

### London Road Industrial Estate

Redevelopment of the LRIE in partnership with St.Modwen Plc

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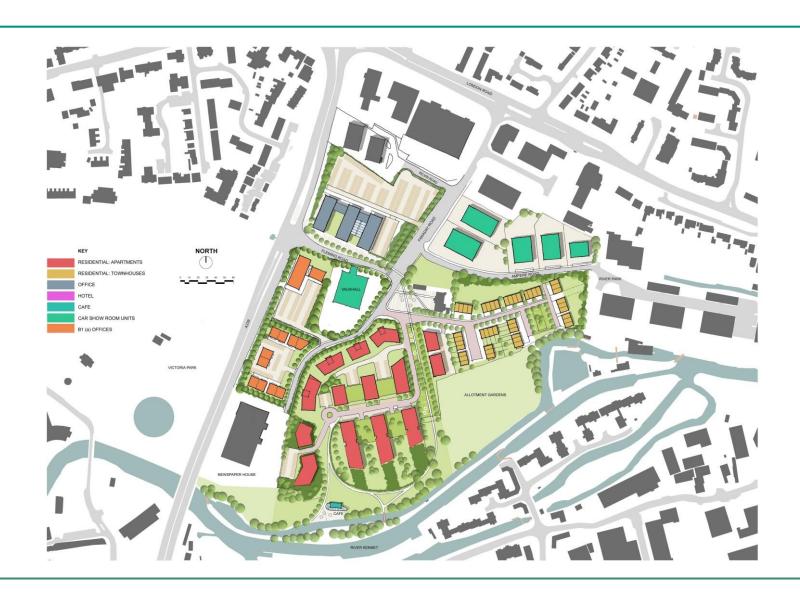
#### **Development Agreement**

- Development Agreement now signed
- Key objectives :
  - Regeneration
  - Employment
  - Housing
  - Protect and improve existing Council income

#### **Development Approach**

- Outline Planning Application
  - Mixed use
  - Flexible to market forces
  - New infrastructure
- Partnering between St.Modwen & WBC
  - Joint control
  - Individual plots brought forward in stages
  - Plots will not mirror estate plots as now
  - Discussions with owner occupiers on-going
  - Businesses will be retained or relocated

# **Possible New Layout**



#### **A339 Road Junction**

- Phase 1 Widening into Victoria Park, Feb 2016 to Aug 2016
- Phase 2 New Link into Fleming Road, Aug 2016 to Nov 2016
- Robin Hood Improvements Jan 2017 to July 2017.



# **Design Exemplars – Housing**



# **Design Exemplars – Housing / Flats**



## **Design Exemplars – General Offices**



#### **Timetable**

- Potential 10 year regeneration programme
  - 2016 complete first round discussions
  - 2017 submit outline planning application and deliver new link road
  - □ 1<sup>st</sup> half 2018 reserved matters cleared on first plots
  - □ 2<sup>nd</sup> half 2018 commence construction of first plots

### **Summary**

- Agreed strategic development plan across whole estate to provide:
  - Good use of available land with improved infrastructure delivering:
    - Renewed employment opportunities
    - An attractive and integrated design across the estate
    - Provide new office space replacing outdated town stock
    - Create space for town centre housing
    - Protected and improved Council income