site	BDC, Developers, Sport England	2033-2041	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£61,304	£61,304	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C41	Rugby union	Contributions towards the provision of rugby union pitches	Sapcote	H1L	Land south of Hinckley Road, Sapcote	On/ Off site	BDC, Developers, Sport England	2027-2033	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£13,000	£13,000	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C42	Rugby union	Contributions towards the provision of rugby union pitches	Sharnford	H1P	Land west of Coventry Road, Sharnford	On/ Off site	BDC, Developers, Sport England	2027-2030	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£1,425	£1,425	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C43	Rugby union	Contributions towards the provision of rugby union pitches	Stoney Stanton	H1M	Land west of Huncote Road, Stoney Stanton.	On/ Off site	BDC, Developers, Sport England	2033-2036	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£2,756	£2,756	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C44	Rugby union	Contributions towards the provision of rugby union pitches	Stoney Stanton	S7	Land West of Stoney Stanton Strategic Site.	On/ Off site	BDC, Developers, Sport England	2034-beyond plan period	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£383,843	£383,843	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C45	Rugby union	Contributions towards the provision of rugby union pitches	Thurlaston	H1Q	Land at Hill View Nurseries, Thurlaston.	On/ Off site	BDC, Developers, Sport England	2036-2038	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£1,114	£1,114	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C46	Rugby union	Contributions towards the provision of rugby union pitches	Thurlaston	H1R	Land east of Croft Road, Thurlaston.	On/ Off site	BDC, Developers, Sport England	2034-2037	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£2,235	£2,235	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C47	Rugby union	Contributions towards the provision of rugby union pitches	Whetstone	S8	Whetstone Pastures Strategic Site.	On/ Off site	BDC, Developers, Sport England	2036-beyond plan period	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£334,418	£334,418	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C48	Rugby union	Contributions towards the provision of rugby union pitches	Whetstone	S12	Land south of Whetstone.	On/ Off site	BDC, Developers, Sport England	2027-2038	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£56,482	£56,482	Essential	Sport England's Playing Pitch Calculator

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Community Facilities - Outdoor sports	C49	Cricket	Contributions towards the provision of cricket pitches	Blaby	H1C	Land off Lutterworth Road, Blaby.	On/ Off site	BDC, Developers, Sport England	2027-2030	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£5,076	£5,076	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C50	Cricket	Contributions towards the provision of cricket pitches	Blaby	H1D	Land at Keepers Farm, Blaby.	On/ Off site	BDC, Developers, Sport England	2028-2038	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£33,548	£33,548	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C51	Cricket	Contributions towards the provision of cricket pitches	Blaby	H1E	Land east of Lutterworth Road, Blaby.	On/ Off site	BDC, Developers, Sport England	2032-2042	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£35,948	£35,948	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C52	Cricket	Contributions towards the provision of cricket pitches	Cosby	H1H	Land west of Broughton Road, Cosby.	On/ Off site	BDC, Developers, Sport England	2028-2033	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£17,255	£17,255	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C53	Cricket	Contributions towards the provision of cricket pitches	Countesthorpe	H1F	Land south of Maurice Drive and Gillam Butts	On/ Off site	BDC, Developers, Sport England	2027-2037	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£27,795	£27,795	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C54	Cricket	Contributions towards the provision of cricket pitches	Countesthorpe	H1G	Land west of Peatling Road, Countesthorpe.	On/ Off site	BDC, Developers, Sport England	2028-2036	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£26,359	£26,359	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C55	Cricket	Contributions towards the provision of cricket pitches	Elmsthorpe	H1N	Land at Church Farm, Station Road, Elmesthorpe.	On/ Off site	BDC, Developers, Sport England	2033-2035	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£959	£959	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C56	Cricket	Contributions towards the provision of cricket pitches	Glenfield	H1A	Land rear of County Hall, Glenfield	On/ Off site	BDC, Developers, Sport England	2034-2039	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£16,294	£16,294	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C57	Cricket	Contributions towards the provision of cricket pitches	Huncote	H1I	Land south of Narborough Road, Huncote	On/ Off site	BDC, Developers, Sport England	2027-2032	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£14,775	£14,775	Essential	Sport England's Playing Pitch Calculator

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Community Facilities - Outdoor sports	C58	Cricket	Contributions towards the provision of cricket pitches	Huncote	H1J	Land at Springfield Farm, Forest Road, Huncote.	On/ Off site	BDC, Developers, Sport England	2027-2033	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£18,294	£18,294	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C59	Cricket	Contributions towards the provision of cricket pitches	Kilby	H1O	Land at Steeple Chase Farm, Main Street, Kilby.	On/ Off site	BDC, Developers, Sport England	2034-2037	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£2,397	£2,397	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C60	Cricket	Contributions towards the provision of cricket pitches	Kirby Muxloe	S9	Land north of A47 Hinckley Road, Kirby Muxloe.	On/ Off site	BDC, Developers, Sport England	2037-beyond plan period	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£62,305	£62,305	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C61	Cricket	Contributions towards the provision of cricket pitches	Leicester Forest East	H1B	Kingstead Farm and Golf Course, Hinckley Road, Leicester Forest East.	On/ Off site	BDC, Developers, Sport England	2027-2040	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£37,870	£37,870	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C62	Cricket	Contributions towards the provision of cricket pitches	Littlethorpe	H1K	Land south of Warwick Road, Littlethorpe.	On/ Off site	BDC, Developers, Sport England	2028-2033	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£14,384	£14,384	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C63	Cricket	Contributions towards the provision of cricket pitches	Narborough	S11	Land at Carlton Park, Enderby/ Narborough.	On/ Off site	BDC, Developers, Sport England	2033-2041	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£53,674	£53,674	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C64	Cricket	Contributions towards the provision of cricket pitches	Lubbesthorpe	S10	Land west of Beggar's Lane, Lubbesthorpe.	On/ Off site	BDC, Developers, Sport England	2033-2041	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£79,078	£79,078	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C65	Cricket	Contributions towards the provision of cricket pitches	Sapcote	H1L	Land south of Hinckley Road, Sapcote	On/ Off site	BDC, Developers, Sport England	2027-2033	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£16,773	£16,773	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C66	Cricket	Contributions towards the provision of cricket pitches	Sharnford	H1P	Land west of Coventry Road, Sharnford	On/ Off site	BDC, Developers, Sport England	2027-2030	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£1,836	£1,836	Essential	Sport England's Playing Pitch Calculator

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Community Facilities - Outdoor sports	C67	Cricket	Contributions towards the provision of cricket pitches	Stoney Stanton	H1M	Land west of Huncote Road, Stoney Stanton.	On/ Off site	BDC, Developers, Sport England	2033-2036	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£3,556	£3,556	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C68	Cricket	Contributions towards the provision of cricket pitches	Stoney Stanton	S7	Land West of Stoney Stanton Strategic Site.	On/ Off site	BDC, Developers, Sport England	2034-beyond plan period	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£495,121	£495,121	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C69	Cricket	Contributions towards the provision of cricket pitches	Thurlaston	H1Q	Land at Hill View Nurseries, Thurlaston.	On/ Off site	BDC, Developers, Sport England	2036-2038	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£1,436	£1,436	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C70	Cricket	Contributions towards the provision of cricket pitches	Thurlaston	H1R	Land east of Croft Road, Thurlaston.	On/ Off site	BDC, Developers, Sport England	2034-2037	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£2,880	£2,880	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C71	Cricket	Contributions towards the provision of cricket pitches	Whetstone	S8	Whetstone Pastures Strategic Site.	On/ Off site	BDC, Developers, Sport England	2036-beyond plan period	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£431,371	£431,371	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C72	Cricket	Contributions towards the provision of cricket pitches	Whetstone	S12	Land south of Whetstone.	On/ Off site	BDC, Developers, Sport England	2027-2038	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£72,856	£72,856	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C73	Artificial Grass Pitches (3G)	Contributions towards the provision of Artificial Grass Pitches (3G)	Blaby	H1C	Land off Lutterworth Road, Blaby.	On/ Off site	BDC, Developers, Sport England	2027-2030	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£11,259	£11,259	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C74	Artificial Grass Pitches (3G)	Contributions towards the provision of Artificial Grass Pitches (3G)	Blaby	H1D	Land at Keepers Farm, Blaby.	On/ Off site	BDC, Developers, Sport England	2028-2038	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£74,436	£74,436	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C75	Artificial Grass Pitches (3G)	Contributions towards the provision of Artificial Grass Pitches (3G)	Blaby	H1E	Land east of Lutterworth Road, Blaby.	On/ Off site	BDC, Developers, Sport England	2032-2042	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£79,766	£79,766	Essential	Sport England's Playing Pitch Calculator

Blaby Local Plan IDP - Appendix 1 Infrastructure Schedule (June 2026)

Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Community Facilities - Outdoor sports	C76	Artificial Grass Pitches (3G)	Contributions towards the provision of Artificial Grass Pitches (3G)	Cosby	H1H	Land west of Broughton Road, Cosby.	On/ Off site	BDC, Developers, Sport England	2028-2033	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£38,285	£38,285	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C77	Artificial Grass Pitches (3G)	Contributions towards the provision of Artificial Grass Pitches (3G)	Countesthorpe	H1F	Land south of Maurice Drive and Gillam Butts	On/ Off site	BDC, Developers, Sport England	2027-2037	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£61,649	£61,649	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C78	Artificial Grass Pitches (3G)	Contributions towards the provision of Artificial Grass Pitches (3G)	Countesthorpe	H1G	Land west of Peatling Road, Countesthorpe.	On/ Off site	BDC, Developers, Sport England	2028-2036	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£58,481	£58,481	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C79	Artificial Grass Pitches (3G)	Contributions towards the provision of Artificial Grass Pitches (3G)	Elmsthorpe	H1N	Land at Church Farm, Station Road, Elmsthorpe.	On/ Off site	BDC, Developers, Sport England	2033-2035	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£2,125	£2,125	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C80	Artificial Grass Pitches (3G)	Contributions towards the provision of Artificial Grass Pitches (3G)	Glenfield	H1A	Land rear of County Hall, Glenfield	On/ Off site	BDC, Developers, Sport England	2034-2039	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£36,159	£36,159	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C81	Artificial Grass Pitches (3G)	Contributions towards the provision of Artificial Grass Pitches (3G)	Huncote	H1I	Land south of Narborough Road, Huncote	On/ Off site	BDC, Developers, Sport England	2027-2032	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£32,785	£32,785	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C82	Artificial Grass Pitches (3G)	Contributions towards the provision of Artificial Grass Pitches (3G)	Huncote	H1J	Land at Springfield Farm, Forest Road, Huncote.	On/ Off site	BDC, Developers, Sport England	2027-2033	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£40,578	£40,578	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C83	Artificial Grass Pitches (3G)	Contributions towards the provision of Artificial Grass Pitches (3G)	Kilby	H1O	Land at Steeple Chase Farm, Main Street, Kilby.	On/ Off site	BDC, Developers, Sport England	2034-2037	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£5,331	£5,331	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C84	Artificial Grass Pitches (3G)	Contributions towards the provision of Artificial Grass Pitches (3G)	Kirby Muxloe	S9	Land north of A47 Hinckley Road, Kirby Muxloe.	On/ Off site	BDC, Developers, Sport England	2037-beyond plan period	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£138,254	£138,254	Essential	Sport England's Playing Pitch Calculator

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Community Facilities - Outdoor sports	C85	Artificial Grass Pitches (3G)	Contributions towards the provision of Artificial Grass Pitches (3G)	Leicester Forest East	H1B	Kingstead Farm and Golf Course, Hinckley Road, Leicester Forest East.	On/ Off site	BDC, Developers, Sport England	2027-2040	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£84,010	£84,010	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C86	Artificial Grass Pitches (3G)	Contributions towards the provision of Artificial Grass Pitches (3G)	Littlethorpe	H1K	Land south of Warwick Road, Littlethorpe.	On/ Off site	BDC, Developers, Sport England	2028-2033	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£31,904	£31,904	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C87	Artificial Grass Pitches (3G)	Contributions towards the provision of Artificial Grass Pitches (3G)	Narborough	S11	Land at Carlton Park, Enderby/ Narborough.	On/ Off site	BDC, Developers, Sport England	2033-2041	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£119,092	£119,092	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C88	Artificial Grass Pitches (3G)	Contributions towards the provision of Artificial Grass Pitches (3G)	Lubbesthorpe	S10	Land west of Beggar's Lane, Lubbesthorpe.	On/ Off site	BDC, Developers, Sport England	2033-2041	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£175,465	£175,465	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C89	Artificial Grass Pitches (3G)	Contributions towards the provision of Artificial Grass Pitches (3G)	Sapcote	H1L	Land south of Hinckley Road, Sapcote	On/ Off site	BDC, Developers, Sport England	2027-2033	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£37,207	£37,207	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C90	Artificial Grass Pitches (3G)	Contributions towards the provision of Artificial Grass Pitches (3G)	Sharnford	H1P	Land west of Coventry Road, Sharnford	On/ Off site	BDC, Developers, Sport England	2027-2030	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£4,072	£4,072	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C91	Artificial Grass Pitches (3G)	Contributions towards the provision of Artificial Grass Pitches (3G)	Stoney Stanton	H1M	Land west of Huncote Road, Stoney Stanton.	On/ Off site	BDC, Developers, Sport England	2033-2036	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£7,885	£7,885	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C92	Artificial Grass Pitches (3G)	Contributions towards the provision of Artificial Grass Pitches (3G)	Stoney Stanton	S7	Land West of Stoney Stanton Strategic Site.	On/ Off site	BDC, Developers, Sport England	2034-beyond plan period	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£1,098,583	£1,098,583	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C93	Artificial Grass Pitches (3G)	Contributions towards the provision of Artificial Grass Pitches (3G)	Thurlaston	H1Q	Land at Hill View Nurseries, Thurlaston.	On/ Off site	BDC, Developers, Sport England	2036-2038	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£3,202	£3,202	Essential	Sport England's Playing Pitch Calculator

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Community Facilities - Outdoor sports	C94	Artificial Grass Pitches (3G)	Contributions towards the provision of Artificial Grass Pitches (3G)	Thurlaston	H1R	Land east of Croft Road, Thurlaston.	On/ Off site	BDC, Developers, Sport England	2034-2037	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£6,385	£6,385	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C95	Artificial Grass Pitches (3G)	Contributions towards the provision of Artificial Grass Pitches (3G)	Whetstone	S8	Whetstone Pastures Strategic Site.	On/ Off site	BDC, Developers, Sport England	2036-beyond plan period	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£957,141	£957,141	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C96	Artificial Grass Pitches (3G)	Contributions towards the provision of Artificial Grass Pitches (3G)	Whetstone	S12	Land south of Whetstone.	On/ Off site	BDC, Developers, Sport England	2027-2038	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£161,651	£161,651	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C97	Changing rooms	Contributions towards the provision of changing rooms for natural grass football pitches, rugby union pitches, cricket pitches, and artificial grass pitches	Blaby	H1C	Land off Lutterworth Road, Blaby.	On/ Off site	BDC, Developers, Sport England	2027-2030	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£54,826	£54,826	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C98	Changing rooms	Contributions towards the provision of changing rooms for natural grass football pitches, rugby union pitches, cricket pitches, and artificial grass pitches	Blaby	H1D	Land at Keepers Farm, Blaby.	On/ Off site	BDC, Developers, Sport England	2028-2038	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£362,171	£362,171	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C99	Changing rooms	Contributions towards the provision of changing rooms for natural grass football pitches, rugby union pitches, cricket pitches, and artificial grass pitches	Blaby	H1E	Land east of Lutterworth Road, Blaby.	On/ Off site	BDC, Developers, Sport England	2032-2042	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£388,122	£388,122	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C100	Changing rooms	Contributions towards the provision of changing rooms for natural grass football pitches, rugby union pitches, cricket pitches, and artificial grass pitches	Cosby	H1H	Land west of Broughton Road, Cosby.	On/ Off site	BDC, Developers, Sport England	2028-2033	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£186,217	£186,217	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C101	Changing rooms	Contributions towards the provision of changing rooms for natural grass football pitches, rugby union pitches, cricket pitches, and artificial grass pitches	Countesthorpe	H1F	Land south of Maurice Drive and Gillam Butts	On/ Off site	BDC, Developers, Sport England	2027-2037	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£299,994	£299,994	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C102	Changing rooms	Contributions towards the provision of changing rooms for natural grass football pitches, rugby union pitches, cricket pitches, and artificial grass pitches	Countesthorpe	H1G	Land west of Peatling Road, Countesthorpe.	On/ Off site	BDC, Developers, Sport England	2028-2036	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£284,504	£284,504	Essential	Sport England's Playing Pitch Calculator

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Community Facilities - Outdoor sports	C103	Changing rooms	Contributions towards the provision of changing rooms for natural grass football pitches, rugby union pitches, cricket pitches, and artificial grass pitches	Elmsthorpe	H1N	Land at Church Farm, Station Road, Elmsthorpe.	On/ Off site	BDC, Developers, Sport England	2033-2035	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£10,308	£10,308	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C104	Changing rooms	Contributions towards the provision of changing rooms for natural grass football pitches, rugby union pitches, cricket pitches, and artificial grass pitches	Glenfield	H1A	Land rear of County Hall, Glenfield	On/ Off site	BDC, Developers, Sport England	2034-2039	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£175,899	£175,899	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C105	Changing rooms	Contributions towards the provision of changing rooms for natural grass football pitches, rugby union pitches, cricket pitches, and artificial grass pitches	Huncote	H1I	Land south of Narborough Road, Huncote	On/ Off site	BDC, Developers, Sport England	2027-2032	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£159,484	£159,484	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C106	Changing rooms	Contributions towards the provision of changing rooms for natural grass football pitches, rugby union pitches, cricket pitches, and artificial grass pitches	Huncote	H1J	Land at Springfield Farm, Forest Road, Huncote.	On/ Off site	BDC, Developers, Sport England	2027-2033	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£197,468	£197,468	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C107	Changing rooms	Contributions towards the provision of changing rooms for natural grass football pitches, rugby union pitches, cricket pitches, and artificial grass pitches	Kilby	H1O	Land at Steeple Chase Farm, Main Street, Kilby.	On/ Off site	BDC, Developers, Sport England	2034-2037	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£25,900	£25,900	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C108	Changing rooms	Contributions towards the provision of changing rooms for natural grass football pitches, rugby union pitches, cricket pitches, and artificial grass pitches	Kirby Muxloe	S9	Land north of A47 Hinckley Road, Kirby Muxloe.	On/ Off site	BDC, Developers, Sport England	2037-beyond plan period	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£672,568	£672,568	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C109	Changing rooms	Contributions towards the provision of changing rooms for natural grass football pitches, rugby union pitches, cricket pitches, and artificial grass pitches	Leicester Forest East	H1B	Kingstead Farm and Golf Course, Hinckley Road, Leicester Forest East.	On/ Off site	BDC, Developers, Sport England	2027-2040	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£408,747	£408,747	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C110	Changing rooms	Contributions towards the provision of changing rooms for natural grass football pitches, rugby union pitches, cricket pitches, and artificial grass pitches	Littlethorpe	H1K	Land south of Warwick Road, Littlethorpe.	On/ Off site	BDC, Developers, Sport England	2028-2033	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£155,275	£155,275	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C111	Changing rooms	Contributions towards the provision of changing rooms for natural grass football pitches, rugby union pitches, cricket pitches, and artificial grass pitches	Narborough	S11	Land at Carlton Park, Enderby/ Narborough.	On/ Off site	BDC, Developers, Sport England	2033-2041	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£579,412	£579,412	Essential	Sport England's Playing Pitch Calculator

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Community Facilities - Outdoor sports	C112	Changing rooms	Contributions towards the provision of changing rooms for natural grass football pitches, rugby union pitches, cricket pitches, and artificial grass pitches	Lubbesthorpe	S10	Land west of Beggar's Lane, Lubbesthorpe.	On/ Off site	BDC, Developers, Sport England	2033-2041	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£853,636	£853,636	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C113	Changing rooms	Contributions towards the provision of changing rooms for natural grass football pitches, rugby union pitches, cricket pitches, and artificial grass pitches	Sapcote	H1L	Land south of Hinckley Road, Sapcote	On/ Off site	BDC, Developers, Sport England	2027-2033	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£181,012	£181,012	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C114	Changing rooms	Contributions towards the provision of changing rooms for natural grass football pitches, rugby union pitches, cricket pitches, and artificial grass pitches	Sharnford	H1P	Land west of Coventry Road, Sharnford	On/ Off site	BDC, Developers, Sport England	2027-2030	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£19,822	£19,822	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C115	Changing rooms	Contributions towards the provision of changing rooms for natural grass football pitches, rugby union pitches, cricket pitches, and artificial grass pitches	Stoney Stanton	H1M	Land west of Huncote Road, Stoney Stanton.	On/ Off site	BDC, Developers, Sport England	2033-2036	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£38,367	£38,367	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C116	Changing rooms	Contributions towards the provision of changing rooms for natural grass football pitches, rugby union pitches, cricket pitches, and artificial grass pitches	Stoney Stanton	S7	Land West of Stoney Stanton Strategic Site.	On/ Off site	BDC, Developers, Sport England	2034-beyond plan period	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£5,344,751	£5,344,751	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C117	Changing rooms	Contributions towards the provision of changing rooms for natural grass football pitches, rugby union pitches, cricket pitches, and artificial grass pitches	Thurlaston	H1Q	Land at Hill View Nurseries, Thurlaston.	On/ Off site	BDC, Developers, Sport England	2036-2038	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£15,518	£15,518	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C118	Changing rooms	Contributions towards the provision of changing rooms for natural grass football pitches, rugby union pitches, cricket pitches, and artificial grass pitches	Thurlaston	H1R	Land east of Croft Road, Thurlaston.	On/ Off site	BDC, Developers, Sport England	2034-2037	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£31,099	£31,099	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C119	Changing rooms	Contributions towards the provision of changing rooms for natural grass football pitches, rugby union pitches, cricket pitches, and artificial grass pitches	Whetstone	S8	Whetstone Pastures Strategic Site.	On/ Off site	BDC, Developers, Sport England	2036-beyond plan period	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£4,656,593	£4,656,593	Essential	Sport England's Playing Pitch Calculator
Community Facilities - Outdoor sports	C120	Changing rooms	Contributions towards the provision of changing rooms for natural grass football pitches, rugby union pitches, cricket pitches, and artificial grass pitches	Whetstone	S12	Land south of Whetstone.	On/ Off site	BDC, Developers, Sport England	2027-2038	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£786,521	£786,521	Essential	Sport England's Playing Pitch Calculator

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Community Facilities - Outdoor sports	C121	Outdoor tennis	Contributions towards the provision of outdoor tennis courts	Blaby	H1C	Land off Lutterworth Road, Blaby.	On/ Off site	BDC, Developers, Sport England	2027-2030	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£1,928	£1,928	Essential	Sport England's Sports Facility Calculator
Community Facilities - Outdoor sports	C122	Outdoor tennis	Contributions towards the provision of outdoor tennis courts	Blaby	H1D	Land at Keepers Farm, Blaby.	On/ Off site	BDC, Developers, Sport England	2028-2038	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£12,750	£12,750	Essential	Sport England's Sports Facility Calculator
Community Facilities - Outdoor sports	C123	Outdoor tennis	Contributions towards the provision of outdoor tennis courts	Blaby	H1E	Land east of Lutterworth Road, Blaby.	On/ Off site	BDC, Developers, Sport England	2032-2042	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£13,661	£13,661	Essential	Sport England's Sports Facility Calculator
Community Facilities - Outdoor sports	C124	Outdoor tennis	Contributions towards the provision of outdoor tennis courts	Cosby	H1H	Land west of Broughton Road, Cosby.	On/ Off site	BDC, Developers, Sport England	2028-2033	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£6,557	£6,557	Essential	Sport England's Sports Facility Calculator
Community Facilities - Outdoor sports	C125	Outdoor tennis	Contributions towards the provision of outdoor tennis courts	Countesthorpe	H1F	Land south of Maurice Drive and Gillam Butts	On/ Off site	BDC, Developers, Sport England	2027-2037	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£10,564	£10,564	Essential	Sport England's Sports Facility Calculator
Community Facilities - Outdoor sports	C126	Outdoor tennis	Contributions towards the provision of outdoor tennis courts	Countesthorpe	H1G	Land west of Peatling Road, Countesthorpe.	On/ Off site	BDC, Developers, Sport England	2028-2036	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£10,018	£10,018	Essential	Sport England's Sports Facility Calculator
Community Facilities - Outdoor sports	C127	Outdoor tennis	Contributions towards the provision of outdoor tennis courts	Elmsthorpe	H1N	Land at Church Farm, Station Road, Elmesthorpe.	On/ Off site	BDC, Developers, Sport England	2033-2035	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£364	£364	Essential	Sport England's Sports Facility Calculator
Community Facilities - Outdoor sports	C128	Outdoor tennis	Contributions towards the provision of outdoor tennis courts	Glenfield	H1A	Land rear of County Hall, Glenfield	On/ Off site	BDC, Developers, Sport England	2034-2039	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£6,193	£6,193	Essential	Sport England's Sports Facility Calculator
Community Facilities - Outdoor sports	C129	Outdoor tennis	Contributions towards the provision of outdoor tennis courts	Huncote	H1I	Land south of Narborough Road, Huncote	On/ Off site	BDC, Developers, Sport England	2027-2032	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£5,616	£5,616	Essential	Sport England's Sports Facility Calculator

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Community Facilities - Outdoor sports	C130	Outdoor tennis	Contributions towards the provision of outdoor tennis courts	Huncote	H1J	Land at Springfield Farm, Forest Road, Huncote.	On/ Off site	BDC, Developers, Sport England	2027-2033	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£6,952	£6,952	Essential	Sport England's Sports Facility Calculator
Community Facilities - Outdoor sports	C131	Outdoor tennis	Contributions towards the provision of outdoor tennis courts	Kilby	H1O	Land at Steeple Chase Farm, Main Street, Kilby.	On/ Off site	BDC, Developers, Sport England	2034-2037	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£911	£911	Essential	Sport England's Sports Facility Calculator
Community Facilities - Outdoor sports	C132	Outdoor tennis	Contributions towards the provision of outdoor tennis courts	Kirby Muxloe	S9	Land north of A47 Hinckley Road, Kirby Muxloe.	On/ Off site	BDC, Developers, Sport England	2037-beyond plan period	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£23,679	£23,679	Essential	Sport England's Sports Facility Calculator
Community Facilities - Outdoor sports	C133	Outdoor tennis	Contributions towards the provision of outdoor tennis courts	Leicester Forest East	H1B	Kingstead Farm and Golf Course, Hinckley Road, Leicester Forest East.	On/ Off site	BDC, Developers, Sport England	2027-2040	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£14,389	£14,389	Essential	Sport England's Sports Facility Calculator
Community Facilities - Outdoor sports	C134	Outdoor tennis	Contributions towards the provision of outdoor tennis courts	Littlethorpe	H1K	Land south of Warwick Road, Littlethorpe.	On/ Off site	BDC, Developers, Sport England	2028-2033	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£5,464	£5,464	Essential	Sport England's Sports Facility Calculator
Community Facilities - Outdoor sports	C135	Outdoor tennis	Contributions towards the provision of outdoor tennis courts	Narborough	S11	Land at Carlton Park, Enderby/ Narborough.	On/ Off site	BDC, Developers, Sport England	2033-2041	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£20,400	£20,400	Essential	Sport England's Sports Facility Calculator
Community Facilities - Outdoor sports	C136	Outdoor tennis	Contributions towards the provision of outdoor tennis courts	Lubbesthorpe	S10	Land west of Beggar's Lane, Lubbesthorpe.	On/ Off site	BDC, Developers, Sport England	2033-2041	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£30,054	£30,054	Essential	Sport England's Sports Facility Calculator
Community Facilities - Outdoor sports	C137	Outdoor tennis	Contributions towards the provision of outdoor tennis courts	Sapcote	H1L	Land south of Hinckley Road, Sapcote	On/ Off site	BDC, Developers, Sport England	2027-2033	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£6,375	£6,375	Essential	Sport England's Sports Facility Calculator
Community Facilities - Outdoor sports	C138	Outdoor tennis	Contributions towards the provision of outdoor tennis courts	Sharnford	H1P	Land west of Coventry Road, Sharnford	On/ Off site	BDC, Developers, Sport England	2027-2030	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£698	£698	Essential	Sport England's Sports Facility Calculator

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Community Facilities - Outdoor sports	C139	Outdoor tennis	Contributions towards the provision of outdoor tennis courts	Stoney Stanton	H1M	Land west of Huncote Road, Stoney Stanton.	On/ Off site	BDC, Developers, Sport England	2033-2036	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£1,351	£1,351	Essential	Sport England's Sports Facility Calculator
Community Facilities - Outdoor sports	C140	Outdoor tennis	Contributions towards the provision of outdoor tennis courts	Stoney Stanton	S7	Land West of Stoney Stanton Strategic Site.	On/ Off site	BDC, Developers, Sport England	2034-beyond plan period	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£188,157	£188,157	Essential	Sport England's Sports Facility Calculator
Community Facilities - Outdoor sports	C141	Outdoor tennis	Contributions towards the provision of outdoor tennis courts	Thurlaston	H1Q	Land at Hill View Nurseries, Thurlaston.	On/ Off site	BDC, Developers, Sport England	2036-2038	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£546	£546	Essential	Sport England's Sports Facility Calculator
Community Facilities - Outdoor sports	C142	Outdoor tennis	Contributions towards the provision of outdoor tennis courts	Thurlaston	H1R	Land east of Croft Road, Thurlaston.	On/ Off site	BDC, Developers, Sport England	2034-2037	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£1,093	£1,093	Essential	Sport England's Sports Facility Calculator
Community Facilities - Outdoor sports	C143	Outdoor tennis	Contributions towards the provision of outdoor tennis courts	Whetstone	S8	Whetstone Pastures Strategic Site.	On/ Off site	BDC, Developers, Sport England	2036-beyond plan period	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£163,932	£163,932	Essential	Sport England's Sports Facility Calculator
Community Facilities - Outdoor sports	C144	Outdoor tennis	Contributions towards the provision of outdoor tennis courts	Whetstone	S12	Land south of Whetstone.	On/ Off site	BDC, Developers, Sport England	2027-2038	Developer contributions - S106, grants or loans via Sport England, Sport National Governing Body, etc	£27,686	£27,686	Essential	Sport England's Sports Facility Calculator
Community Facilities - Open Space	C145	Parks and recreation grounds	Contributions towards the provision of parks and recreation grounds	Blaby	H1C	Land off Lutterworth Road, Blaby.	Off site	BDC, Developers	2027-2030	Developer contributions - S106	£75,620	£75,620	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C146	Parks and recreation grounds	Contributions towards the provision of parks and recreation grounds	Blaby	H1D	Land at Keepers Farm, Blaby.	On site	BDC, Developers	2028-2038	Developer contributions - on site provision	£499,380	£499,380	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C147	Parks and recreation grounds	Contributions towards the provision of parks and recreation grounds	Blaby	H1E	Land east of Lutterworth Road, Blaby.	On site	BDC, Developers	2032-2042	Developer contributions - on site provision	£535,050	£535,050	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C148	Parks and recreation grounds	Contributions towards the provision of parks and recreation grounds	Cosby	H1H	Land west of Broughton Road, Cosby.	Off site	BDC, Developers	2028-2033	Developer contributions - S106	£256,824	£256,824	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C149	Parks and recreation grounds	Contributions towards the provision of parks and recreation grounds	Countesthorpe	H1F	Land south of Maurice Drive and Gillam Butts	Off site	BDC, Developers	2027-2037	Developer contributions - S106	£413,772	£413,772	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Community Facilities - Open Space	C150	Parks and recreation grounds	Contributions towards the provision of parks and recreation grounds	Countesthorpe	H1G	Land west of Peatling Road, Countesthorpe.	On site	BDC, Developers	2028-2036	Developer contributions - on site provision	£392,370	£392,370	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C151	Parks and recreation grounds	Contributions towards the provision of parks and recreation grounds	Elmsthorpe	H1N	Land at Church Farm, Station Road, Elmsthorpe.	Off site	BDC, Developers	2033-2035	Developer contributions - S106	£14,268	£14,268	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C152	Parks and recreation grounds	Contributions towards the provision of parks and recreation grounds	Glenfield	H1A	Land rear of County Hall, Glenfield	Off site	BDC, Developers	2034-2039	Developer contributions - S106	£242,556	£242,556	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C153	Parks and recreation grounds	Contributions towards the provision of parks and recreation grounds	Huncote	H1I	Land south of Narborough Road, Huncote	Off site	BDC, Developers	2027-2032	Developer contributions - S106	£219,727	£219,727	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C154	Parks and recreation grounds	Contributions towards the provision of parks and recreation grounds	Huncote	H1J	Land at Springfield Farm, Forest Road, Huncote.	Off site	BDC, Developers	2027-2033	Developer contributions - S106	£272,519	£272,519	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C155	Parks and recreation grounds	Contributions towards the provision of parks and recreation grounds	Kilby	H1O	Land at Steeple Chase Farm, Main Street, Kilby.	Off site	BDC, Developers	2034-2037	Developer contributions - S106	£35,670	£35,670	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C156	Parks and recreation grounds	Contributions towards the provision of parks and recreation grounds	Kirby Muxloe	S9	Land north of A47 Hinckley Road, Kirby Muxloe.	On site	BDC, Developers	2037-beyond plan period	Developer contributions - on site provision	£927,420	£927,420	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C157	Parks and recreation grounds	Contributions towards the provision of parks and recreation grounds	Leicester Forest East	H1B	Kingstead Farm and Golf Course, Hinckley Road, Leicester Forest East.	Off site	BDC, Developers	2027-2040	Developer contributions - S106	£563,586	£563,586	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C158	Parks and recreation grounds	Contributions towards the provision of parks and recreation grounds	Littlethorpe	H1K	Land south of Warwick Road, Littlethorpe.	Off site	BDC, Developers	2028-2033	Developer contributions - S106	£214,020	£214,020	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C159	Parks and recreation grounds	Contributions towards the provision of parks and recreation grounds	Narborough	S11	Land at Carlton Park, Enderby/ Narborough.	On site	BDC, Developers	2033-2041	Developer contributions - on site provision	£799,008	£799,008	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C160	Parks and recreation grounds	Contributions towards the provision of parks and recreation grounds	Lubbesthorpe	S10	Land west of Beggar's Lane, Lubbesthorpe.	On site	BDC, Developers	2033-2041	Developer contributions - on site provision	£1,177,110	£1,177,110	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C161	Parks and recreation grounds	Contributions towards the provision of parks and recreation grounds	Sapcote	H1L	Land south of Hinckley Road, Sapcote	Off site	BDC, Developers	2027-2033	Developer contributions - S106	£249,690	£249,690	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C162	Parks and recreation grounds	Contributions towards the provision of parks and recreation grounds	Sharnford	H1P	Land west of Coventry Road, Sharnford	Off site	BDC, Developers	2027-2030	Developer contributions - S106	£27,109	£27,109	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C163	Parks and recreation grounds	Contributions towards the provision of parks and recreation grounds	Stoney Stanton	H1M	Land west of Huncote Road, Stoney Stanton.	Off site	BDC, Developers	2033-2036	Developer contributions - S106	£52,792	£52,792	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C164	Parks and recreation grounds	Contributions towards the provision of parks and recreation grounds	Stoney Stanton	S7	Land West of Stoney Stanton Strategic Site.	On site	BDC, Developers	2034-beyond plan period	Developer contributions - on site provision	£7,369,422	£7,369,422	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Community Facilities - Open Space	C165	Parks and recreation grounds	Contributions towards the provision of parks and recreation grounds	Thurlaston	H1Q	Land at Hill View Nurseries, Thurlaston.	Off site	BDC, Developers	2036-2038	Developer contributions - S106	£21,402	£21,402	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C166	Parks and recreation grounds	Contributions towards the provision of parks and recreation grounds	Thurlaston	H1R	Land east of Croft Road, Thurlaston.	Off site	BDC, Developers	2034-2037	Developer contributions - S106	£42,804	£42,804	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C167	Parks and recreation grounds	Contributions towards the provision of parks and recreation grounds	Whetstone	S8	Whetstone Pastures Strategic Site.	On site	BDC, Developers	2036-beyond plan period	Developer contributions - on site provision	£6,420,600	£6,420,600	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C168	Parks and recreation grounds	Contributions towards the provision of parks and recreation grounds	Whetstone	S12	Land south of Whetstone.	On site	BDC, Developers	2027-2038	Developer contributions - on site provision	£1,084,368	£1,084,368	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C169	Natural greenspace	Contributions towards the provision of natural greenspace	Blaby	H1C	Land off Lutterworth Road, Blaby.	Off site	BDC, Developers	2027-2030	Developer contributions - S106	£16,511	£16,511	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C170	Natural greenspace	Contributions towards the provision of natural greenspace	Blaby	H1D	Land at Keepers Farm, Blaby.	On site	BDC, Developers	2028-2038	Developer contributions - on site provision	£109,032	£109,032	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C171	Natural greenspace	Contributions towards the provision of natural greenspace	Blaby	H1E	Land east of Lutterworth Road, Blaby.	On site	BDC, Developers	2032-2042	Developer contributions - on site provision	£116,820	£116,820	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C172	Natural greenspace	Contributions towards the provision of natural greenspace	Cosby	H1H	Land west of Broughton Road, Cosby.	On site	BDC, Developers	2028-2033	Developer contributions - on site provision	£56,074	£56,074	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C173	Natural greenspace	Contributions towards the provision of natural greenspace	Countesthorpe	H1F	Land south of Maurice Drive and Gillam Butts	On site	BDC, Developers	2027-2037	Developer contributions - on site provision	£90,341	£90,341	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C174	Natural greenspace	Contributions towards the provision of natural greenspace	Countesthorpe	H1G	Land west of Peatling Road, Countesthorpe.	On site	BDC, Developers	2028-2036	Developer contributions - on site provision	£85,668	£85,668	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C175	Natural greenspace	Contributions towards the provision of natural greenspace	Elmsthorpe	H1N	Land at Church Farm, Station Road, Elmsthorpe.	Off site	BDC, Developers	2033-2035	Developer contributions - S106	£3,115	£3,115	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C176	Natural greenspace	Contributions towards the provision of natural greenspace	Glenfield	H1A	Land rear of County Hall, Glenfield	On site	BDC, Developers	2034-2039	Developer contributions - on site provision	£52,958	£52,958	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C177	Natural greenspace	Contributions towards the provision of natural greenspace	Huncote	H1I	Land south of Narborough Road, Huncote	On site	BDC, Developers	2027-2032	Developer contributions - on site provision	£47,974	£47,974	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C178	Natural greenspace	Contributions towards the provision of natural greenspace	Huncote	H1J	Land at Springfield Farm, Forest Road, Huncote.	On site	BDC, Developers	2027-2033	Developer contributions - on site provision	£59,500	£59,500	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C179	Natural greenspace	Contributions towards the provision of natural greenspace	Kilby	H1O	Land at Steeple Chase Farm, Main Street, Kilby.	Off site	BDC, Developers	2034-2037	Developer contributions - S106	£7,788	£7,788	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Community Facilities - Open Space	C180	Natural greenspace	Contributions towards the provision of natural greenspace	Kirby Muxloe	S9	Land north of A47 Hinckley Road, Kirby Muxloe.	On site	BDC, Developers	2037-beyond plan period	Developer contributions - on site provision	£202,488	£202,488	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C181	Natural greenspace	Contributions towards the provision of natural greenspace	Leicester Forest East	H1B	Kingstead Farm and Golf Course, Hinckley Road, Leicester Forest East.	On site	BDC, Developers	2027-2040	Developer contributions - on site provision	£123,050	£123,050	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C182	Natural greenspace	Contributions towards the provision of natural greenspace	Littlethorpe	H1K	Land south of Warwick Road, Littlethorpe.	On site	BDC, Developers	2028-2033	Developer contributions - on site provision	£46,728	£46,728	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C183	Natural greenspace	Contributions towards the provision of natural greenspace	Narborough	S11	Land at Carlton Park, Enderby/ Narborough.	On site	BDC, Developers	2033-2041	Developer contributions - on site provision	£174,451	£174,451	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C184	Natural greenspace	Contributions towards the provision of natural greenspace	Lubbesthorpe	S10	Land west of Beggar's Lane, Lubbesthorpe.	On site	BDC, Developers	2033-2041	Developer contributions - on site provision	£257,004	£257,004	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C185	Natural greenspace	Contributions towards the provision of natural greenspace	Sapcote	H1L	Land south of Hinckley Road, Sapcote	On site	BDC, Developers	2027-2033	Developer contributions - on site provision	£54,516	£54,516	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C186	Natural greenspace	Contributions towards the provision of natural greenspace	Sharnford	H1P	Land west of Coventry Road, Sharnford	Off site	BDC, Developers	2027-2030	Developer contributions - S106	£5,919	£5,919	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C187	Natural greenspace	Contributions towards the provision of natural greenspace	Stoney Stanton	H1M	Land west of Huncote Road, Stoney Stanton.	Off site	BDC, Developers	2033-2036	Developer contributions - S106	£11,526	£11,526	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C188	Natural greenspace	Contributions towards the provision of natural greenspace	Stoney Stanton	S7	Land West of Stoney Stanton Strategic Site.	On site	BDC, Developers	2034-beyond plan period	Developer contributions - on site provision	£1,609,001	£1,609,001	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C189	Natural greenspace	Contributions towards the provision of natural greenspace	Thurlaston	H1Q	Land at Hill View Nurseries, Thurlaston.	Off site	BDC, Developers	2036-2038	Developer contributions - S106	£4,673	£4,673	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C190	Natural greenspace	Contributions towards the provision of natural greenspace	Thurlaston	H1R	Land east of Croft Road, Thurlaston.	Off site	BDC, Developers	2034-2037	Developer contributions - S106	£9,346	£9,346	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C191	Natural greenspace	Contributions towards the provision of natural greenspace	Whetstone	S8	Whetstone Pastures Strategic Site.	On site	BDC, Developers	2036-beyond plan period	Developer contributions - on site provision	£1,401,840	£1,401,840	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C192	Natural greenspace	Contributions towards the provision of natural greenspace	Whetstone	S12	Land south of Whetstone.	On site	BDC, Developers	2027-2038	Developer contributions - on site provision	£236,755	£236,755	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C193	Amenity green space	Contributions towards the provision of amenity green space	Blaby	H1E	Land east of Lutterworth Road, Blaby.	On site	BDC, Developers	2032-2042	Developer contributions - on site provision	£21,115	£21,115	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C194	Amenity green space	Contributions towards the provision of amenity green space	Blaby	H1D	Land at Keepers Farm, Blaby.	On site	BDC, Developers	2028-2038	Developer contributions - on site provision	£139,440	£139,440	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Community Facilities - Open Space	C195	Amenity green space	Contributions towards the provision of amenity green space	Blaby	H1E	Land east of Lutterworth Road, Blaby.	On site	BDC, Developers	2032-2042	Developer contributions - on site provision	£149,400	£149,400	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C196	Amenity green space	Contributions towards the provision of amenity green space	Cosby	H1H	Land west of Broughton Road, Cosby.	On site	BDC, Developers	2028-2033	Developer contributions - on site provision	£71,712	£71,712	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C197	Amenity green space	Contributions towards the provision of amenity green space	Countesthorpe	H1F	Land south of Maurice Drive and Gillam Butts	On site	BDC, Developers	2027-2037	Developer contributions - on site provision	£115,536	£115,536	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C198	Amenity green space	Contributions towards the provision of amenity green space	Countesthorpe	H1G	Land west of Peatling Road, Countesthorpe.	On site	BDC, Developers	2028-2036	Developer contributions - on site provision	£109,560	£109,560	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C199	Amenity green space	Contributions towards the provision of amenity green space	Elmsthorpe	H1N	Land at Church Farm, Station Road, Elmsthorpe.	Off site	BDC, Developers	2033-2035	Developer contributions - S106	£3,984	£3,984	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C200	Amenity green space	Contributions towards the provision of amenity green space	Glenfield	H1A	Land rear of County Hall, Glenfield	On site	BDC, Developers	2034-2039	Developer contributions - on site provision	£67,728	£67,728	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C201	Amenity green space	Contributions towards the provision of amenity green space	Huncote	H1I	Land south of Narborough Road, Huncote	On site	BDC, Developers	2027-2032	Developer contributions - on site provision	£61,354	£61,354	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C202	Amenity green space	Contributions towards the provision of amenity green space	Huncote	H1J	Land at Springfield Farm, Forest Road, Huncote.	On site	BDC, Developers	2027-2033	Developer contributions - on site provision	£76,094	£76,094	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C203	Amenity green space	Contributions towards the provision of amenity green space	Kilby	H1O	Land at Steeple Chase Farm, Main Street, Kilby.	On site	BDC, Developers	2034-2037	Developer contributions - on site provision	£9,960	£9,960	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C204	Amenity green space	Contributions towards the provision of amenity green space	Kirby Muxloe	S9	Land north of A47 Hinckley Road, Kirby Muxloe.	On site	BDC, Developers	2037-beyond plan period	Developer contributions - on site provision	£258,960	£258,960	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C205	Amenity green space	Contributions towards the provision of amenity green space	Leicester Forest East	H1B	Kingstead Farm and Golf Course, Hinckley Road, Leicester Forest East.	On site	BDC, Developers	2027-2040	Developer contributions - on site provision	£157,368	£157,368	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C206	Amenity green space	Contributions towards the provision of amenity green space	Littlethorpe	H1K	Land south of Warwick Road, Littlethorpe.	On site	BDC, Developers	2028-2033	Developer contributions - on site provision	£59,760	£59,760	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C207	Amenity green space	Contributions towards the provision of amenity green space	Narborough	S11	Land at Carlton Park, Enderby/ Narborough.	On site	BDC, Developers	2033-2041	Developer contributions - on site provision	£223,104	£223,104	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C208	Amenity green space	Contributions towards the provision of amenity green space	Lubbesthorpe	S10	Land west of Beggar's Lane, Lubbesthorpe.	On site	BDC, Developers	2033-2041	Developer contributions - on site provision	£328,680	£328,680	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C209	Amenity green space	Contributions towards the provision of amenity green space	Sapcote	H1L	Land south of Hinckley Road, Sapcote	On site	BDC, Developers	2027-2033	Developer contributions - on site provision	£69,720	£69,720	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Community Facilities - Open Space	C210	Amenity green space	Contributions towards the provision of amenity green space	Sharnford	H1P	Land west of Coventry Road, Sharnford	Off site	BDC, Developers	2027-2030	Developer contributions - S106	£7,570	£7,570	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C211	Amenity green space	Contributions towards the provision of amenity green space	Stoney Stanton	H1M	Land west of Huncote Road, Stoney Stanton.	On site	BDC, Developers	2033-2036	Developer contributions - on site provision	£14,741	£14,741	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C212	Amenity green space	Contributions towards the provision of amenity green space	Stoney Stanton	S7	Land West of Stoney Stanton Strategic Site.	On site	BDC, Developers	2034-beyond plan period	Developer contributions - on site provision	£2,057,736	£2,057,736	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C213	Amenity green space	Contributions towards the provision of amenity green space	Thurlaston	H1Q	Land at Hill View Nurseries, Thurlaston.	Off site	BDC, Developers	2036-2038	Developer contributions - S106	£5,976	£5,976	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C214	Amenity green space	Contributions towards the provision of amenity green space	Thurlaston	H1R	Land east of Croft Road, Thurlaston.	On site	BDC, Developers	2034-2037	Developer contributions - on site provision	£11,952	£11,952	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C215	Amenity green space	Contributions towards the provision of amenity green space	Whetstone	S8	Whetstone Pastures Strategic Site.	On site	BDC, Developers	2036-beyond plan period	Developer contributions - on site provision	£1,792,800	£1,792,800	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C216	Amenity green space	Contributions towards the provision of amenity green space	Whetstone	S12	Land south of Whetstone.	On site	BDC, Developers	2027-2038	Developer contributions - on site provision	£302,784	£302,784	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C217	Children's play space	Contributions towards the provision for children's play space	Blaby	H1C	Land off Lutterworth Road, Blaby.	On site	BDC, Developers	2027-2030	Developer contributions - on site provision	£19,324	£19,324	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C218	Children's play space	Contributions towards the provision for children's play space	Blaby	H1D	Land at Keepers Farm, Blaby.	On site	BDC, Developers	2028-2038	Developer contributions - on site provision	£127,613	£127,613	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C219	Children's play space	Contributions towards the provision for children's play space	Blaby	H1E	Land east of Lutterworth Road, Blaby.	On site	BDC, Developers	2032-2042	Developer contributions - on site provision	£136,728	£136,728	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C220	Children's play space	Contributions towards the provision for children's play space	Cosby	H1H	Land west of Broughton Road, Cosby.	On site	BDC, Developers	2028-2033	Developer contributions - on site provision	£65,629	£65,629	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space						Land south of Maurice Drive and Gillam Butts	On site	BDC, Developers	2027-2037	Developer contributions - on site provision	£105,736	£105,736	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C221	Children's play space	Contributions towards the provision for children's play space	Countesthorpe	H1F									
Community Facilities - Open Space						Land west of Peatling Road, Countesthorpe.	On site	BDC, Developers	2028-2036	Developer contributions - on site provision	£100,267	£100,267	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C222	Children's play space	Contributions towards the provision for children's play space	Countesthorpe	H1G									
Community Facilities - Open Space						Land at Church Farm, Station Road, Elmhurst.	Off site	BDC, Developers	2033-2035	Developer contributions - S106	£3,646	£3,646	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C223	Children's play space	Contributions towards the provision for children's play space	Elmhurst	H1N									
Community Facilities - Open Space						Land rear of County Hall, Glenfield	On site	BDC, Developers	2034-2039	Developer contributions - on site provision	£61,983	£61,983	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C224	Children's play space	Contributions towards the provision for children's play space	Glenfield	H1A									
Community Facilities - Open Space	C225	Children's play space	Contributions towards the provision for children's play space	Glenfield	H1A									

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Community Facilities - Open Space	C226	Children's play space	Contributions towards the provision for children's play space	Huncote	H1I	Land south of Narborough Road, Huncote	On site	BDC, Developers	2027-2032	Developer contributions - on site provision	£56,150	£56,150	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C227	Children's play space	Contributions towards the provision for children's play space	Huncote	H1J	Land at Springfield Farm, Forest Road, Huncote.	On site	BDC, Developers	2027-2033	Developer contributions - on site provision	£69,640	£69,640	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C228	Children's play space	Contributions towards the provision for children's play space	Kilby	H1O	Land at Steeple Chase Farm, Main Street, Kilby.	Off site	BDC, Developers	2034-2037	Developer contributions - S106	£9,115	£9,115	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C229	Children's play space	Contributions towards the provision for children's play space	Kirby Muxloe	S9	Land north of A47 Hinckley Road, Kirby Muxloe.	On site	BDC, Developers	2037-beyond plan period	Developer contributions - on site provision	£236,995	£236,995	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C230	Children's play space	Contributions towards the provision for children's play space	Leicester Forest East	H1B	Kingstead Farm and Golf Course, Hinckley Road, Leicester Forest East.	On site	BDC, Developers	2027-2040	Developer contributions - on site provision	£144,020	£144,020	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C231	Children's play space	Contributions towards the provision for children's play space	Littlethorpe	H1K	Land south of Warwick Road, Littlethorpe.	On site	BDC, Developers	2028-2033	Developer contributions - on site provision	£54,691	£54,691	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C232	Children's play space	Contributions towards the provision for children's play space	Narborough	S11	Land at Carlton Park, Enderby/ Narborough.	On site	BDC, Developers	2033-2041	Developer contributions - on site provision	£204,180	£204,180	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C233	Children's play space	Contributions towards the provision for children's play space	Lubbesthorpe	S10	Land west of Beggar's Lane, Lubbesthorpe.	On site	BDC, Developers	2033-2041	Developer contributions - on site provision	£300,802	£300,802	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C234	Children's play space	Contributions towards the provision for children's play space	Sapcote	H1L	Land south of Hinckley Road, Sapcote	On site	BDC, Developers	2027-2033	Developer contributions - on site provision	£63,806	£63,806	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C235	Children's play space	Contributions towards the provision for children's play space	Sharnford	H1P	Land west of Coventry Road, Sharnford	Off site	BDC, Developers	2027-2030	Developer contributions - S106	£6,928	£6,928	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C236	Children's play space	Contributions towards the provision for children's play space	Stoney Stanton	H1M	Land west of Huncote Road, Stoney Stanton.	Off site	BDC, Developers	2033-2036	Developer contributions - S106	£13,490	£13,490	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C237	Children's play space	Contributions towards the provision for children's play space	Stoney Stanton	S7	Land West of Stoney Stanton Strategic Site.	On site	BDC, Developers	2034-beyond plan period	Developer contributions - on site provision	£1,883,200	£1,883,200	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C238	Children's play space	Contributions towards the provision for children's play space	Thurlaston	H1Q	Land at Hill View Nurseries, Thurlaston.	Off site	BDC, Developers	2036-2038	Developer contributions - S106	£5,469	£5,469	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C239	Children's play space	Contributions towards the provision for children's play space	Thurlaston	H1R	Land east of Croft Road, Thurlaston.	Off site	BDC, Developers	2034-2037	Developer contributions - S106	£10,938	£10,938	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C240	Children's play space	Contributions towards the provision for children's play space	Whetstone	S8	Whetstone Pastures Strategic Site.	On site	BDC, Developers	2036-beyond plan period	Developer contributions - on site provision	£1,640,736	£1,640,736	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Community Facilities - Open Space	C241	Children's play space	Contributions towards the provision for children's play space	Whetstone	S12	Land south of Whetstone.	On site	BDC, Developers	2027-2038	Developer contributions - on site provision	£277,102	£277,102	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C242	Youth play space	Contributions towards the provision for youth play space	Blaby	H1C	Land off Lutterworth Road, Blaby.	Off site	BDC, Developers	2027-2030	Developer contributions - S106	£19,324	£19,324	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C243	Youth play space	Contributions towards the provision for youth play space	Blaby	H1D	Land at Keepers Farm, Blaby.	On site	BDC, Developers	2028-2038	Developer contributions - on site provision	£127,613	£127,613	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C244	Youth play space	Contributions towards the provision for youth play space	Blaby	H1E	Land east of Lutterworth Road, Blaby.	On site	BDC, Developers	2032-2042	Developer contributions - on site provision	£136,728	£136,728	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C245	Youth play space	Contributions towards the provision for youth play space	Cosby	H1H	Land west of Broughton Road, Cosby.	Off site	BDC, Developers	2028-2033	Developer contributions - S106	£65,629	£65,629	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C246	Youth play space	Contributions towards the provision for youth play space	Countesthorpe	H1F	Land south of Maurice Drive and Gillam Butts	Off site	BDC, Developers	2027-2037	Developer contributions - S106	£105,736	£105,736	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C247	Youth play space	Contributions towards the provision for youth play space	Countesthorpe	H1G	Land west of Peatling Road, Countesthorpe.	On site	BDC, Developers	2028-2036	Developer contributions - on site provision	£100,267	£100,267	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C248	Youth play space	Contributions towards the provision for youth play space	Elmsthorpe	H1N	Land at Church Farm, Station Road, Elmesthorpe.	Off site	BDC, Developers	2033-2035	Developer contributions - S106	£3,646	£3,646	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C249	Youth play space	Contributions towards the provision for youth play space	Glenfield	H1A	Land rear of County Hall, Glenfield	Off site	BDC, Developers	2034-2039	Developer contributions - S106	£61,983	£61,983	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C250	Youth play space	Contributions towards the provision for youth play space	Huncote	H1I	Land south of Narborough Road, Huncote	Off site	BDC, Developers	2027-2032	Developer contributions - S106	£56,150	£56,150	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C251	Youth play space	Contributions towards the provision for youth play space	Huncote	H1J	Land at Springfield Farm, Forest Road, Huncote.	Off site	BDC, Developers	2027-2033	Developer contributions - S106	£69,640	£69,640	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C252	Youth play space	Contributions towards the provision for youth play space	Kilby	H1O	Land at Steeple Chase Farm, Main Street, Kilby.	Off site	BDC, Developers	2034-2037	Developer contributions - S106	£9,115	£9,115	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C253	Youth play space	Contributions towards the provision for youth play space	Kirby Muxloe	S9	Land north of A47 Hinckley Road, Kirby Muxloe.	On site	BDC, Developers	2037-beyond plan period	Developer contributions - on site provision	£236,995	£236,995	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C254	Youth play space	Contributions towards the provision for youth play space	Leicester Forest East	H1B	Kingstead Farm and Golf Course, Hinckley Road, Leicester Forest East.	Off site	BDC, Developers	2027-2040	Developer contributions - S106	£144,020	£144,020	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C255	Youth play space	Contributions towards the provision for youth play space	Littlethorpe	H1K	Land south of Warwick Road, Littlethorpe.	Off site	BDC, Developers	2028-2033	Developer contributions - S106	£54,691	£54,691	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Community Facilities - Open Space	C256	Youth play space	Contributions towards the provision for youth play space	Narborough	S11	Land at Carlton Park, Enderby/ Narborough.	On site	BDC, Developers	2033-2041	Developer contributions - on site provision	£204,180	£204,180	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C257	Youth play space	Contributions towards the provision for youth play space	Lubbesthorpe	S10	Land west of Beggar's Lane, Lubbesthorpe.	On site	BDC, Developers	2033-2041	Developer contributions - on site provision	£300,802	£300,802	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C258	Youth play space	Contributions towards the provision for youth play space	Sapcote	H1L	Land south of Hinckley Road, Sapcote	Off site	BDC, Developers	2027-2033	Developer contributions - S106	£63,806	£63,806	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C259	Youth play space	Contributions towards the provision for youth play space	Sharnford	H1P	Land west of Coventry Road, Sharnford	Off site	BDC, Developers	2027-2030	Developer contributions - S106	£6,928	£6,928	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C260	Youth play space	Contributions towards the provision for youth play space	Stoney Stanton	H1M	Land west of Huncote Road, Stoney Stanton.	Off site	BDC, Developers	2033-2036	Developer contributions - S106	£13,490	£13,490	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C261	Youth play space	Contributions towards the provision for youth play space	Stoney Stanton	S7	Land West of Stoney Stanton Strategic Site.	On site	BDC, Developers	2034-beyond plan period	Developer contributions - on site provision	£1,883,200	£1,883,200	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C262	Youth play space	Contributions towards the provision for youth play space	Thurlaston	H1Q	Land at Hill View Nurseries, Thurlaston.	Off site	BDC, Developers	2036-2038	Developer contributions - S106	£5,469	£5,469	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C263	Youth play space	Contributions towards the provision for youth play space	Thurlaston	H1R	Land east of Croft Road, Thurlaston.	Off site	BDC, Developers	2034-2037	Developer contributions - S106	£10,938	£10,938	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C264	Youth play space	Contributions towards the provision for youth play space	Whetstone	S8	Whetstone Pastures Strategic Site.	On site	BDC, Developers	2036-beyond plan period	Developer contributions - on site provision	£1,640,736	£1,640,736	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C265	Youth play space	Contributions towards the provision for youth play space	Whetstone	S12	Land south of Whetstone.	On site	BDC, Developers	2027-2038	Developer contributions - on site provision	£277,102	£277,102	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C266	Allotments	Contributions towards the provision for allotments	Blaby	H1C	Land off Lutterworth Road, Blaby.	Off site	BDC, Developers	2027-2030	Developer contributions - S106	£12,249	£12,249	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C267	Allotments	Contributions towards the provision for allotments	Blaby	H1D	Land at Keepers Farm, Blaby.	On site	BDC, Developers	2028-2038	Developer contributions - on site provision	£80,892	£80,892	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C268	Allotments	Contributions towards the provision for allotments	Blaby	H1E	Land east of Lutterworth Road, Blaby.	On site	BDC, Developers	2032-2042	Developer contributions - on site provision	£86,670	£86,670	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C269	Allotments	Contributions towards the provision for allotments	Cosby	H1H	Land west of Broughton Road, Cosby.	Off site	BDC, Developers	2028-2033	Developer contributions - S106	£41,602	£41,602	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C270	Allotments	Contributions towards the provision for allotments	Countesthorpe	H1F	Land south of Maurice Drive and Gillam Butts	Off site	BDC, Developers	2027-2037	Developer contributions - S106	£67,025	£67,025	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Community Facilities - Open Space	C271	Allotments	Contributions towards the provision for allotments	Countesthorpe	H1G	Land west of Peatling Road, Countesthorpe.	On site	BDC, Developers	2028-2036	Developer contributions - on site provision	£63,558	£63,558	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C272	Allotments	Contributions towards the provision for allotments	Elmsthorpe	H1N	Land at Church Farm, Station Road, Elmsthorpe.	Off site	BDC, Developers	2033-2035	Developer contributions - S106	£2,311	£2,311	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C273	Allotments	Contributions towards the provision for allotments	Glenfield	H1A	Land rear of County Hall, Glenfield	Off site	BDC, Developers	2034-2039	Developer contributions - S106	£39,290	£39,290	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C274	Allotments	Contributions towards the provision for allotments	Huncote	H1I	Land south of Narborough Road, Huncote	Off site	BDC, Developers	2027-2032	Developer contributions - S106	£35,592	£35,592	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C275	Allotments	Contributions towards the provision for allotments	Huncote	H1J	Land at Springfield Farm, Forest Road, Huncote.	Off site	BDC, Developers	2027-2033	Developer contributions - S106	£44,144	£44,144	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C276	Allotments	Contributions towards the provision for allotments	Kilby	H1O	Land at Steeple Chase Farm, Main Street, Kilby.	Off site	BDC, Developers	2034-2037	Developer contributions - S106	£5,778	£5,778	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C277	Allotments	Contributions towards the provision for allotments	Kirby Muxloe	S9	Land north of A47 Hinckley Road, Kirby Muxloe.	On site	BDC, Developers	2037-beyond plan period	Developer contributions - on site provision	£150,228	£150,228	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C278	Allotments	Contributions towards the provision for allotments	Leicester Forest East	H1B	Kingstead Farm and Golf Course, Hinckley Road, Leicester Forest East.	Off site	BDC, Developers	2027-2040	Developer contributions - S106	£91,292	£91,292	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C279	Allotments	Contributions towards the provision for allotments	Littlethorpe	H1K	Land south of Warwick Road, Littlethorpe.	Off site	BDC, Developers	2028-2033	Developer contributions - S106	£34,668	£34,668	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C280	Allotments	Contributions towards the provision for allotments	Narborough	S11	Land at Carlton Park, Enderby/ Narborough.	On site	BDC, Developers	2033-2041	Developer contributions - on site provision	£129,427	£129,427	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C281	Allotments	Contributions towards the provision for allotments	Lubbesthorpe	S10	Land west of Beggar's Lane, Lubbesthorpe.	On site	BDC, Developers	2033-2041	Developer contributions - on site provision	£190,674	£190,674	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C282	Allotments	Contributions towards the provision for allotments	Sapcote	H1L	Land south of Hinckley Road, Sapcote	Off site	BDC, Developers	2027-2033	Developer contributions - S106	£40,446	£40,446	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C283	Allotments	Contributions towards the provision for allotments	Sharnford	H1P	Land west of Coventry Road, Sharnford	Off site	BDC, Developers	2027-2030	Developer contributions - S106	£4,391	£4,391	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C284	Allotments	Contributions towards the provision for allotments	Stoney Stanton	H1M	Land west of Huncote Road, Stoney Stanton.	Off site	BDC, Developers	2033-2036	Developer contributions - S106	£8,551	£8,551	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C285	Allotments	Contributions towards the provision for allotments	Stoney Stanton	S7	Land West of Stoney Stanton Strategic Site.	On site	BDC, Developers	2034-beyond plan period	Developer contributions - on site provision	£1,193,735	£1,193,735	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Community Facilities - Open Space	C286	Allotments	Contributions towards the provision for allotments	Thurlaston	H1Q	Land at Hill View Nurseries, Thurlaston.	Off site	BDC, Developers	2036-2038	Developer contributions - S106	£3,467	£3,467	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C287	Allotments	Contributions towards the provision for allotments	Thurlaston	H1R	Land east of Croft Road, Thurlaston.	Off site	BDC, Developers	2034-2037	Developer contributions - S106	£6,934	£6,934	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C288	Allotments	Contributions towards the provision for allotments	Whetstone	S8	Whetstone Pastures Strategic Site.	On site	BDC, Developers	2036-beyond plan period	Developer contributions - on site provision	£1,040,040	£1,040,040	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Open Space	C289	Allotments	Contributions towards the provision for allotments	Whetstone	S12	Land south of Whetstone.	On site	BDC, Developers	2027-2038	Developer contributions - on site provision	£175,651	£175,651	Essential	Blaby Open Space Assessment (2019) & Spon's Architects' and Builders' Price Book (2025)
Community Facilities - Built sports	C290	Built sports facilities	Contributions towards additional swimming pool, sports hall and indoor bowls sporting infrastructure	Blaby	H1C	Land off Lutterworth Road, Blaby.	On/ Off site	BDC, Developers, Sport England	2027-2030	Developer contributions - S106, grants or loans via Sport England, etc	£55,511	£55,511	Essential	Sport England's Sports Facility Calculator
Community Facilities - Built sports	C291	Built sports facilities	Contributions towards additional swimming pool, sports hall and indoor bowls sporting infrastructure	Blaby	H1D	Land at Keepers Farm, Blaby.	On/ Off site	BDC, Developers, Sport England	2028-2038	Developer contributions - S106, grants or loans via Sport England, etc	£367,158	£367,158	Essential	Sport England's Sports Facility Calculator
Community Facilities - Built sports	C292	Built sports facilities	Contributions towards additional swimming pool, sports hall and indoor bowls sporting infrastructure	Blaby	H1E	Land east of Lutterworth Road, Blaby.	On/ Off site	BDC, Developers, Sport England	2032-2042	Developer contributions - S106, grants or loans via Sport England, etc	£393,385	£393,385	Essential	Sport England's Sports Facility Calculator
Community Facilities - Built sports	C293	Built sports facilities	Contributions towards additional swimming pool, sports hall and indoor bowls sporting infrastructure	Cosby	H1H	Land west of Broughton Road, Cosby.	On/ Off site	BDC, Developers, Sport England	2028-2033	Developer contributions - S106, grants or loans via Sport England, etc	£188,825	£188,825	Essential	Sport England's Sports Facility Calculator
Community Facilities - Built sports	C294	Built sports facilities	Contributions towards additional swimming pool, sports hall and indoor bowls sporting infrastructure	Countesthorpe	H1F	Land south of Maurice Drive and Gillam Butts	On/ Off site	BDC, Developers, Sport England	2027-2037	Developer contributions - S106, grants or loans via Sport England, etc	£304,218	£304,218	Essential	Sport England's Sports Facility Calculator
Community Facilities - Built sports	C295	Built sports facilities	Contributions towards additional swimming pool, sports hall and indoor bowls sporting infrastructure	Countesthorpe	H1G	Land west of Peatling Road, Countesthorpe.	On/ Off site	BDC, Developers, Sport England	2028-2036	Developer contributions - S106, grants or loans via Sport England, etc	£288,482	£288,482	Essential	Sport England's Sports Facility Calculator
Community Facilities - Built sports	C296	Built sports facilities	Contributions towards additional swimming pool, sports hall and indoor bowls sporting infrastructure	Elmsthorpe	H1N	Land at Church Farm, Station Road, Elmsthorpe.	On/ Off site	BDC, Developers, Sport England	2033-2035	Developer contributions - S106, grants or loans via Sport England, etc	£10,490	£10,490	Essential	Sport England's Sports Facility Calculator
Community Facilities - Built sports	C297	Built sports facilities	Contributions towards additional swimming pool, sports hall and indoor bowls sporting infrastructure	Glenfield	H1A	Land rear of County Hall, Glenfield	On/ Off site	BDC, Developers, Sport England	2034-2039	Developer contributions - S106, grants or loans via Sport England, etc	£178,335	£178,335	Essential	Sport England's Sports Facility Calculator
Community Facilities - Built sports	C298	Built sports facilities	Contributions towards additional swimming pool, sports hall and indoor bowls sporting infrastructure	Huncote	H1I	Land south of Narborough Road, Huncote	On/ Off site	BDC, Developers, Sport England	2027-2032	Developer contributions - S106, grants or loans via Sport England, etc	£161,725	£161,725	Essential	Sport England's Sports Facility Calculator

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Community Facilities - Built sports	C299	Built sports facilities	Contributions towards additional swimming pool, sports hall and indoor bowls sporting infrastructure	Huncote	H1J	Land at Springfield Farm, Forest Road, Huncote.	On/ Off site	BDC, Developers, Sport England	2027-2033	Developer contributions - \$106, grants or loans via Sport England, etc	£200,189	£200,189	Essential	Sport England's Sports Facility Calculator
Community Facilities - Built sports	C300	Built sports facilities	Contributions towards additional swimming pool, sports hall and indoor bowls sporting infrastructure	Kilby	H1O	Land at Steeple Chase Farm, Main Street, Kilby.	On/ Off site	BDC, Developers, Sport England	2034-2037	Developer contributions - \$106, grants or loans via Sport England, etc	£26,225	£26,225	Essential	Sport England's Sports Facility Calculator
Community Facilities - Built sports	C301	Built sports facilities	Contributions towards additional swimming pool, sports hall and indoor bowls sporting infrastructure	Kirby Muxloe	S9	Land north of A47 Hinckley Road, Kirby Muxloe.	On/ Off site	BDC, Developers, Sport England	2037-beyond plan period	Developer contributions - \$106, grants or loans via Sport England, etc	£681,868	£681,868	Essential	Sport England's Sports Facility Calculator
Community Facilities - Built sports	C302	Built sports facilities	Contributions towards additional swimming pool, sports hall and indoor bowls sporting infrastructure	Leicester Forest East	H1B	Kingstead Farm and Golf Course, Hinckley Road, Leicester Forest East.	On/ Off site	BDC, Developers, Sport England	2027-2040	Developer contributions - \$106, grants or loans via Sport England, etc	£414,365	£414,365	Essential	Sport England's Sports Facility Calculator
Community Facilities - Built sports	C303	Built sports facilities	Contributions towards additional swimming pool, sports hall and indoor bowls sporting infrastructure	Littlethorpe	H1K	Land south of Warwick Road, Littlethorpe.	On/ Off site	BDC, Developers, Sport England	2028-2033	Developer contributions - \$106, grants or loans via Sport England, etc	£157,354	£157,354	Essential	Sport England's Sports Facility Calculator
Community Facilities - Built sports	C304	Built sports facilities	Contributions towards additional swimming pool, sports hall and indoor bowls sporting infrastructure	Narborough	S11	Land at Carlton Park, Enderby/ Narborough.	On/ Off site	BDC, Developers, Sport England	2033-2041	Developer contributions - \$106, grants or loans via Sport England, etc	£587,454	£587,454	Essential	Sport England's Sports Facility Calculator
Community Facilities - Built sports	C305	Built sports facilities	Contributions towards additional swimming pool, sports hall and indoor bowls sporting infrastructure	Lubbesthorpe	S10	Land west of Beggar's Lane, Lubbesthorpe.	On/ Off site	BDC, Developers, Sport England	2033-2041	Developer contributions - \$106, grants or loans via Sport England, etc	£865,447	£865,447	Essential	Sport England's Sports Facility Calculator
Community Facilities - Built sports	C306	Built sports facilities	Contributions towards additional swimming pool, sports hall and indoor bowls sporting infrastructure	Sapcote	H1L	Land south of Hinckley Road, Sapcote	On/ Off site	BDC, Developers, Sport England	2027-2033	Developer contributions - \$106, grants or loans via Sport England, etc	£183,579	£183,579	Essential	Sport England's Sports Facility Calculator
Community Facilities - Built sports	C307	Built sports facilities	Contributions towards additional swimming pool, sports hall and indoor bowls sporting infrastructure	Sharnford	H1P	Land west of Coventry Road, Sharnford	On/ Off site	BDC, Developers, Sport England	2027-2030	Developer contributions - \$106, grants or loans via Sport England, etc	£20,106	£20,106	Essential	Sport England's Sports Facility Calculator
Community Facilities - Built sports	C308	Built sports facilities	Contributions towards additional swimming pool, sports hall and indoor bowls sporting infrastructure	Stoney Stanton	H1M	Land west of Huncote Road, Stoney Stanton.	On/ Off site	BDC, Developers, Sport England	2033-2036	Developer contributions - \$106, grants or loans via Sport England, etc	£38,901	£38,901	Essential	Sport England's Sports Facility Calculator
Community Facilities - Built sports	C309	Built sports facilities	Contributions towards additional swimming pool, sports hall and indoor bowls sporting infrastructure	Stoney Stanton	S7	Land West of Stoney Stanton Strategic Site.	On/ Off site	BDC, Developers, Sport England	2034-beyond plan period	Developer contributions - \$106, grants or loans via Sport England, etc	£5,418,219	£5,418,219	Essential	Sport England's Sports Facility Calculator
Community Facilities - Built sports	C310	Built sports facilities	Contributions towards additional swimming pool, sports hall and indoor bowls sporting infrastructure	Thurlaston	H1Q	Land at Hill View Nurseries, Thurlaston.	On/ Off site	BDC, Developers, Sport England	2036-2038	Developer contributions - \$106, grants or loans via Sport England, etc	£15,735	£15,735	Essential	Sport England's Sports Facility Calculator

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Community Facilities - Built sports	C311	Built sports facilities	Contributions towards additional swimming pool, sports hall and indoor bowls sporting infrastructure	Thurlaston	H1R	Land east of Croft Road, Thurlaston.	On/ Off site	BDC, Developers, Sport England	2034-2037	Developer contributions - \$106, grants or loans via Sport England, etc	£31,470	£31,470	Essential	Sport England's Sports Facility Calculator
Community Facilities - Built sports	C312	Built sports facilities	Contributions towards additional swimming pool, sports hall and indoor bowls sporting infrastructure	Whetstone	S8	Whetstone Pastures Strategic Site.	On/ Off site	BDC, Developers, Sport England	2036-beyond plan period	Developer contributions - \$106, grants or loans via Sport England, etc	£4,720,617	£4,720,617	Essential	Sport England's Sports Facility Calculator
Community Facilities - Built sports	C313	Built sports facilities	Contributions towards additional swimming pool, sports hall and indoor bowls sporting infrastructure	Whetstone	S12	Land south of Whetstone.	On/ Off site	BDC, Developers, Sport England	2027-2038	Developer contributions - \$106, grants or loans via Sport England, etc	£797,260	£797,260	Essential	Sport England's Sports Facility Calculator
Community Facilities - Green and Blue Infrastructure	C314	Priority Project 1: Narborough to Aylestone Wetland (LV1)	Contributions towards establishing wetland habitat along the River Soar and River Sence corridors	Narborough to Aylestone	H1K	Land south of Warwick Road, Littlethorpe.	Off site	BDC, Partners tbc	2037-beyond plan period	Developer contributions - \$106/ grants	£500,000	£500,000	Desirable	Blaby Green and Blue Infrastructure Study (LUC) February 2025
Community Facilities - Green and Blue Infrastructure	C314	Priority Project 1: Narborough to Aylestone Wetland (LV1)	Contributions towards establishing wetland habitat along the River Soar and River Sence corridors	Narborough to Aylestone	S11	Land at Carlton Park, Enderby/ Narborough.	Off site	BDC, Partners tbc	2037-beyond plan period	Developer contributions - \$106/ grants	£500,000	£500,000	Desirable	Blaby Green and Blue Infrastructure Study (LUC) February 2025
Community Facilities - Green and Blue Infrastructure	C315	Priority Project 3: Glen Parva, Whetstone and Countesthorpe Green Routes (LV3)	Contributions towards active travel corridor connecting communities and nature.	Glen Parva / Whetstone / Countesthorpe	S8	Whetstone Pastures Strategic Site.	Off site	BDC, Partners tbc	2032-2042	Developer contributions - \$106/ grants	£500,000	£500,000	Desirable	Blaby Green and Blue Infrastructure Study (LUC) February 2025
Community Facilities - Green and Blue Infrastructure	C315	Priority Project 3: Glen Parva, Whetstone and Countesthorpe Green Routes (LV3)	Contributions towards active travel corridor connecting communities and nature.	Glen Parva / Whetstone / Countesthorpe	S12	Land south of Whetstone.	Off site	BDC, Partners tbc	2032-2042	Developer contributions - \$106/ grants	£500,000	£500,000	Desirable	Blaby Green and Blue Infrastructure Study (LUC) February 2025
Community Facilities - Green and Blue Infrastructure	C316	Priority Project 5: Stoney Stanton Park (SWV1)	Contributions towards creating a destination park at Stoney Stanton.	Stoney Stanton	S7	Land West of Stoney Stanton Strategic Site.	On/ Off site	BDC, Developers, Partners tbc	2032-2042	Developer contributions - \$106	£500,000	£500,000	Desirable	Blaby Green and Blue Infrastructure Study (LUC) February 2025
Community Facilities - Green and Blue Infrastructure	C316	Priority Project 5: Stoney Stanton Park (SWV1)	Contributions towards creating a destination park at Stoney Stanton.	Stoney Stanton	H1M	Land west of Huncote Road, Stoney Stanton.	On/ Off site	BDC, Developers, Partners tbc	2032-2042	Developer contributions - \$106	£500,000	£500,000	Desirable	Blaby Green and Blue Infrastructure Study (LUC) February 2025
Community Facilities - Police	P1	Staff equipment	Equipment for police officers and support staff	District wide	All sites	District wide	Off site	Leicestershire Police	2025-2030	Developer contributions	£253,238	£253,238	Essential	IDP engagement with Leicestershire Police
Community Facilities - Police	P2	Infrastructure and estate support	Contributions towards Contact Management Centre upgrades, firearms facility improvements, neighbourhood policing premises, custody suite expansion / replacement	District wide	All sites	District wide	Off site	Leicestershire Police	2025-2042	Developer contributions	£3,283,143	£3,283,143	Essential	IDP engagement with Leicestershire Police
Community Facilities - Police	P3	Fleet requirements	Contributions towards patrol cars, electric vehicles, unmarked units, SUVs, motorbikes	District wide	All sites	District wide	Off site	Leicestershire Police	2027-2035	Developer contributions	£222,970	£222,970	Essential	IDP engagement with Leicestershire Police
Community Facilities - Police	P4	Transforming policing through technology	CCTV, ANPR, drone-enabled assets, in-vehicle and fixed technology	District wide	All sites	District wide	Off site	Leicestershire Police	2025-2030	Developer contributions	£775,658	£775,658	Essential	IDP engagement with Leicestershire Police
Community Facilities - Police	P5	Crime reduction and prevention initiatives	Target-hardening, cocooning packs, alarms, security upgrades	District wide	All sites	District wide	Off site	Leicestershire Police	2025-2035	Developer contributions	£775,658	£775,658	Essential	IDP engagement with Leicestershire Police
Community Facilities - Libraries	L1	Library buildings and materials	Contributions towards internal library building works and library material and equipment	Blaby	H1C	Land off Lutterworth Road, Blaby.	Off site	Leicestershire County Council	2027-2030	Developer contributions - \$106	£5,584.08	£5,584.08	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Community Facilities - Libraries	L2	Library buildings and materials	Contributions towards internal library building works and library material and equipment	Blaby	H1D	Land at Keepers Farm, Blaby.	Off site	Leicestershire County Council	2028-2038	Developer contributions - \$106	£36,876.00	£36,876.00	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Community Facilities - Libraries	L3	Library buildings and materials	Contributions towards internal library building works and library material and equipment	Blaby	H1E	Land east of Lutterworth Road, Blaby.	Off site	Leicestershire County Council	2032-2042	Developer contributions - \$106	£39,510.00	£39,510.00	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Community Facilities - Libraries	L4	Library buildings and materials	Contributions towards internal library building works and library material and equipment	Cosby	H1H	Land west of Broughton Road, Cosby.	Off site	Leicestershire County Council	2028-2033	Developer contributions - \$106	£18,964.80	£18,964.80	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)

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Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Community Facilities - Libraries	L5	Library buildings and materials	Contributions towards internal library building works and library material and equipment	Countesthorpe	H1F	Land south of Maurice Drive and Gillam Butts	Off site	Leicestershire County Council	2027-2037	Developer contributions - S106	£30,554.40	£30,554.40	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Community Facilities - Libraries	L6	Library buildings and materials	Contributions towards internal library building works and library material and equipment	Countesthorpe	H1G	Land west of Peatling Road, Countesthorpe.	Off site	Leicestershire County Council	2028-2036	Developer contributions - S106	£28,974.00	£28,974.00	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Community Facilities - Libraries	L7	Library buildings and materials	Contributions towards internal library building works and library material and equipment	Elmsthorpe	H1N	Land at Church Farm, Station Road, Elmesthorpe.	Off site	Leicestershire County Council	2033-2035	Developer contributions - S106	£1,053.60	£1,053.60	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Community Facilities - Libraries	L8	Library buildings and materials	Contributions towards internal library building works and library material and equipment	Glenfield	H1A	Land rear of County Hall, Glenfield	Off site	Leicestershire County Council	2034-2039	Developer contributions - S106	£17,911.20	£17,911.20	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Community Facilities - Libraries	L9	Library buildings and materials	Contributions towards internal library building works and library material and equipment	Huncote	H1I	Land south of Narborough Road, Huncote	Off site	Leicestershire County Council	2027-2032	Developer contributions - S106	£16,225.44	£16,225.44	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Community Facilities - Libraries	L10	Library buildings and materials	Contributions towards internal library building works and library material and equipment	Huncote	H1J	Land at Springfield Farm, Forest Road, Huncote.	Off site	Leicestershire County Council	2027-2033	Developer contributions - S106	£20,123.76	£20,123.76	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Community Facilities - Libraries	L11	Library buildings and materials	Contributions towards internal library building works and library material and equipment	Kilby	H1O	Land at Steeple Chase Farm, Main Street, Kilby.	Off site	Leicestershire County Council	2034-2037	Developer contributions - S106	£2,634.00	£2,634.00	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Community Facilities - Libraries	L12	Library buildings and materials	Contributions towards internal library building works and library material and equipment	Kirby Muxloe	S9	Land north of A47 Hinckley Road, Kirby Muxloe.	Off site	Leicestershire County Council	2037-beyond plan period	Developer contributions - S106	£68,484.00	£68,484.00	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Community Facilities - Libraries	L13	Library buildings and materials	Contributions towards internal library building works and library material and equipment	Leicester Forest East	H1B	Kingstead Farm and Golf Course, Hinckley Road, Leicester Forest East.	Off site	Leicestershire County Council	2027-2040	Developer contributions - S106	£41,617.20	£41,617.20	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Community Facilities - Libraries	L14	Library buildings and materials	Contributions towards internal library building works and library material and equipment	Littlethorpe	H1K	Land south of Warwick Road, Littlethorpe.	Off site	Leicestershire County Council	2028-2033	Developer contributions - S106	£15,804.00	£15,804.00	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Community Facilities - Libraries	L15	Library buildings and materials	Contributions towards internal library building works and library material and equipment	Narborough	S11	Land at Carlton Park, Enderby/ Narborough.	Off site	Leicestershire County Council	2033-2041	Developer contributions - S106	£59,001.60	£59,001.60	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Community Facilities - Libraries	L16	Library buildings and materials	Contributions towards internal library building works and library material and equipment	Lubbesthorpe	S10	Land west of Beggar's Lane, Lubbesthorpe.	Off site	Leicestershire County Council	2033-2041	Developer contributions - S106	£86,922.00	£86,922.00	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Community Facilities - Libraries	L17	Library buildings and materials	Contributions towards internal library building works and library material and equipment	Sapcote	H1L	Land south of Hinckley Road, Sapcote	Off site	Leicestershire County Council	2027-2033	Developer contributions - S106	£18,438.00	£18,438.00	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Community Facilities - Libraries	L18	Library buildings and materials	Contributions towards internal library building works and library material and equipment	Sharnford	H1P	Land west of Coventry Road, Sharnford	Off site	Leicestershire County Council	2027-2030	Developer contributions - S106	£2,001.84	£2,001.84	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Community Facilities - Libraries	L19	Library buildings and materials	Contributions towards internal library building works and library material and equipment	Stoney Stanton	H1M	Land west of Huncote Road, Stoney Stanton.	Off site	Leicestershire County Council	2033-2036	Developer contributions - S106	£3,898.32	£3,898.32	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Community Facilities - Libraries	L20	Library buildings and materials	Contributions towards internal library building works and library material and equipment	Stoney Stanton	S7	Land West of Stoney Stanton Strategic Site.	Off site	Leicestershire County Council	2034-beyond plan period	Developer contributions - S106	£544,184.40	£544,184.40	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Community Facilities - Libraries	L21	Library buildings and materials	Contributions towards internal library building works and library material and equipment	Thurlaston	H1Q	Land at Hill View Nurseries, Thurlaston.	Off site	Leicestershire County Council	2036-2038	Developer contributions - S106	£1,580.40	£1,580.40	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Community Facilities - Libraries	L22	Library buildings and materials	Contributions towards internal library building works and library material and equipment	Thurlaston	H1R	Land east of Croft Road, Thurlaston.	Off site	Leicestershire County Council	2034-2037	Developer contributions - S106	£3,160.80	£3,160.80	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Community Facilities - Libraries	L23	Library buildings and materials	Contributions towards internal library building works and library material and equipment	Whetstone	S8	Whetstone Pastures Strategic Site.	Off site	Leicestershire County Council	2036-beyond plan period	Developer contributions - S106	£474,120.00	£474,120.00	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)
Community Facilities - Libraries	L24	Library buildings and materials	Contributions towards internal library building works and library material and equipment	Whetstone	S12	Land south of Whetstone.	Off site	Leicestershire County Council	2027-2038	Developer contributions - S106	£80,073.60	£80,073.60	Essential	IDP engagement with LCC and LCC Planning Obligations Policy (2019)

Blaby Local Plan IDP - Appendix 1 Infrastructure Schedule (June 2026)

Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Transport - Active Travel	T1	Local Cycling and Walking Infrastructure Plan - Corridor 1	LWCIP Corridor improvements	Local Cycling and Walking Infrastructure Plan Corridor 1: Glenfield 030	H1A, E1A	To be confirmed	Off site	BDC, Leicestershire County Council	To be confirmed	Developer contributions - S106	£9,930,000	£9,930,000	Essential	Blaby LCWIP 2024 and Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Active Travel	T2	Local Cycling and Walking Infrastructure Plan - Corridor 2	LWCIP Corridor improvements	Local Cycling and Walking Infrastructure Plan Corridor 2: Kirby Muxloe	E1A	To be confirmed	Off site	BDC, Leicestershire County Council	To be confirmed	Developer contributions - S106	£12,371,500	£12,371,500	Essential	Blaby LCWIP 2024 and Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Active Travel	T3	Local Cycling and Walking Infrastructure Plan - Corridor 3	LWCIP Corridor improvements	Local Cycling and Walking Infrastructure Plan Corridor 3: Beggars Lane	S10	To be confirmed	Off site	BDC, Leicestershire County Council	To be confirmed	Developer contributions - S106	£1,890,275	£1,890,275	Essential	Blaby LCWIP 2024 and Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Active Travel	T4	Local Cycling and Walking Infrastructure Plan - Corridor 4	LWCIP Corridor improvements	Local Cycling and Walking Infrastructure Plan Corridor 4: B582	S10, S11	To be confirmed	Off site	BDC, Leicestershire County Council	To be confirmed	Developer contributions - S106	£18,520,000	£18,520,000	Essential	Blaby LCWIP 2024 and Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Active Travel	T5	Local Cycling and Walking Infrastructure Plan - Corridor 6	LWCIP Corridor improvements	Local Cycling and Walking Infrastructure Plan Corridor 6: Enderby - Narborough - Littlethorpe - Blaby	H1C, S11	To be confirmed	Off site	BDC, Leicestershire County Council	To be confirmed	Developer contributions - S106	£18,522,010	£18,522,010	Essential	Blaby LCWIP 2024 and Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Active Travel	T6	Local Cycling and Walking Infrastructure Plan - Corridor 7	LWCIP Corridor improvements	Local Cycling and Walking Infrastructure Plan Corridor 7: Narborough to Everards Meadows	S11	To be confirmed	Off site	BDC, Leicestershire County Council	To be confirmed	Developer contributions - S106	£8,139,000	£8,139,000	Essential	Blaby LCWIP 2024 and Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Active Travel	T7	Local Cycling and Walking Infrastructure Plan - Corridor 8	LWCIP Corridor improvements	Local Cycling and Walking Infrastructure Plan Corridor 8: Narborough to Sharnford	S11, H1M, S7	To be confirmed	Off site	BDC, Leicestershire County Council	To be confirmed	Developer contributions - S106	£4,619,000	£4,619,000	Essential	Blaby LCWIP 2024 and Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Active Travel	T8	Local Cycling and Walking Infrastructure Plan - Corridor 9	LWCIP Corridor improvements	Local Cycling and Walking Infrastructure Plan Corridor 9: Cosby	S12	To be confirmed	Off site	BDC, Leicestershire County Council	To be confirmed	Developer contributions - S106	£3,550,000	£3,550,000	Essential	Blaby LCWIP 2024 and Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Active Travel	T9	Local Cycling and Walking Infrastructure Plan - Corridor 10	LWCIP Corridor improvements	Local Cycling and Walking Infrastructure Plan Corridor 10: Countesthorpe	S8	To be confirmed	Off site	BDC, Leicestershire County Council	To be confirmed	Developer contributions - S106	£13,334,200	£13,334,200	Essential	Blaby LCWIP 2024 and Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Active Travel	T10	Active travel improvements	Footway/ cycleway improvements	Blaby	H1D	Land at Keepers Farm, Blaby.	On/ Off site	Leicestershire County Council	2028-2038	Developer contributions - S106	£202,000	£202,000	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Active Travel	T11	Active travel improvements	Footway improvements	Countesthorpe	H1F	Land south of Maurice Drive and Gillam Butts	On/ Off site	Leicestershire County Council	2027-2037	Developer contributions - S106	£283,400	£283,400	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Active Travel	T12	Active travel improvements	Active travel works	Cosby	H1H	Land west of Broughton Road, Cosby.	On/ Off site	Leicestershire County Council	2028-2033	Developer contributions - S106	£718,800	£718,800	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Active Travel	T13	Active travel improvements	Pedestrian improvements	Huncote	H1I	Land south of Narborough Road, Huncote	On/ Off site	Leicestershire County Council	2027-2032	Developer contributions - S106	£68,400	£68,400	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Active Travel	T14	Active travel improvements	Footway improvements	Huncote	H1J	Land at Springfield Farm, Forest Road, Huncote.	On/ Off site	Leicestershire County Council	2027-2033	Developer contributions - S106	£683,300	£683,300	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Active Travel	T15	Active travel improvements	Cycleway	Huncote	H1J	Land at Springfield Farm, Forest Road, Huncote.	On/ Off site	Leicestershire County Council	2027-2033	Developer contributions - S106	£932,400	£932,400	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Active Travel	T16	Active travel improvements	Footway improvements	Sapcote	H1L	Land south of Hinckley Road, Sapcote	On/ Off site	Leicestershire County Council	2027-2033	Developer contributions - S106	£204,100	£204,100	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Active Travel	T17	Active travel improvements	Footway enhancements	Sapcote	H1L	Land south of Hinckley Road, Sapcote	On/ Off site	Leicestershire County Council	2027-2033	Developer contributions - S106	£120,500	£120,500	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)

Blaby Local Plan IDP - Appendix 1 Infrastructure Schedule (June 2026)

Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Transport - Active Travel	T18	Active travel improvements	Pedestrian connectivity	Stoney Stanton	H1M	Land west of Huncote Road, Stoney Stanton.	On/ Off site	Leicestershire County Council	2033-2036	Developer contributions - S106	£125,500	£125,500	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Active Travel	T19	Active travel improvements	Active travel routes	Glenfield	E1A	Land North of Glenfield	On/ Off site	Leicestershire County Council	2030-2042	Developer contributions - S106	£851,100	£851,100	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Mobility Hubs	T20	Stoney Stanton Mobility Hub	Mobility Hub	Stoney Stanton	S7	Land West of Stoney Stanton Strategic Site.	On site	Leicestershire County Council, Developer	To be confirmed	Developer contributions - S106	£571,817	£571,817	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Mobility Hubs	T21	Whetstone Pastures Mobility Hub	Mobility Hub	Whetstone Pastures	S8	Whetstone Pastures Strategic Site.	On site	Leicestershire County Council, Developer	To be confirmed	Developer contributions - S106	£571,817	£571,817	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Mobility Hubs	T22	Land North of A47 Kirby Muxloe Mobility Hub	Mobility Hub	Kirby Muxloe	S9	Land north of A47 Hinckley Road, Kirby Muxloe.	On site	Leicestershire County Council, Developer	To be confirmed	Developer contributions - S106	£571,817	£571,817	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Mobility Hubs	T23	West of Lubbesthorpe Mobility Hub	Mobility Hub	Lubbesthorpe	S10	Land west of Beggar's Lane, Lubbesthorpe.	On site	Leicestershire County Council, Developer	To be confirmed	Developer contributions - S106	£571,817	£571,817	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Mobility Hubs	T24	Whetstone Mobility Hub	Mobility Hub	Whetstone	S12	Land south of Whetstone.	On site	Leicestershire County Council, Developer	To be confirmed	Developer contributions - S106	£571,817	£571,817	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Mobility Hubs	T25	Narborough Station Mobility Hub	Mobility Hub	Narborough	To be confirmed	To be confirmed	Off site	Leicestershire County Council	To be confirmed	Leicestershire County Council	£100,000	£100,000	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Mobility Hubs	T26	Enderby Park and Ride Mobility Hub	Mobility Hub	Enderby Park and Ride	To be confirmed	To be confirmed	Off site	Leicestershire County Council	To be confirmed	To be confirmed	£921,465	£921,465	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Public Transport	T27	Bus stop improvements	Basic bus stop improvements	Blaby	H1D	Land at Keepers Farm, Blaby.	On/ Off site	Leicestershire County Council	2028-2038	Developer contributions - S106	£32,500	£32,500	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Public Transport	T28	Bus stop improvements	Real-time bus stop improvements	Blaby	H1D	Land at Keepers Farm, Blaby.	On/ Off site	Leicestershire County Council	2028-2038	Developer contributions - S106	£73,500	£73,500	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Public Transport	T29	Bus stop improvements	Bus stop upgrades	Kilby	H1O	Land at Steeple Chase Farm, Main Street, Kilby.	On/ Off site	Leicestershire County Council	2034-2037	Developer contributions - S106	£28,900	£28,900	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Public Transport	T30	Bus stop improvements	Bus stop upgrades	Glenfield	E1A	Land North of Glenfield	On/ Off site	Leicestershire County Council	2030-2042	Developer contributions - S106	£73,500	£73,500	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Public Transport	T31	Leicestershire County Council Bus Service Improvement Plan	BSIP Bus infrastructure/ service improvements	Multiple locations across Blaby District - to be confirmed	To be confirmed	To be confirmed	On/ Off site	Leicestershire County Council, Bus operators	To be confirmed	Leicestershire County Council - Department for Transport Travel Grants, Local Authority Bus Grant, Developer contributions - S106	To be confirmed	To be confirmed	Essential	Leicestershire Bus Service Improvement Plan and Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T32	Highway improvements	Ghost right turn lane	Blaby	H1D	Land at Keepers Farm, Blaby.	On/ Off site	Leicestershire County Council	2028-2038	Developer contributions	£931,600	£931,600	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T33	Highway improvements	Double mini roundabout	Countesthorpe	H1F	Land south of Maurice Drive and Gillam Butts	On/ Off site	Leicestershire County Council	2027-2037	Developer contributions	£475,200	£475,200	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T34	Highway improvements	Site access + crossings	Countesthorpe	H1G	Land west of Peatling Road, Countesthorpe.	On/ Off site	Leicestershire County Council	2028-2036	Developer contributions	£1,146,900	£1,146,900	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T35	Highway improvements	Mini roundabout	Cosby	H1H	Land west of Broughton Road, Cosby.	On/ Off site	Leicestershire County Council	2028-2033	Developer contributions	£374,500	£374,500	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)

Blaby Local Plan IDP - Appendix 1 Infrastructure Schedule (June 2026)

Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Transport - Highways	T36	Highway improvements	Signalised junction	Huncote	H11	Land south of Narborough Road, Huncote	On/ Off site	Leicestershire County Council	2027-2032	Developer contributions	£893,700	£893,700	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T37	Highway improvements	Junction improvements	Sapcote	H1L	Land south of Hinckley Road, Sapcote	On/ Off site	Leicestershire County Council	2027-2033	Developer contributions	£104,400	£104,400	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T38	Highway improvements	Park Road widening	Sapcote	H1L	Land south of Hinckley Road, Sapcote	On/ Off site	Leicestershire County Council	2027-2033	Developer contributions	£428,900	£428,900	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T39	Highway improvements	Roundabout + spine road	Stoney Stanton	S7	Land West of Stoney Stanton Strategic Site.	On/ Off site	Leicestershire County Council	2034-beyond plan period	Developer contributions	£2,746,400	£2,746,400	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T40	Highway improvements	Sapcote Road alignment	Stoney Stanton	S7	Land West of Stoney Stanton Strategic Site.	On/ Off site	Leicestershire County Council	2034-beyond plan period	Developer contributions	£1,073,000	£1,073,000	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T41	Highway improvements	Mill Lane improvements	Glenfield	E1A	Land North of Glenfield	On/ Off site	Leicestershire County Council	2030-2042	Developer contributions	£4,843,800	£4,843,800	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T42	Highway improvements	Clear span bridge	Glenfield	E1A	Land North of Glenfield	On/ Off site	Leicestershire County Council	2030-2042	Developer contributions	£3,320,800	£3,320,800	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T43	Highway improvements	Barrow Lane access	Glenfield	E1A	Land North of Glenfield	On/ Off site	Leicestershire County Council	2030-2042	Developer contributions	£3,013,100	£3,013,100	Essential	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T44	Potential Junction Improvements	To be confirmed	M1 (N) / A5460 (E) / M1 (S) / M69 (W)	To be confirmed	To be confirmed	Off site	Leicestershire County Council	To be confirmed	To be confirmed	To be confirmed	To be confirmed	To be confirmed	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T45	Potential Junction Improvements	Widening (Lubbersthorpe Way or A5460)	A5460 (E) / Lubbersthorpe Way (S) / A5460 (W)	To be confirmed	To be confirmed	Off site	Leicestershire County Council	To be confirmed	To be confirmed	£1,600,000	£1,600,000	To be confirmed	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T46	Potential Junction Improvements	To be confirmed	St Johns (NE) / Blaby Road (SE) / Leicester Road (SW) / Blaby Road (NW)	To be confirmed	To be confirmed	Off site	Leicestershire County Council	To be confirmed	To be confirmed	To be confirmed	To be confirmed	To be confirmed	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T47	Potential Junction Improvements	Reconfigure to mini-roundabout	Winchester Road (N) / Cosby Road (E) / Willoughby Road (S) / Cosby Road (W)	To be confirmed	To be confirmed	Off site	Leicestershire County Council	To be confirmed	To be confirmed	£575,000	£575,000	To be confirmed	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T48	Potential Junction Improvements	Potential reconfiguration to signal control	Wigston Street (N) / Scotland Way (SE) / Main Street (SW) (Junction 15a)	To be confirmed	To be confirmed	Off site	Leicestershire County Council	To be confirmed	To be confirmed	£1,200,000	£1,200,000	To be confirmed	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T49	Potential Junction Improvements	To be confirmed	Hinckley Road (NE) / Baunstone Lane (SE) / Hinckley Road (W)	To be confirmed	To be confirmed	Off site	Leicestershire County Council	To be confirmed	To be confirmed	To be confirmed	To be confirmed	To be confirmed	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T50	Potential Junction Improvements	To be confirmed	Kirby Lane (N) / Hinckley Road (E) / Hinckley Road (W)	To be confirmed	To be confirmed	Off site	Leicestershire County Council	To be confirmed	To be confirmed	To be confirmed	To be confirmed	To be confirmed	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T51	Potential Junction Improvements	Widening of junction approaches	Hinckley Road (E) / Warren Lane (S) / Hinckley Road (W)	To be confirmed	To be confirmed	Off site	Leicestershire County Council	To be confirmed	To be confirmed	£2,000,000	£2,000,000	To be confirmed	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T52	Potential Junction Improvements	Desford Crossroads Scheme Upgrade	Hinckley Road (E) / Desford Road (S) / Hinckley Road (SW) / Leicester Lane (NW)	To be confirmed	To be confirmed	Off site	Leicestershire County Council	To be confirmed	To be confirmed	£3,800,000	£3,800,000	To be confirmed	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T53	Potential Junction Improvements	Junction remarking (to accompany Enderby Relief Road)	Hall Walk (N) / Leicester Lane (E) / Blaby Road (S)	To be confirmed	To be confirmed	Off site	Leicestershire County Council	To be confirmed	To be confirmed	£600,000	£600,000	To be confirmed	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T54	Potential Junction Improvements	Potential reconfiguration to signal control	Lutterworth Road (N) / Red House Road (E) / Lutterworth Road (S)	To be confirmed	To be confirmed	Off site	Leicestershire County Council	To be confirmed	To be confirmed	£1,200,000	£1,200,000	To be confirmed	Blaby Local Plan Transport Evidence Costing (SLR, 2026)

Blaby Local Plan IDP - Appendix 1 Infrastructure Schedule (June 2026)

Type	Ref	Project Name	Project Description	Broad Location	Local Plan Site	Required for Growth at	On site/ Off site	Delivery Body	Broad Delivery Phasing	Funding Sources	Estimated Cost	Funding Gap	Priority	Source of Project
Transport - Highways	T55	Potential Junction Improvements	Widening of junction approaches	Coventry Road (NE) / Coventry Road (SE) / Coventry Road (SW)	To be confirmed	To be confirmed	Off site	Leicestershire County Council	To be confirmed	To be confirmed	£1,600,000	£1,600,000	To be confirmed	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T56	Potential Junction Improvements	Widening of junction approaches	Coventry Road (NE) / Croft Road (E) / Coventry Road (S)	To be confirmed	To be confirmed	Off site	Leicestershire County Council	To be confirmed	To be confirmed	£1,600,000	£1,600,000	To be confirmed	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T57	Potential Junction Improvements	Minor Widening & Junction enhancements	Smith Way (N) / Leicester Lane (E) / Unnamed Road (S)	To be confirmed	To be confirmed	Off site	Leicestershire County Council	To be confirmed	To be confirmed	£1,400,000	£1,400,000	To be confirmed	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T58	Potential Junction Improvements	To be confirmed	Narborough Road South (N) / Narborough Road South (NE) / Fossets Park Avenue (E) / Narborough Road South (S) / A5460 (W)	To be confirmed	To be confirmed	Off site	Leicestershire County Council	To be confirmed	To be confirmed	To be confirmed	To be confirmed	To be confirmed	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T59	Potential Junction Improvements	To be confirmed	Hinckley Road (E) / Beggars Lane (S) / Hinckley Road (W)	To be confirmed	To be confirmed	Off site	Leicestershire County Council	To be confirmed	To be confirmed	To be confirmed	To be confirmed	To be confirmed	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T60	Potential Junction Improvements	Potential reconfiguration to signal control	Coventry Road (NE) / A5 (E) / A5 (W)	To be confirmed	To be confirmed	Off site	Leicestershire County Council	To be confirmed	To be confirmed	£1,200,000	£1,200,000	To be confirmed	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T61	Potential Junction Improvements	Widening of all approaches where possible and upgrade	Wembley Road (N) / Ratby Lane (E) / Oak Spinney Park (S) / Ratby Lane (W)	To be confirmed	To be confirmed	Off site	Leicestershire County Council	To be confirmed	To be confirmed	£3,200,000	£3,200,000	To be confirmed	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T62	Potential Junction Improvements	To be confirmed	Narborough Road (NE) / Braunstone Lane East (SE) / Narborough Road South (SW)	To be confirmed	To be confirmed	Off site	Leicestershire County Council	To be confirmed	To be confirmed	To be confirmed	To be confirmed	To be confirmed	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T63	Potential Junction Improvements	Attendant Public Transport measures	Beggars Lane (N) / Desford Road (E) / Retail Area (S) / Desford Road (W)	To be confirmed	To be confirmed	Off site	Leicestershire County Council	To be confirmed	To be confirmed	£240,000	£240,000	To be confirmed	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T64	Potential Junction Improvements	To be confirmed	Narborough Road South (N) / St Johns (S) / Leicester Lane (W)	To be confirmed	To be confirmed	Off site	Leicestershire County Council	To be confirmed	To be confirmed	To be confirmed	To be confirmed	To be confirmed	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T65	Potential Junction Improvements	Reconfigure to mini-roundabout	Hinckley Road (NE) / Hinckley Road (S) / Dan's Lane (W)	To be confirmed	To be confirmed	Off site	Leicestershire County Council	To be confirmed	To be confirmed	£1,200,000	£1,200,000	To be confirmed	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T66	Potential Junction Improvements	Targeted widening	Clickers Way (NE) / Station Road (E) / Clickers Way (W)	To be confirmed	To be confirmed	Off site	Leicestershire County Council	To be confirmed	To be confirmed	£1,328,000	£1,328,000	To be confirmed	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T67	Potential Junction Improvements	To be confirmed	Lubbesthorpe Way (N) / Grove Farm Triangle (E) / Lubbesthorpe Way (S) / Penman Way (W)	To be confirmed	To be confirmed	Off site	Leicestershire County Council	To be confirmed	To be confirmed	To be confirmed	To be confirmed	To be confirmed	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T68	Potential Junction Improvements	Potential reconfiguration to signal control with widening	Ratby Lane (N) / Unnamed Road (E) / Ratby Lane (S) / Ratby Lane (W)	To be confirmed	To be confirmed	Off site	Leicestershire County Council	To be confirmed	To be confirmed	£3,000,000	£3,000,000	To be confirmed	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T69	Potential Junction Improvements	Targeted widening	Leicester Road (N) / Little Glen Road (E) / Leicester Road (S)	To be confirmed	To be confirmed	Off site	Leicestershire County Council	To be confirmed	To be confirmed	£1,000,000	£1,000,000	To be confirmed	Blaby Local Plan Transport Evidence Costing (SLR, 2026)
Transport - Highways	T70	Potential Junction Improvements	Potential reconfiguration to signal control	Brook Street (N) / Brook Street (S) / The Dicken (W)	To be confirmed	To be confirmed	Off site	Leicestershire County Council	To be confirmed	To be confirmed	£1,200,000	£1,200,000	To be confirmed	Blaby Local Plan Transport Evidence Costing (SLR, 2026)