

ADDENDUM

Application Number

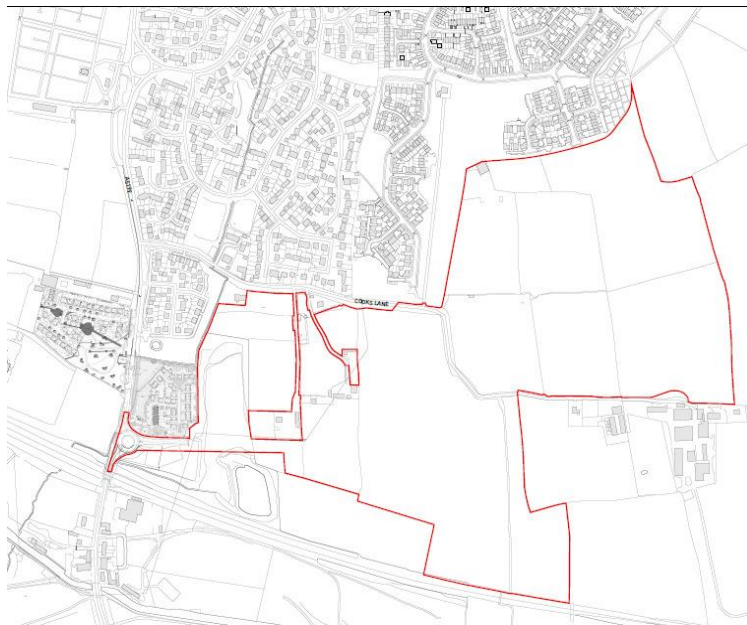
Address

Report Items

a. 21/00028/OUT

Land East Of
Welford Road
Wigston
Leicestershire

a.	21/00028/OUT	Land East Of Welford Road Wigston Leicestershire
	19 January 2021	Outline planning application for the demolition of existing agricultural buildings and the residential development of up to 650 dwellings, a new local centre and community facilities, land for employment uses, a primary school site, areas of public open space including children's play, landscaping and drainage infrastructure, together with a link road through the site connecting the existing Welford Road roundabout with the Phase 1 development.
	Case Officer	Marc Watterson



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LA100023293 Published 2021

Introduction

Since the publication of the Officer's report, there is a need to amend a number of minor points to reflect on going discussions with the applicant and consultees.

These are as follows.

Section 106 Contributions

Education

For clarity please note the following updated position:

Page 12 and 31 of the Committee Agenda pack:

Ongoing negotiations with Leicestershire County Council Director of Children and Family Services has resulted in the current position of seeking developer contributions for the following areas to be secured through a Section 106 agreement.

* A contribution of £492,111.75 as well as 300m² land at the new school site will be required to ensure there is childcare available to meet this demand.

* A Contribution of £5,116,215.00 plus 1 hectare of land towards a new Primary school. (This sum has been increased to reflect increasing construction costs apparent since the original response)

* Special Schools Sector requirement £366,914.90.

This equates to a total Education and Childcare contribution of £5,975,241.65 plus 1.3ha of land.

Note that this figure is subject to ongoing to final negotiations and the final S106 may change slightly from those identified above, subject to negotiation and agreement with the Local Planning Authority.

Framework Travel Plan

The total figure requested is £11,337.50 for monitoring the Framework Travel Plan (pages 23 and 31)

Each Travel Pack will be at the cost of £52.85 per dwelling (pages 23 and 31).

Traffic Regulation Order

The cost of the Traffic Regulation Order is £8,985.20 (pages 23 and 31).

Public Transport Provision

For clarity, the provision of new bus stop infrastructure is to be included within the requirements of the S106 agreement by way of the Public Transport Strategy (pages 23 and 31)

Condition 9

The Officer's Report includes the following condition:

The first reserved matters application must be accompanied by an air quality assessment completed for 3 months prior to its submission.

Reason: In accordance with Policy 6 of the adopted Borough of Oadby and Wigston Local Plan (2019) to ensure that air quality from adjacent roads does not cause significant harm to occupiers of existing and future buildings.

Discussions between the Officer, applicant and the Council's Environmental Health team has confirmed an alternative wording that allows some flexibility in the submission of the air quality assessment which will speed up the reserved matters process but not the quality of the information submitted.

The alternative condition is therefore as follows:

An air quality assessment must be completed for three months immediately preceding its submission, and be submitted to the LPA within two months of submission of the first reserved matters application

The reason remains unchanged.