

Coalville Regeneration Framework

2025 Update





The Coalville Regeneration Framework, published in 2023, set out a range of aspirational projects and initiatives designed to provide a long-term vision that would put the heart back into the town centre.

The Council's latest delivery plan, which covers activity through to 2028, also set out specific aims; to create the right environment in Coalville for people and businesses to thrive, and to support towns, villages and communities across the district to improve for people and businesses.

We continue to make excellent progress on our regeneration plans for Coalville and have now delivered a new high quality public amenity in Marlborough Square. The Mother and Child Statue has been beautifully restored and relocated to a prominent place at the entrance to the Belvoir Shopping Centre. The entrance to the town along Mantle Lane has been enhanced by the redecoration of the historic railway bridge with plans for improved lighting.

Projects being delivered by the private sector have moved forward with the granting of planning permission for new leisure facilities at Needham's Walk. In addition, we have secured planning consent for the extensive refurbishment and remodelling of the Marlborough Centre; whilst consent for an affordable retirement apartment complex which complements the Wolsey Road regeneration is expected to be delivered shortly.

These projects all demonstrate the Council's commitment to the regeneration of Coalville and the growing programme of investment in the town from private sector partners.

Regenerating a town centre is a long-term vision, with input needed from multiple project stakeholders. The projects listed below are a mixture of Council led, Private Sector led or where we both work in partnership. Some projects identified in the 2023 Framework have been completed and, for those ongoing we have provided an update, as well as introducing new projects to take the framework forward.



1. Completed Projects

Marlborough Square (Project 1)

A new high quality public realm has been created in Marlborough Square, an area previously dominated by cars which it is now a vibrant, attractive multi-use space for residents and visitors to Coalville.

The revitalised square provides a lively outdoor hub for markets, events, retail and leisure activities.



Wolsey Road Regeneration – Phase 1 (Project 3)



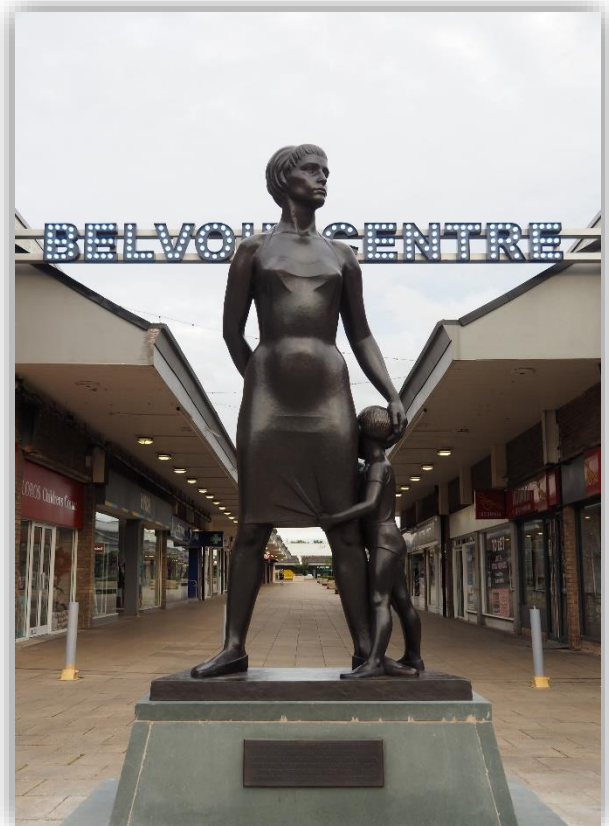
The former Mitchell and Grieves factory site has been redeveloped into a new residential neighbourhood with exceptional access to the town centre amenities.

Future phases of this project are detailed later in this document.

Belvoir Shopping Centre (Project 4)

The shopping centre has seen private sector led improvements to the public space with new furniture, greenery, shop frontage improvements, pedestrian access and a new public square.

NWLDC have led on the creation of the new Customer Service Centre, putting the Council at the heart of the town and improving access. Coalville's iconic *Mother and Child* statue has also been restored and given a more prominent home at the Belvoir Road entrance to the centre.



Former Belvoir Road Co-Operative Store (Project 7)

For the first time since 2013 the ground floor of this important Victorian structure is occupied, adding to the growing leisure and hospitality offer in the town centre.





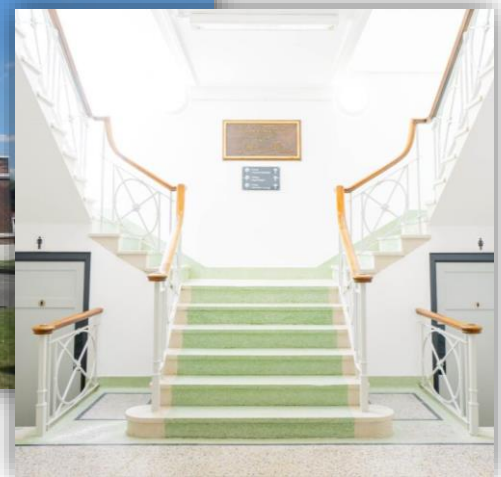
Mantle Lane Gateway (*Project 8*)

Significant improvements have been made to this key gateway to the town centre including road resurfacing, new pedestrian railings with a design which links to those in Memorial Square, and working with Network Rail to facilitate a full repaint of the bridge deck itself.

The crimson and cream are heritage colours that reflect the bridge's original installation by the Midland Railway in 1911. New lighting was installed in the Summer 2025.

Stenson House Restoration (*Project 9*)

A sympathetic internal restoration of Stenson House has been completed, including the preservation and reinstating of original features.



Hermitage Recreation Ground Phase 1 (Project 10)

Improved access to the Leisure Centre that promotes active travel and provides new equipment to support health and wellbeing, alongside new footpaths, landscaping and planting of a new eco park.



2. Current Projects

Marlborough Centre (Project 2)

Complimenting investments in Newmarket and Marlborough Square by restoring a prominent building to its former glory, reinstating lost historical features. Shop frontage improvements will enhance the retail space, while new first floor apartments will provide new town centre living accommodation. This project is being delivered by NWLDC.

- Pre construction services have been commissioned with construction projected to start in late 2025.

Wolsey Road Regeneration – Phase 2 (Project 3)

To build on the success of the first phase we are now looking to bring forward additional redevelopment in this area, particularly focusing on infrastructure to provide access and connect Coalville Urban Forest Park into the town centre. This project is being delivered as a partnership between NWLDC and the private sector.

- The planning application **23/01660/FULM** for new retirement apartments and an extension of Linden Way is expected to be determined early in

2025/26. Detailed design work has commenced for the Linden Way Road extension.

- It is anticipated that works will commence in late 2025 on the new road.
- Delivery of affordable retirement apartments will follow construction of the road.

Former Market Hall (*Project 5*)

The Council is exploring all opportunities to bring this distinctive building back into use to support town centre footfall and vitality. This project is being delivered by NWLDC.

- Investigative works are being undertaken to establish the feasibility of the remodelling of the building for new uses such as leisure and retail. Subject to the outcome of the feasibility work and business case a planning application will be submitted in late 2025.

Needham's Walk Leisure Development (*Project 6*)

New residential, retail and leisure attractions which will add to the vibrancy and offer within the town centre. This project is being delivered by the private sector.

- Planning permission has been granted for the development which is being led by the private sector and the developer has indicated a project commencement in 2025/26.

Stenson Square Gardens, Including former Council Offices (*Project 9*)

Following the internal restoration of Stenson House, NWLDC plans to utilise its land ownership to facilitate regeneration to the outside area, including providing an attractive public square which complements the civic centre, forming the ideal backdrop to ceremonies at the Registry Office. This project is being delivered by NWLDC.

- Consultants have been appointed to develop residential redevelopment proposals for part of this site with an indicative timetable of bringing the land to market with outline planning permission during 2026.
- Landscape Designers have been appointed to develop proposals for the public square frontage to enable a planning application to be made.

- Works will also include some external restoration to Stenson House with enhanced feature lighting.
- Works are anticipated to start in 2026.

Coalville Railway Station / Reopening the Ivanhoe Line (*Project 11*)

Supporting the re-opening of the Ivanhoe Line, restoring a rail link between Coalville and Derby, via Burton-Upon-Trent and intermediate settlements. Delivery of the Ivanhoe Line Project (Network Rail) still to be confirmed.

- The Restoring Your Railways fund was paused following the July 2024 General Election, which has affected the delivery of the Ivanhoe Line project.
- NWLDC continue to lobby for the line's inclusion in future transport infrastructure projects.

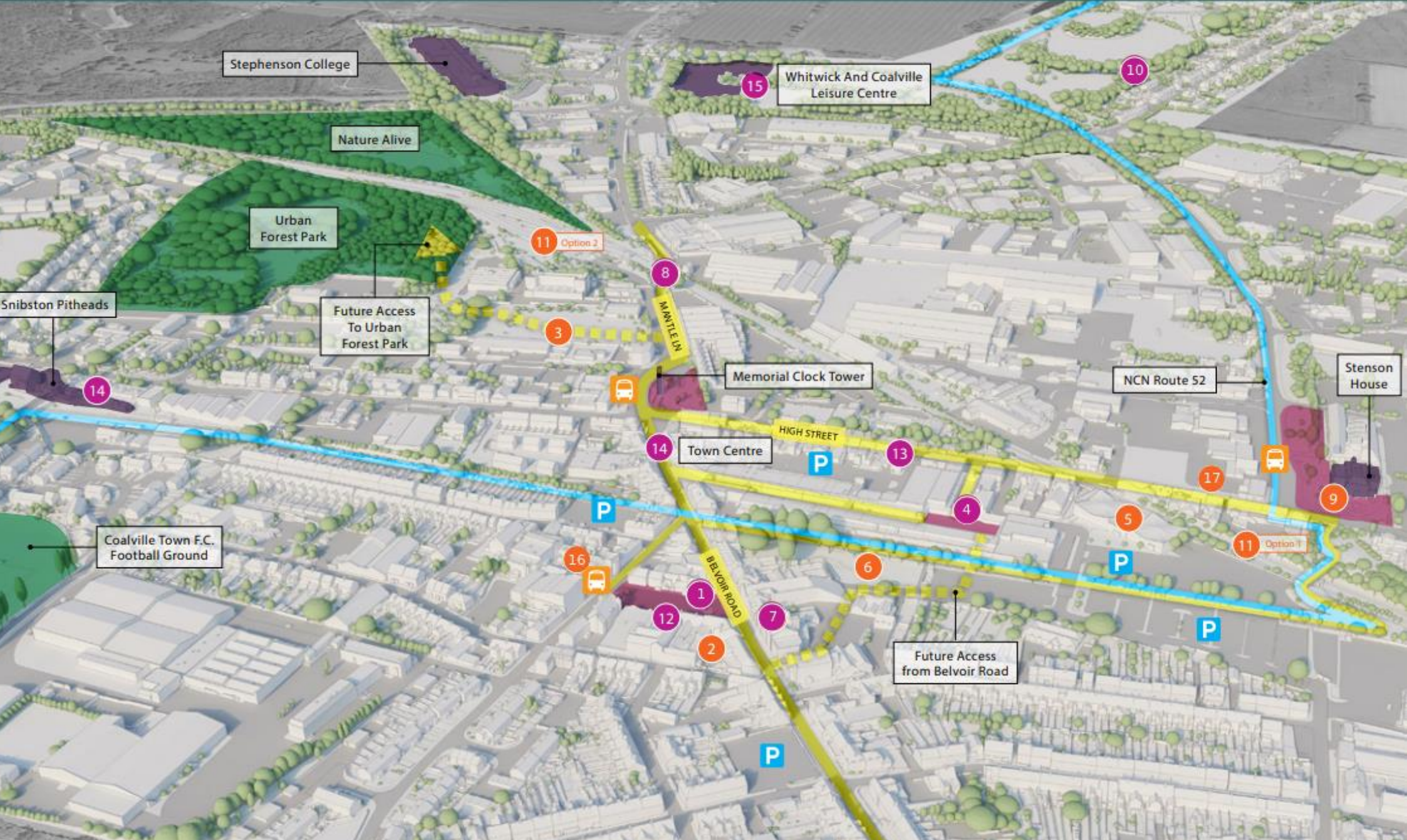
3. Emerging Projects

North West Leicestershire District Council is continually considering potential projects within Coalville, especially those where we can add value as an enabler, partner or overall manager.

Regeneration Projects take time to develop and almost always involve a large group of stakeholders across the public and private sectors, not least property owners where a site may be privately owned.

Emerging projects include working with private landowners to investigate regeneration options and feasibilities for the former Rex Cinema building, the brownfield site adjacent to Coalville Motors on Hotel Street; and developing a third phase of work on the Wolsey Road development to encompass the derelict former Co-Op Bakery site, complementing the existing and ongoing work in the area.

Any projects which can develop to the point of delivery will be included in future editions of the Regeneration Framework.



Previously Completed Projects: 12. Newmarket, 13. Frontage Improvement Scheme, 14. Snibston Country Park and Oliver's Crossing, 15. Coalville and Whitwick Leisure Centre

Completed Projects since 2023: 1. Marlborough Square, 4. Belvoir Centre, 7. Co-Op Department Store, 8. Mantle Lane, 10. Hermitage Eco-Park

New and Ongoing Projects: 2. Marlborough Centre, 3. Wolsey Road Regeneration, 5. Old Market Hall, 6. Needhams Walk, 9. Stenson Gardens, 11. Ivanhoe Line, 16.



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