



Oadby & Wigston
BOROUGH COUNCIL

Application Ref. No. 22/00266/OUT

Land East Of South Leicester Rugby Club Welford Road Wigston

Outline planning application for residential development of up to 87 dwellings, with public open space, drainage, and landscape infrastructure with all matters other than access reserved

Oadby & Wigston | Our borough -
the place to be

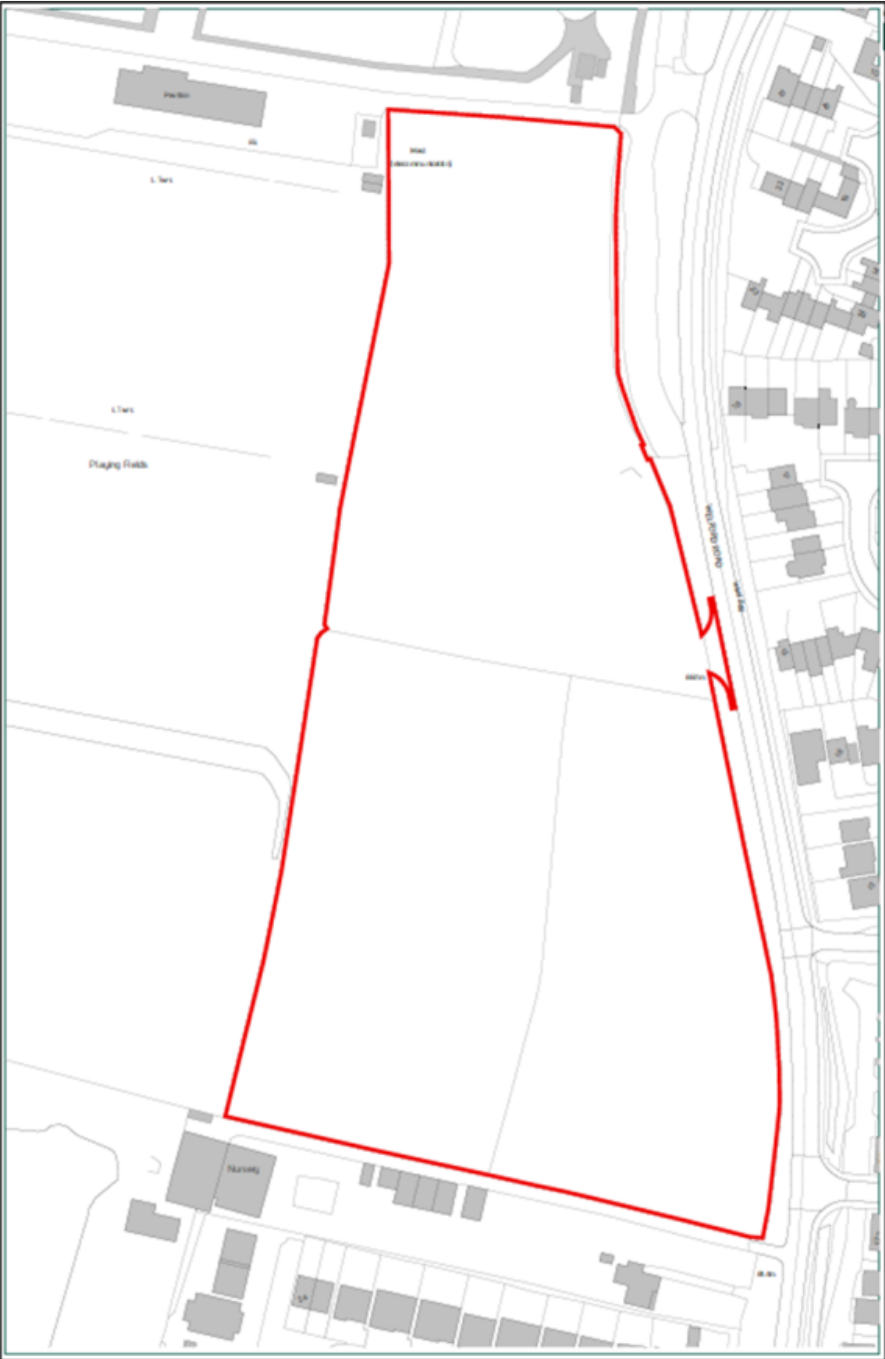


Site Location





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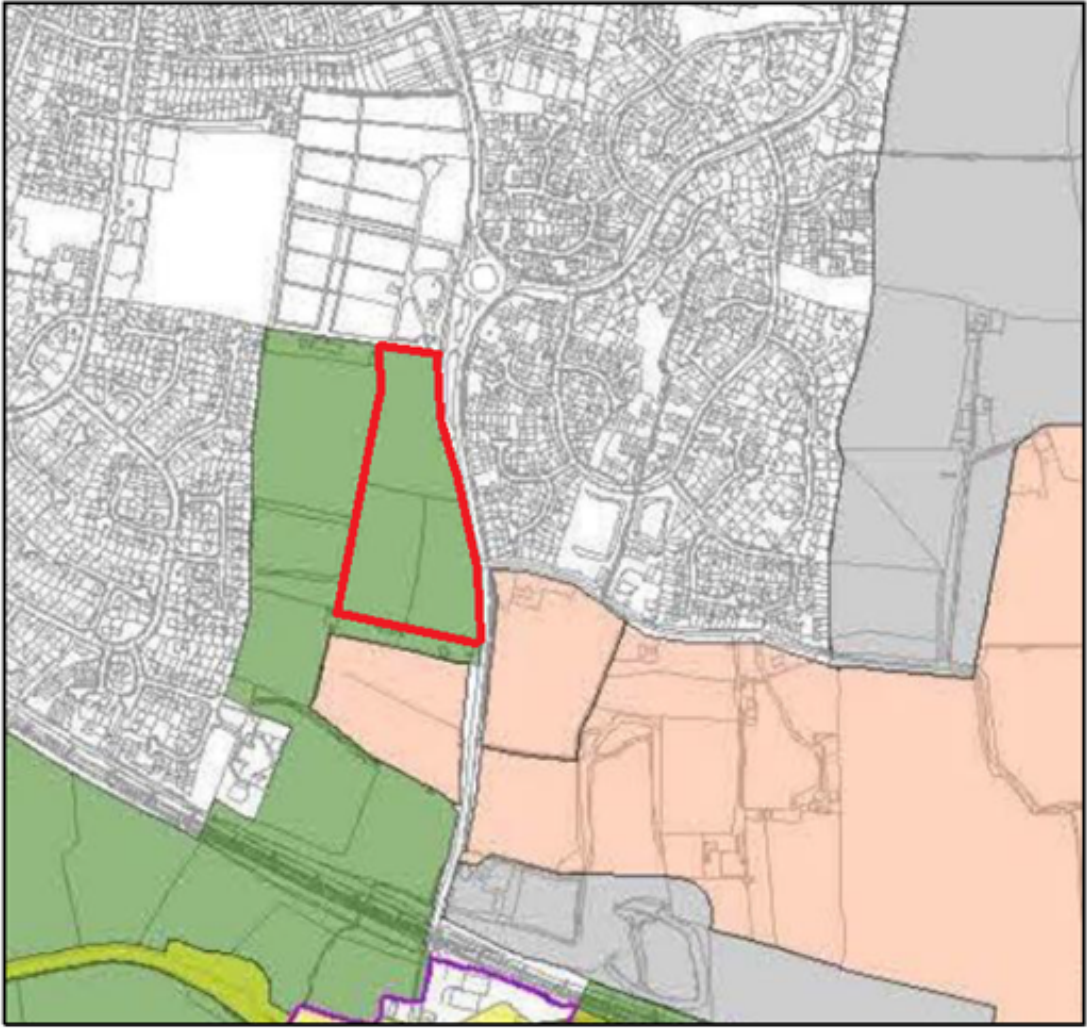


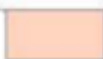


Red Line Plan



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Site Allocations Map



-  Residential Allocation
-  Additional Leicester PUA Extent
-  Countryside



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Illustrative Masterplan

Key

- Application site boundary
- Existing (retained) trees & hedgerow
- Indicative proposed planting
- Open space
- Wildflower meadow
- Indicative surface water attenuation basin
- Potential for equipped play/LEAP
- Proposed street
- Shared surface street
- Private drive
- Proposed building
- Proposed bungalow
- Proposed pedestrian links

Land Budget

- Gross Site Area	3.28ha / 8.10ac
- Gross Residential Area	2.36ha / 5.85ac
- Residential Net Area	2.19ha / 5.43ac
- Open Space	0.92ha / 2.25ac

Indicative Capacity

- Up to 87 dwellings



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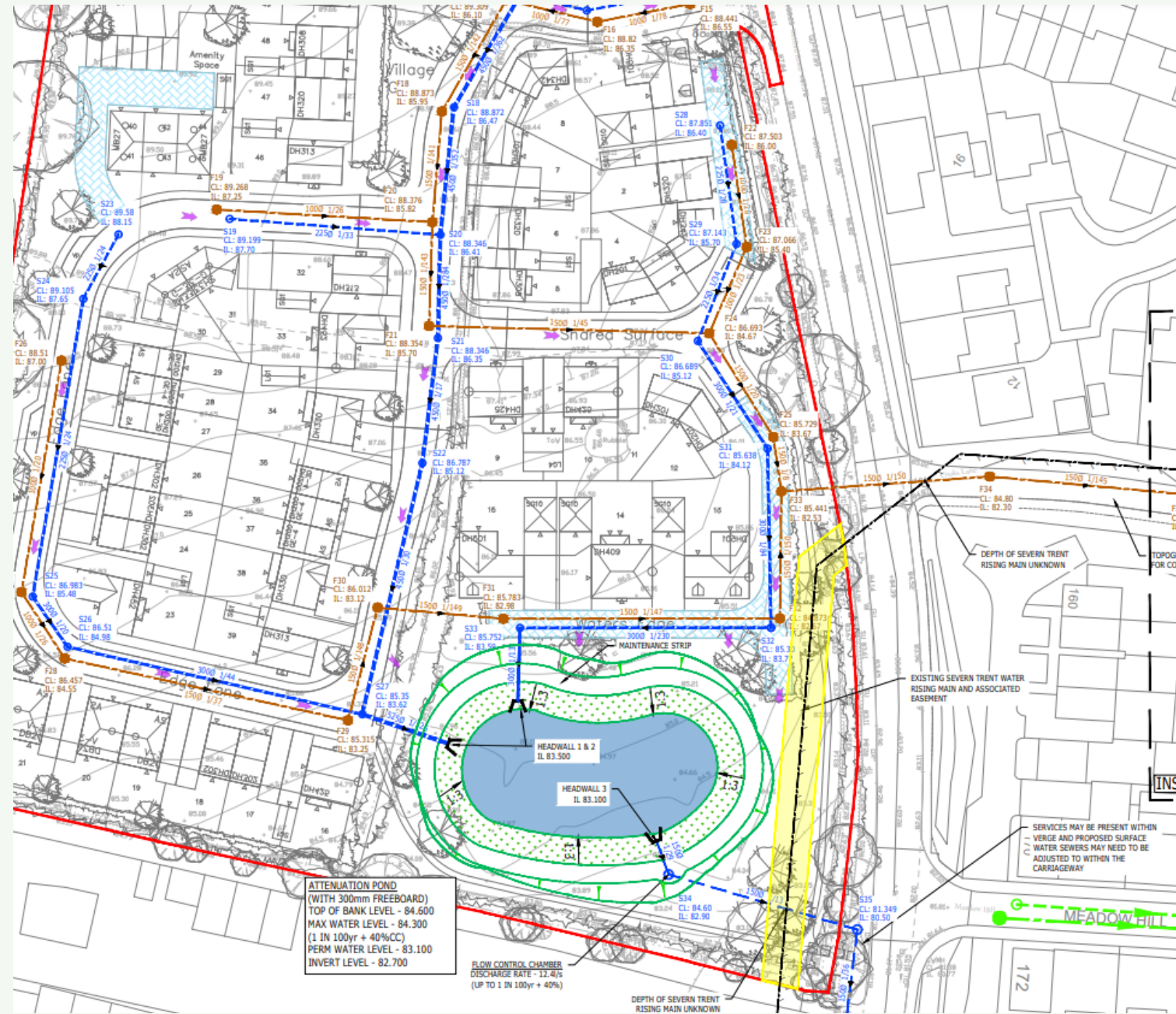
North of the site

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South of the site










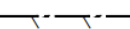


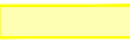

Site Drainage



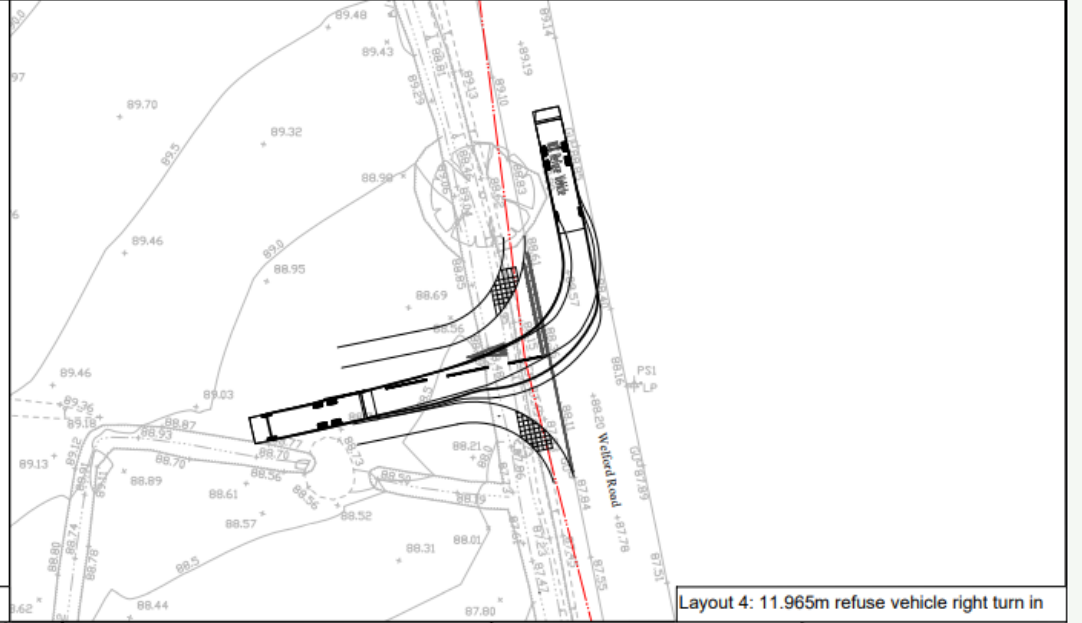
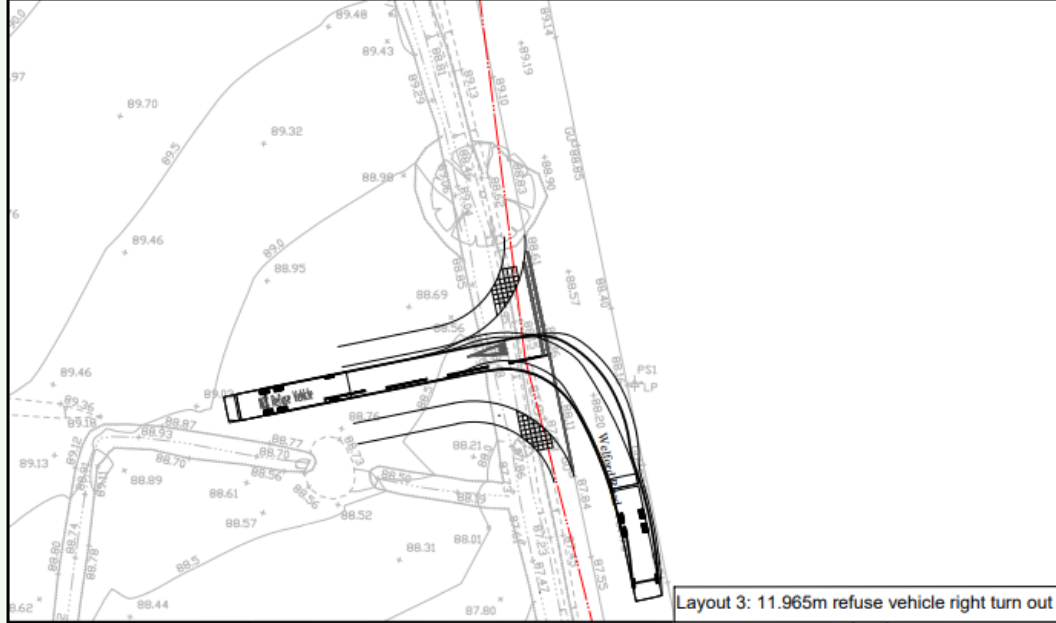
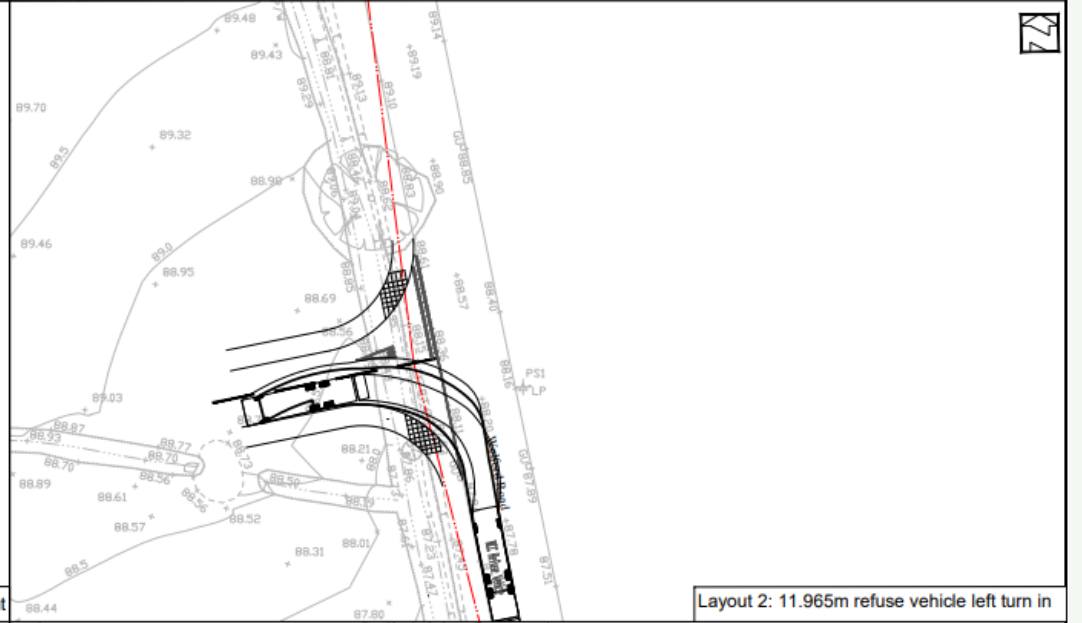
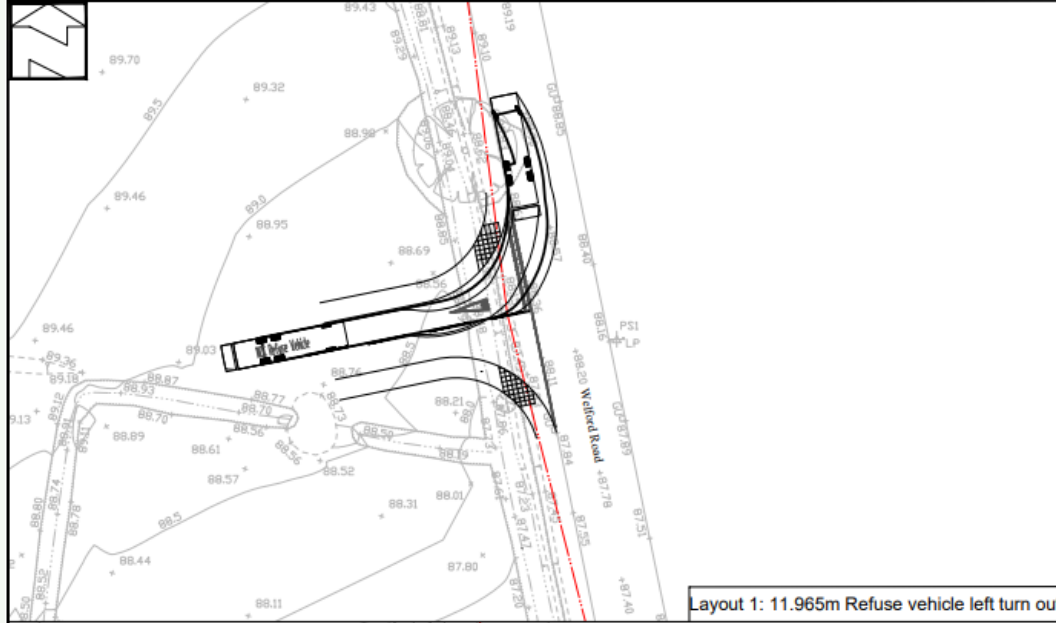
ATTENUATION POND
(WITH 300mm FREEBOARD)
TOP OF BANK LEVEL - 84.600
MAX WATER LEVEL - 84.300
(1 IN 100yr + 40%CC)
PERM WATER LEVEL - 83.100
INVERT LEVEL - 82.700

FLOW CONTROL CHAMBER
DISCHARGE RATE - 12.4l/s
(UP TO 1 IN 100yr + 40%)

DEPTH OF SEVERN TRENT
RISING MAIN UNKNOWN

KEY	
	SITE BOUNDARY
	PROPOSED ATTENUATION BASIN/POND
	PROPOSED ADOPTABLE SURFACE WATER SEWER & MANHOLE
	PROPOSED ADOPTABLE FOUL WATER SEWER & MANHOLE
	PROPOSED HEADWALL
	FLOOD EXCEEDENCE ROUTE
	EXISTING SEVERN TRENT WATER FOUL WATER SEWER (BASED ON ASSET PLANS)
	EXISTING SEVERN TRENT WATER FOUL WATER RISING MAIN (BASED ON ASSET PLANS)
	EXISTING S104 SURFACE WATER SEWER (BASED ON ASSET PLANS)
	EXISTING S104 FOUL WATER SEWER (BASED ON ASSET PLANS)
	SEVERN TRENT WATER EASEMENT
	PROPOSED LINED PERMEABLE PAVING

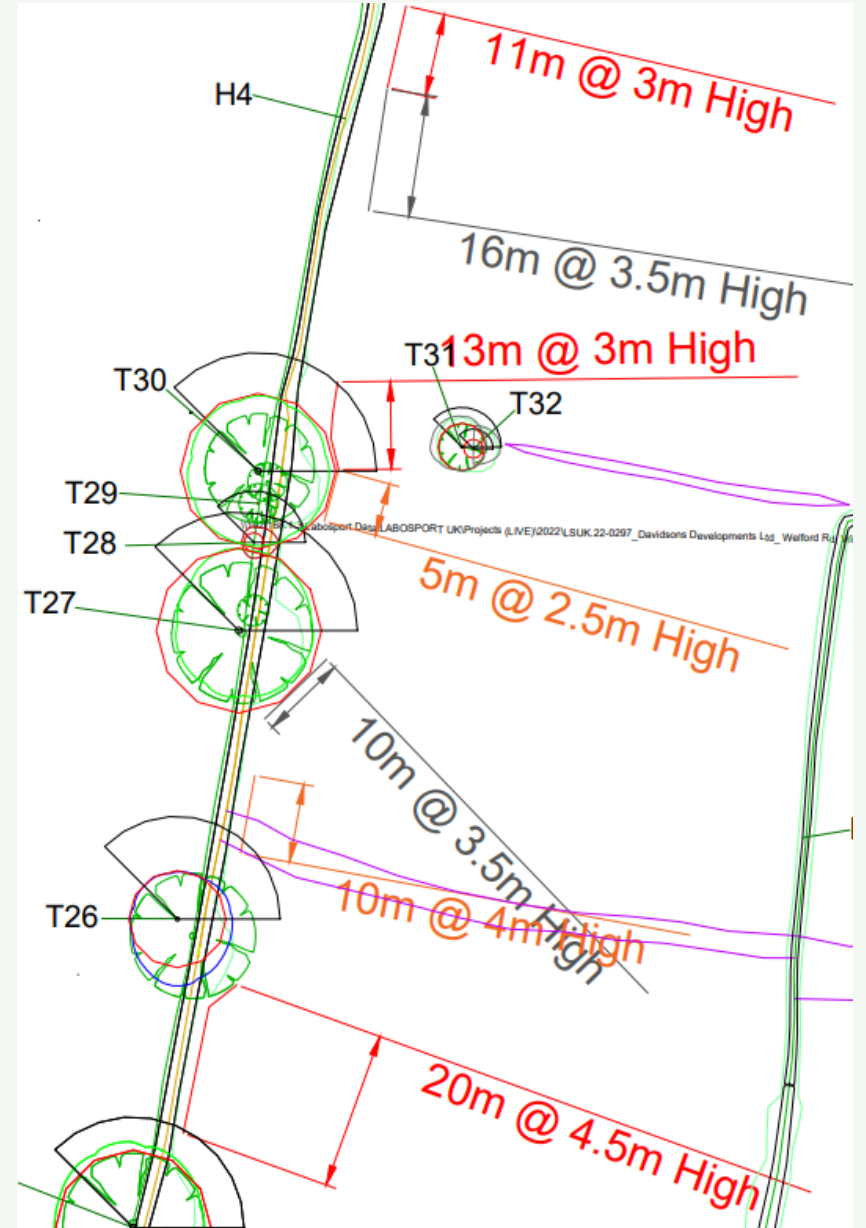
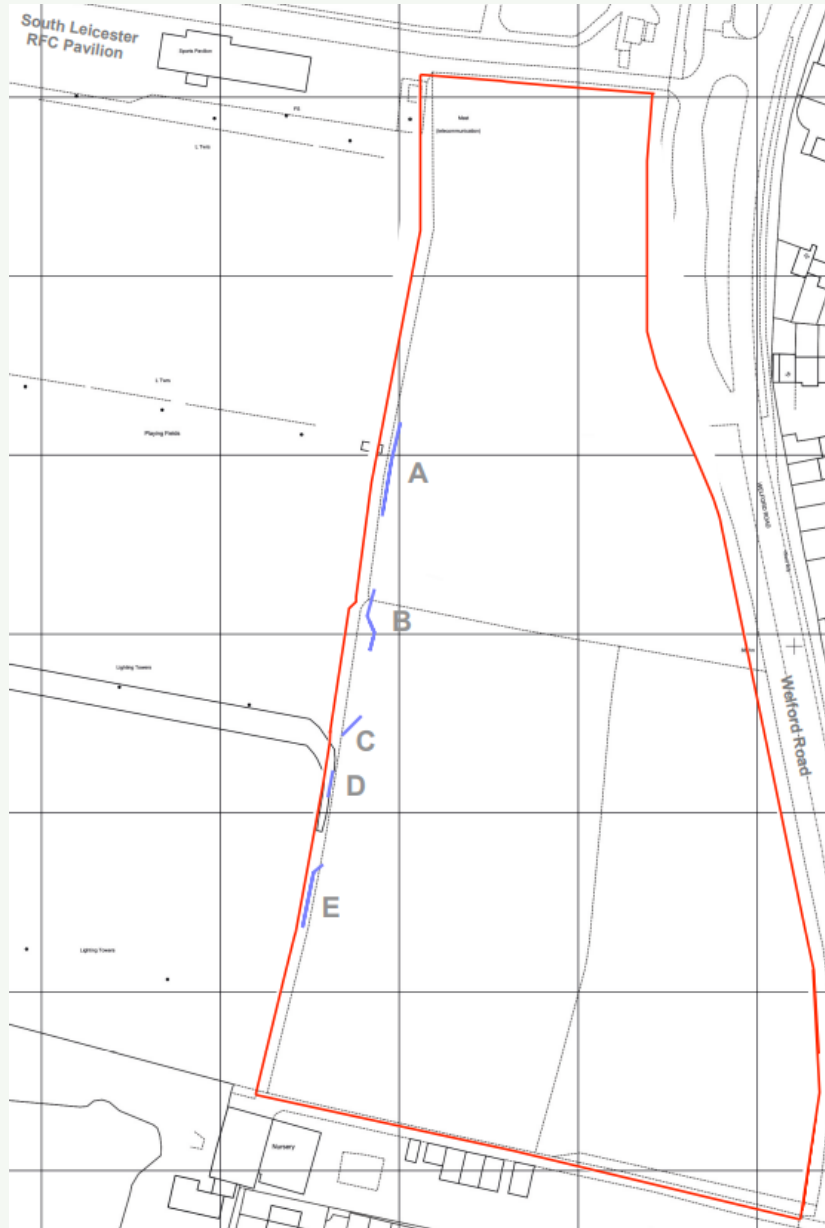
South of the site



Ball Strike Fencing



Ball Strike Fencing Locations





Ball Strike Fencing Elevations

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