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1. Introduction

- 1.1. Taylor Young, in conjunction with BE Group and Faber Maunsell and in association with White Young Green, have been commissioned by Oadby and Wigston Borough Council to undertake an Area Action Plan (AAP) for the town centre of Oadby. This is being prepared fully in accordance with The Town and Country Planning (Local Development) (England) Regulations 2004, and as such will form part of the Council's Local Development Framework (LDF) in accordance with their Local Development Scheme (LDS). Running in parallel to this work is the preparation of an AAP for Wigston town centre.

Status

- 1.2. This report is the Preferred Options report. It follows the Issues and Options Report which underwent a six-week period of consultation, during which the public and stakeholder had the opportunity to submit comments to the Council. It has taken into consideration comments upon the options proposed in the Issues and Options report, and puts forward the preferred options. It also summarises the key issues raised during the public consultation stage and, where appropriate, responds specifically to outstanding concerns.
- 1.3. Following a further six-week consultation on this Preferred Options report, again involving the public and relevant stakeholders, comments will be taken into consideration and reflected as appropriate within the Submission Report. This also undergoes a period of consultation, and outstanding objections at this stage undergo Examination in Public, the outcome of which is a binding Inspector's Report, setting out changes to the Submission Report. The final outcome will be the Area Action Plan which will be a Development Plan Document under the Council's Local Development Framework, and accordingly form part of the policy framework against which development proposals and planning applications will be determined.
- 1.4. This report has also undergone a process of Sustainability Appraisal, and the associated report is also available for consultation over the same time period.
- 1.5. This AAP process not only provides the planning policy for the town but also provides a masterplan for its future, which will help in its regeneration – setting out possible deliverable site layouts and commercial information that will help in their achievement. It will also help in the future marketing of the town and the delivery of its targets.

2. Issues: Baseline Position

Location

- 2.1. Oadby is located within the Borough of Oadby and Wigston, within Leicestershire, just five miles to the South East of the city of Leicester. It sits approximately six miles to the east of junction 21 of the M1 (M1 / M69 junction), as shown in figure 2.1.



Figure 2.1 Regional Location Plan (Not To Scale - NTS)

- 2.2. This figure also shows the town in its context. To the north sits a relatively urban hinterland with Leicester adjoining the town's boundaries. Loughborough, Nottingham, and Derby are located further afield to the north, with Hinckley, Nuneaton, Coventry and Rugby to the south west. To the north east, east and south east lie a largely rural area dotted with market towns such as Market Harborough and Melton Mowbray.

- 2.3. The AAP area is shown at figure 2.2. This report does not consider land within this boundary in isolation and takes into consideration the immediate and wider context within which the study area sits.



Figure 2.2 AAP Boundary (NTS)

Context

- 2.4. The document review shows that the regeneration of town centres is a key issue of **national planning policy**. However, other reports also suggest that it is important to bear in mind the dangers of perpetuating 'Ghost Towns', as more and more local shops and services close and local communities therefore no longer live within easy walking distance. This, as well as the 'Clone Town Britain' report, stresses the importance of local distinctiveness and local retail.