

## Site Appraisal

**Project Title : Kilby Bridge**

**Date : April 2010**

**Project No : P/7283**

**Project Manager : Andrew Chandler**

### Executive Summary

- Site currently comprised of an operational yard and buildings and a vacant residential property called Weighbridge House
- Discussions with the Waterway Manager, Jeff Whyatt reveal that most of the yard and its operational buildings can be released for redevelopment as they no longer required for operational purposes going forward.
- Discussions with the LPA and the emerging core strategy suggest that a modest development of the yard may be supported. Representations have been made to the Inspector examining the Core Strategy promoting the use of the site for residential-led, mixed use development. We will attend the hearing on 4 May to give evidence. The Inspector's report will be published in the summer.
- The site is situated in a Flood Risk Zone. This issue will require a full FRA to be prepared although the issue is not considered insurmountable.

### Development Context And Status

- **Access**

Access is off the A5199 immediately south of Leicester. Access to the site is currently tight and any redevelopment will require a traffic impact study and undoubtedly highways work to the site's entrance.

- **Existing Rights**

There is a boater's facility attached to one of the operational buildings which should be retained in situ or relocated elsewhere on the site.

- **Developable Area**

See attached plan with the site edged blue.

- **Current Market**

Market advice will be taken on the scheme shortly.

- **Contamination**

No site investigation work has been carried out but will need to be undertaken because of the historic uses on the site.

## **Planning**

Strategic Planner, Ian Runeckles has provided a planning appraisal of the site which reviews the planning history and highlights relevant planning policy. Urban Designer, Peter Chowns, has produced an indicative layout for the site.

## **Financial Issues**

The majority of the site is currently used as an operational yard. Weighbridge House is vacant and boarded up which is both an empty rates liability and drain on the maintenance budget.

## **Business Benefits**

Securing consent on this site for a residential / small leisure development will add value to this underutilised site and meet BW's regeneration aspirations.

## **Risk Mitigation**

At this early stage, the main risk to the project is the site's Flood Risk and Planning status. Other risks will need to be identified and managed going forward.

## **Delivery Vehicle**

BW's JV Company, H20 Urban is the likely vehicle for such a redevelopment.

## **Action Plan And Milestones**

Review Flood Risk issues and establish agreement with EA on site's development potential – September 2010

Contact with the LPA is underway in terms of representations to the Oadby and Wigston Core Strategy Examination – Underway

Contact with the Highways Agency needs to be made to discuss highways issues relating to the site.

## **Operating Instructions**

- **Heritage Assessment**

Heritage assessments of the existing buildings and crane are underway.

- **Wharf Assessment**

A draft wharf assessment has been completed and is being reviewed.

- **Flood risk**

A flood risk assessment will need to be completed. A consultant is about to be instructed.

**Project Team**

Andrew Chandler	Development Manager
Ian Runeckles	Strategic Planning Manager
Peter Chowns	Urban Designer