

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

COMMUNITY SCRUTINY COMMITTEE – WEDNESDAY, 6  
APRIL 2022



<b>Title of Report</b>	<b>COALVILLE REGENERATION FRAMEWORK</b>	
<b>Presented by</b>	Paul Wheatley Head Of Property And Regeneration	
<b>Background Papers</b>	<a href="#">Four Squares Vision Document</a>	<b>Public Report:</b> Yes
<b>Financial Implications</b>	Adoption of the Regeneration Framework does not have any financial implications for the council.	
	<b>Signed off by the Section 151 Officer:</b>	
<b>Legal Implications</b>	Adoption of the Regeneration Framework does not have any legal implications for the council. It is a promotional document. It is not intended as planning policy.	
	<b>Signed off by the Monitoring Officer:</b>	
<b>Staffing and Corporate Implications</b>	The Regeneration Framework has been produced and will be promoted using existing staff resource.	
	<b>Signed off by the Head of Paid Service:</b>	
<b>Reason Agenda Item Submitted to Scrutiny Committee</b>	The Council's Delivery Plan identifies that a Regeneration Framework document will be produced during the 2021/22 financial year	
<b>Recommendations</b>	<b>THAT SCRUTINY COMMITTEE PROVIDE COMMENTS AND OBSERVATIONS ON THE DRAFT REGENERATION FRAMEWORK TO INFORM THE FINAL VERSION WHICH WILL BE RECOMMENDED TO CABINET AT A FUTURE MEETING.</b>	

**1. BACKGROUND**

- 1.1 North West Leicestershire District Council has prioritised as part of its Council Delivery Plan, the regeneration of Coalville to create a more vibrant, family friendly town.
- 1.2 Over the previous decade the council has regularly engaged with the people of Coalville in order to ascertain how they would like to see the town regenerated and what facilities they would like it to offer. Through this process a number of regeneration project proposals have emerged, with feasibility work being undertaken and the results reported to members and the community.

- 1.3 Some of the desired projects such as the new Whitwick and Coalville Leisure Centre and Newmarket have now been delivered. A number of other projects are now poised for implementation in the very near future.
- 1.4 Whilst the council has sought to communicate the benefits of each project that it has delivered or facilitated, it has not always been possible to show clearly how these individual projects will contribute, either geographically or thematically, to the overall regeneration plan for Coalville.
- 1.5 The purpose of the Regeneration Framework is to restate the vision for a regenerated Coalville, ~~but further to this,~~ and to show how each project works together to contribute toward a cohesive, connected regeneration plan.
- 1.6 Preparation of a Regeneration Framework document for Coalville is an identified output within the council's current Delivery Plan.

## **2. PREPARING THE FRAMEWORK**

- 2.1 The "Four Squares Vision document" produced for Coalville by the Princes Foundation was well received by both councillors and members of the public. It has become a high level vision of the future Coalville. The Four squares concept sets out how parts of the town can inter-relate in the future to create a stronger town as a whole.
- 2.2 Through the Regeneration Framework it is intended to take a step on from the Four Squares Vision and start to provide more detail on how individual buildings or plots of land might be regenerated to attract the functions and uses that residents wish to enjoy.
- 2.3 The Regeneration Framework (attached to this report as a confidential draft) illustrates:
  - How important buildings or plots of land will be regenerated to accommodate new uses, through established projects.
  - How new and improved squares will be used.
  - How new routes and connections will reinforce the "town circuit"
  - How through cycling and walking connections, Coalville town centre will be reconnected with the populations of neighbouring settlements.
- 2.4 The Framework pulls together details of those projects that have been commenced since 2019 and are expected to be completed by the end of 2023
- 2.5 The Framework should not be considered the end of the regeneration journey for Coalville, more that it is a stepping stone in time that shows a direction of travel and vision that can inform the development of future projects.

### **3. LIMITATION ON THE FRAMEWORK AND USING THE FRAMEWORK**

3.1 It is important that the status of the Regeneration Framework is noted.

- It is not a policy document.
- It does not confer that planning permission has been or will be granted for any of the proposed developments.
- It does not commit the council to making any expenditure on any of the projects other than may already have been approved through constitutional processes.
- It does not commit the council to the delivery of any activity or services beyond those already agreed through the constitutional processes.

3.2 It is intended that the Regeneration Framework document be used to:

- Communicate to residents of NWL the regeneration plan for Coalville and the type of new uses it is desired to bring to the town centre..
- Promote opportunities to invest in the Regeneration of Coalville to property owners, investors and developers.
- Convey to owners of property in the town the standard of aesthetic within the built environment that the council aspires to for its residents.

### **4. THE DRAFT FRAMEWORK AND NEXT STEPS**

4.1 The current draft of the Framework document is attached as appendix 1 and members of the Community Scrutiny Committee are asked to provide comments which will be used to produce the final version, which will be put to Cabinet later this summer.

4.2 Members will note that the attached draft document does not include text and illustrations for some of the listed regeneration projects. Where projects are being led by a private sector developer they will often wish their proposals to remain in commercial confidence until put into the public domain such as through the lodging of a planning application. Some information we would wish to include in the Framework remains subject to clearance. We hope to have resolved approvals by the time the Framework is presented to Cabinet

<b>Policies and other considerations, as appropriate</b>	
Council Priorities:	<ul style="list-style-type: none"> <li>- Supporting Coalville to be a more vibrant, family-friendly town</li> <li>-</li> </ul>
Policy Considerations:	none
Safeguarding:	none
Equalities/Diversity:	none
Customer Impact:	none
Economic and Social Impact:	Adopting the Regeneration Framework will set out clearly the council's ambitions for improvement to the economic performance of Coalville as a place
Environment and Climate Change:	Adopting the Regeneration Framework will set out clearly the council's ambitions for improvements to Coalville's built environment
Consultation/Community Engagement:	none
Risks:	The Regeneration Framework simply sets out changes to the built environment of Coalville that the Council will be seeking to facilitate. There are no specific risks to the council as a result of adopting the Framework.
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