



Oadby & Wigston

Town Centres Area Action Plan

Matter Two Relationship to Other Areas





2.1 Neighbouring plans and strategies: How does the AAP relate to the plans and strategies of the City of Leicester and other neighbouring local planning authorities?

- 2.1.1** All Leicestershire authorities (including the County and City Council) were consulted at each formal stage of the production of the Core Strategy which established the retail hierarchy and also set out the policy basis for the Town Centres Area Action Plan. Preparation of the Core Strategy was in concert with the preparation timetable of Leicester City's Core Strategy. The Borough's retail hierarchy included other centres outside the Borough boundary and was commensurate with the definitions contained in Planning Policy Statement 4 which was adopted national policy at that time.
- 2.1.2** Policy within the Town Centres Area Action Plan directly reflects and expands on Core Strategy Policy 2. A Leicester Principal Urban Area context document was prepared by the Borough Council to support and evidence policy in the Core Strategy. This was produced in conjunction with all authorities whose areas fall within the Leicester Principal Urban Area. Within this document there is a hierarchy of centres in the Leicester Principal Urban Area. The whole of the built up area of the Borough is situated within the Leicester Principal Urban Area, therefore both Wigston and Oadby centres are part of the Principal Urban Area retail hierarchy. Therefore, the policy also demonstrates this position.
- 2.1.3** With regard to Leicester City, it does not expand its retail hierarchy to explicitly cover the Leicester Principal Urban Area (Leicester City Core Strategy Policy 11), although, Leicester City acknowledge that retail centres in neighbouring districts may serve the needs of city residents in the suburbs. In essence, the Borough's retail hierarchy reflects the balance and network of centres contained in Leicester City's Core Strategy.
- 2.1.4** Within the Borough's Core Strategy retail hierarchy there is recognition of Market Harborough as a town centre. In their adopted Core Strategy, Harborough District Council seek to limit retail development in the Leicester Principal Urban Areas of Scraptoft, Thurnby and Bushby to local shopping and service provision. This is to support their main centres of Market Harborough and Lutterworth but also in recognition of Leicester City and Oadby and Wigston spatial strategies.
- 2.1.5** Blaby District is in the process of preparing their Core Strategy and intends to designate Blaby as a town centre. The Borough designated Blaby in the Core Strategy as a district centre in line with centre characteristics defined in Planning Policy Statement 4. During production of the Borough's Core Strategy, Blaby did not submit any duly made comments objecting to the designation afforded to Blaby centre (comments in relation to the Regulation 27 draft were submitted out of time). Regarding the Leicester Principal Urban Area Context document, although Blaby centre is not part of the area of that district that falls within the Leicester Principal Urban Area boundary, Blaby District Council did not suggest that Blaby centre should be recognised as a town centre in the context of the wider Leicester Principal Urban Area retail hierarchy network.



2.1.6 In their further Statement to Matter 4, Leicestershire County Council state that in their belief that the Town Centres Area Action Plan “*compliments the surrounding neighbourhood plans and strategies*”.

2.2 How far has the plan taken on board the plans and programmes of statutory providers and regulatory agencies, such as transport companies, the Environment Agency, the utility companies, and local businesses and community groups and agencies?

2.2.1 The relevant plans and programmes of statutory providers and regulatory agencies were taken account of during preparation of the Core Strategy which the Town Centres Area Action Plan fully reflects. Such needs, their likely costs and timescales for provision were set out in a Local Infrastructure Plan which was appended to the Core Strategy. The Local Infrastructure Plan was prepared as a requirement for inclusion within the Core Strategy as per paragraphs 4.8 to 4.12 of the now superseded Planning Policy Statement 12 Local Spatial Planning. Since adoption of the Core Strategy, the Borough Council has committed to review the Local Infrastructure Plan annually as part of the Borough’s ongoing annual monitoring regime into the effectiveness of the delivery of policies within the Core Strategy.

2.2.2 Through this annual monitoring process the Borough Council has endeavoured to ensure that further local planning documents such as the Town Centres Area Action Plan continue to have due regard to other plans and programmes. This is how the Borough picked up the need for a doctors surgery in Oadby through the review of the Local Infrastructure Plan which can now be recognised in the final version of the Town Centres Area Action Plan.

2.2.3 The formal preparation process of the Town Centres Area Action Plan also highlighted the specific needs of different groups that it was necessary to take account of. Through the requirements for robust and proportionate evidence gathering, an analysis of particular needs was highlighted, for example the need for a place of worship and associated community facilities. In addition, the statutory Sustainability Appraisal process took account of key plans and programmes.

2.2.4 The other major mechanism through which statutory providers and regulatory agencies could highlight their specific needs was the consultation and engagement process that was carried out at each stage. During compilation of the Town Centres Area Action Plan Baseline study, focussed stakeholder workshops were held. The conclusions of this engagement and subsequent report provided the groundwork for delving deeper into the type and range of agencies to be engaged with and to take account of. For example, local transport providers were fully engaged with during the preparation of the Wigston Transport Modelling Report (see paragraph 6.1 of Matter 6 for further information).



2.2.5 As a consequence of the above, the Borough Council are confident that the necessary plans and programmes of other agencies have been suitably taken account of where these have been identified through engagement and research or put forward by others.

2.3 Beyond the boundaries: Is there a strong contextual relationship between the town centres and neighbouring areas?

2.3.1 Most individual town centres and high streets do not function in isolation and need to be considered within a wider context in terms of their particular location and surrounding catchment area. It is interesting to note that residents in each settlement favour the town closest to where they live. Therefore, residents from Wigston would rarely visit Oadby centre to meet their shopping needs and vice versa. Although the policies within the Town Centres Area Action Plan seek to support these very strong local catchment relationships, the aim is to also encourage residents to use all three centres in the Borough by fostering different key roles for each i.e. Wigston as the main town centre; Oadby and South Wigston for more independent/specialist shopping and facilities provision.

2.3.2 Both Wigston and Oadby centres are on main transport routes from neighbouring settlements within Harborough and Blaby Districts. There is an acknowledgement some outer suburbs of Leicester may use the centres for convenience shopping (see paragraph 2.1.18 of Leicester City Core Strategy).

2.3.3 At the Examination into Harborough District's Core Strategy representatives at the table from Great Glen, Thurnby, Scraftoft and Bushby parishes stated that some of their residents used the retail and associated facilities in Oadby as it was larger and was nearer to them than centres in their own district. Leicester City and Fosse Park are obviously dominant factors in terms of retail provision but both Wigston and Oadby appear to be well placed to serve the wider rural hinterland of both Harborough and Blaby and some of the southern suburbs of Leicester City. It is likely that relationship with Blaby District residents is as strong as such settlements are closer to Blaby district centre, The City, Fosse Park, Hinckley or South Wigston.

2.3.4 The new South Leicestershire College in South Wigston draws in students from a wide catchment although they are likely to access services they need in South Wigston and potentially Wigston as opposed to Oadby.

2.3.5 The Borough falls within the Leicester Travel To Work Area. The 243 current Travel To Work Areas were defined in 2007 using 2001 Census information on home and work addresses, and are based on Lower Layer Super Output areas in England and Wales.

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