



Title: **Action Plan to bring forward Development Sites in the Borough**

Author: **Anne Court (Director of Services)**
Adrian Thorpe (Planning Policy and Regeneration Manager)

1 Introduction

- 1.1 This report details an Action Plan that has been drawn up to help enable the development of identified regeneration sites in the Borough.

2 Recommendations

- 2.1 That Members approve the action plan.

3 Information

- 3.1 At its meeting on 23rd September 2014 the Policy, Finance and Development Committee approved the design and initial content of an Investor Prospectus.
- 3.2 At its meeting on 9th December 2014 Full Council considered a report that provided an update on development opportunities in the Borough. Specifically this report dealt with opportunities at 41-43 Canal Street, South Wigston; the site of Oadby Pool, Leicester Road, Oadby; and, land at Bennett Way, South Wigston. Commenting on this report, the Leader of the Council clarified that the decision being made was a policy decision and that an Action Plan should be drawn up within the next six months for the delivery of the projects.
- 3.3 This report sets out the proposed structure and content of the Action Plan. The Action Plan has been prepared in such a way that it can be used in relation to the specific sites that were considered by Full Council; sites contained in the Investor Prospectus (such as town centre masterplan sites allocated in the adopted Town Centres Area Action Plan); and, as a template for dealing with future sites.
- 3.4 The Action Plan is shown at Appendix 1 and comprises two generic sections in respect to sites and methods used to bring them forward for their identified purpose. These sections are for Oadby and Wigston Borough Council sites including Housing Revenue Account sites and also for privately owned sites. There is then a section showing potential future sites. Timeframes for actions needed to enable the development of each site will vary from site to site depending on land ownership, ground conditions, planning application requirements etc. However where generic tasks are shown timeframes have where appropriate been shown. The Action Plan sets out how we will work in partnership with owners and developers and other stakeholders to ensure that sites are brought forward in as short a timeframe as possible to ensure sites achieve their best potential development solutions. The Action Plan highlights the two different approaches to public sites and to private sites by using as

examples 41 Canal Street South Wigston and land at Bennett Way South Wigston (included as an exempt appendix further down this agenda).

- 3.5 In particular, the Action Plan sets out any opportunities from each site to meet the specific priorities of the Council, for example, the provision of new affordable homes, the implementation of Local Plan site allocations and the achievement of regeneration and inward investment in the Borough. The Action Plan will be made a standing Agenda item at the Council's Asset Management Group to ensure that key officers within the Council have a regular opportunity to be involved in and to review the content of the Action Plan and also to monitor progress in implementing actions.
- 3.6 It is envisaged that the Action Plan will be primarily a working document with the Investor Prospectus providing the mechanism through which sites will be promoted to potential investors. The Investor Prospectus is already available on the Council's website. It was formally launched at a business event at South Leicestershire College on Thursday 12 March, to which landowners, developers and property agents were invited.

Email: stephen.meynell@oadby-wigston.gov.uk Tel: 0116 257 2705

Implications	
Legal	There will be Legal issues relating to a number of the sites referred to in the Action Plan. This will be considered through direct liaison between relevant officers and also through discussion at the Council's Asset Management Group.
Financial	There will be Financial issues relating to a number of the sites referred to in the Action Plan. This will be considered through direct liaison between relevant officers and also through discussion at the Council's Asset Management Group
Equalities	An EIA has been prepared alongside the Action Plan
Risks	CR5 Effective utilisation of assets/buildings One purpose of the Action Plan is to identify and mitigate any risk associated with bringing the various sites forward for development