

Oadby and Wigston Town Centre Masterplans

Oadby and Wigston Borough Council



Brief

BE Group, was part of a multi disciplinary team commissioned by Oadby and Wigston Borough Council to masterplan a comprehensive urban design framework and development strategy for Oadby and Wigston town centres.

Alongside this, Town Centre Masterplan Area Action Plans for each town were needed.

Objectives of the project included:

- Improving the physical layout of the town centres
- Attracting investment, through identifying development and regeneration opportunities
- Promoting long-term sustainable development
- Providing the basis for new brand identities for both town centres.



Activities

The study incorporated a mix of desktop research, site survey work and consultations with businesses, key stakeholders and the community. Other activities included:

- Review of local and regional strategies to inform the masterplan and guide future development
- Examination of property data to assess market conditions and forecast future change
- Consultation with key landowners and stakeholders
- Housing potential assessment
- Retail assessment including consultations with retailers in both towns
- Soft marketing testing of emerging proposals with developers and investors
- Providing the property perspective for the masterplan, assessing development sites and proposed uses, estimate indicative costing and resulting values.

Outcome

Masterplans completed for both Town Centres and being promoted through the Local Development Framework as statutory Area Action Plans.

BE Group has been re-appointed by Oadby & Wigston BC to provide delivery and funding advice for the defined physical projects within each masterplan. Comment to be provided on financial viability and if funding gaps exist how these might be bridged. Also to advise on delivery mechanisms including development partner routes, and Section 106 Agreements.

