Oadby & Wigston Borough Council has listened to the residents and traders of the Borough who have asked that a consultation on plans for the future regeneration of Oadby and Wigston town centres is extended so that you have more time to feed in your comments.

The Council has carried out four separate consultations over the last five years but feels that these are such important issues that this fifth consultation, direct to the Planning Inspector, should be extended beyond the main holiday period so that as many people as possible have the opportunity to comment.

The Public Consultation has now been extended until Monday 17th September 2012.

Why have Town Centre Plans?

A Town Centre Plan comes out of the requirement for every Council in the country to work up and agree a Local Plan which sets out all the policies on the way the Council’s area will develop and regenerate over the next 15 years. The Council wants to regenerate both of the Town Centres so that they thrive and become more successful in the future.

An exhibition of the Town Centre Plans will take place at both Wigston and Oadby libraries from Thursday 23rd August until Monday 17th September 2012.

If a Council does not have a Town Centre Plan in place it will have much less control over what developers can build. Otherwise there would only be limited general guidelines for the Council to use to try and manage any future building in the towns. By encouraging the right kind of development in the Town Centres through the Plans, the Council will also be able to limit the amount of building on green field land in the Borough until at least 2026.

The Plans for both Oadby and Wigston town centres only show one possible way that the towns could look. The Council has to provide the evidence to show that each Plan could work otherwise the Planning Inspector will not approve the Council’s plans and policies.

The Plans are available to view on the Council’s website - www.oadby-wigston.gov.uk at the Council Offices, Station Road, Wigston, LE18 2DR, and at both Wigston and Oadby Library until Monday 17th September 2012.

If you would like to comment on the consultation, please do so either via the Council’s website - www.oadby-wigston.gov.uk, via email - forwardplans@oadby-wigston.gov.uk, by post to the Council Offices, Station Road, Wigston, LE18 2DR or by collecting and depositing a comments form at either Wigston or Oadby libraries. All comments must be received by 5pm on 17th September 2012.
Key points

- No loss of public car parking
- Attract more shoppers
- Attract more businesses
- Creation of new open spaces
- Pedestrianisation of Bell Street
- Improvements to Public Realm

- New retail development
- Create new jobs
- New 150 unit residential scheme
- Improved links to public car parks
Proposed Oadby Plan

**Key points**

- No loss of public car parking
- Attract more businesses
- Creation of new open spaces
- Improvements to existing bus stops
- Improvements to Public Realm
- Attract more shoppers
- New retail development
- Create new jobs
- New 35 unit residential scheme
- Improved links to public car parks
The Plans are currently at their final stage of consultation.

Matters being consulted on relating to both Oadby and Wigston

* Ensuring there will be no loss of public car parking spaces in the two town centres.
* Improving public transport to each town centre.
* Ensuring that trees and other forms of planting are a key part of any development.
* The role that the Council’s car parks could play in regenerating the towns in that the developer pays the Council for the land (whether sold or leased) over a number of years, rather than up front.
* The order in which any proposed development takes place.

Additional matters being consulted on relating only to Wigston

* To fully pedestrianise Bell Street.
* The provision of 9,000 square metres of new office space within Wigston town centre (reduced from 11,000 square metres as previously proposed on the Plan).
* To retain at least 30 off street public car parking spaces in Paddock Street car park.
* To retain the existing number of 6 car parking spaces for people with disabilities in Paddock Street car park.

Additional matters being consulted on relating only to Oadby

* To ensure that the proposed public square within East Street car park will always be used for public car parking when not being used for occasional community events.
* The provision of 800 square metres of new office space within Oadby town centre (reduced from 2,300 square metres, as previously shown on the Plan).

Next Steps

Once the Planning Inspector has issued his final report in the Autumn and before the Council considers adopting the Plans and policies, public meetings will be held to explain the Inspector’s findings and what the next steps will be.

If the Plans and policies are adopted, it is then open over the next 15 years for anyone interested in developing the Town Centres to submit their own proposals to the Council. In reality, these proposals may not look like the Plans shown in this leaflet, and in every case planning permission will be required. The Council will always consult on any planning applications received before any decisions are made or anything is built.

www.oadby-wigston.gov.uk