

London Road Industrial Estate

Redevelopment of the LRIE in partnership with
St.Modwen Plc

Nick Carter

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
 - 1st half 2018 reserved matters cleared on first plots
 - 2nd 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 - ◆ Provide new office space replacing outdated town stock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
-