

Executive Decision Report

Leicester Waterside

Decision to be taken by: City Mayor

Decision to be taken on: 10 August 2015

Lead director: Andrew Smith



City Mayor

Useful information

- Ward(s) affected: Abbey/ Fosse
- Report author: Louise Seymour
- Author contact details: 37 2901
- Report version number: V1

1. Summary

This report outlines a number of interrelated projects which will enable the Council to bring forward the first phase of the Waterside Regeneration. This will involve adopting planning policy for the area, the submission of an outline planning application, pursuing a land acquisition strategy, and enabling further development to be brought forward at Friars Mill.

2. Recommendations

The City Mayor is asked to:

(1) Adopt the Waterside Supplementary Planning Document and note the consultation statement attached as Appendix 1.

(2) Approve the submission of an outline planning application for the area shown in Appendix 2.

(3) Delegate authority to the Strategic Director (City Development & Neighbourhoods), in consultation with the City Mayor, to acquire land and property through negotiation within the area identified in Appendix 3, any other appropriate acquisitions in the Waterside SPD area and any other land and property required for relocation purposes.

(4) Approve in principle the development of additional business workspace at Friars Mill and to delegate authority to the Strategic Director (City Development & Neighbourhoods), in consultation with the City Mayor, to agree detailed costs and enter into contractual arrangements.

(5) Note that £5.5m from the Government's Local Growth Fund for 2015/16 is already in the approved capital programme for the Waterside; and to add £2m from resources set aside for the Economic Action Plan and £2m expected from the Local Growth Fund in 2016/17, making a £9.5m phase 1 funding total.

3. Supporting information including options considered:

This decision brings together a number of interrelated strands of the Waterside regeneration project. The proposed actions relate to the steps which will assist the Council to bring forward its regeneration strategy for the area.

The Waterside Supplementary Planning Document (SPD) was subject to a period of formal statutory consultation from the 16th January to 13th March 2015. Comments on the document were received from members of the public, businesses, stakeholders in the area and statutory consultees. All comments have been considered and the Waterside Consultation Statement, which outlines all comments made and the Council's response is published alongside a Statement of Adoption. It is proposed that the Waterside SPD is now adopted as planning policy for this area.

The Waterside SPD, the Consultation Statement and the Statement of Adoption are included as Appendix 1.

In order to guide and bring forward development consistent with the Waterside SPD the Council is focussing on a first phase development area, which is to the west of the A50 between the Grand Union canal and Friars Mill, including Soar Island. This area will be the subject of an outline planning application to be submitted by the Council. This is indicated on the plan attached as Appendix 2.

The purpose of this application is to demonstrate the need for a comprehensive approach to the redevelopment and regeneration of the area. A significant proportion of this area is within the Council's ownership, however in order to deliver the comprehensive change required the Council will seek to acquire all land and property interests within the area indicated on the attached plan (Appendix 3). Negotiations and discussions with land and property owners have commenced regarding acquisitions and relocations of businesses. In order to progress negotiated land acquisition funding approval is required.

Phase 1 of the Waterside programme includes land and property acquisition, site clearance, remediation and infrastructure delivery. In addition, the redevelopment of the Friars Mill, currently underway, offers the opportunity to add further business workspace through the development of two new buildings. These would be offered for sale or lease and the proceeds recycled back into the Waterside project. In principle approval of this scheme is proposed as part of phase 1 with delegated authority to the Strategic Director (City Development & Neighbourhoods), in consultation with the City Mayor to agree detailed costs and enter into contractual agreements.

Overall a budget of £9.5m will be required for the phase 1 programme set out above.

The Council's approach outlined above is to take a lead role in enabling the delivery of waterside regeneration. This includes securing planning consent for a comprehensive development vision in order to deliver transformational change. The Council role is as an enabler and as such it is seeking to bring together land and property holdings under public ownership. This will allow land to be assembled and where appropriate cleared and remediated. This will effectively reduce the development risks and allow the Council to seek developers to bring forward redevelopment in line with its vision for comprehensive development. This approach follows consideration of development and delivery options.

4. Details of Scrutiny

Economic Development, Transportation and Tourism Scrutiny Committee considered the SPD for Waterside in January 2015.

5. Financial, legal and other implications

5.1 Financial implications

The Government's Local Growth Fund includes £5.5m already approved within the capital programme (2015/16) for the delivery of waterside regeneration. It is proposed to supplement this with a further £4m, being £2m set aside within the Economic Action Plan and a further £2m from the £3.7m expected from the Local Growth Fund allocation for 2016/17, making a total of £9.5m for Waterside phase 1 (including additional workspace).

It should however be noted that the 2016/17 LGF has not been formally confirmed by the Government and hence should it not be received, any spending already incurred against it would have to be funded by the Council; however this risk is considered to be very small.

Colin Sharpe, Head of Finance, ext. 37 4081

5.2 Legal implications

5.2.1. The Council is entitled to acquire land and property for the furtherance of its statutory purposes under s.120 of the Local Government Act 1972 (as amended). At the time of writing the title to the property has not been investigated, though the usual due diligence searches will be undertaken prior to acquisition. The property will be subject to the matters contained or referred to in the title to it.

5.2.2. With regard to the adoption of the SPD, these are non-statutory documents which are not subject to independent examination and do not have Development Plan status. However, they will be subject to a thorough process of public consultation, and a sustainability appraisal. They can also be 'material considerations' when making decisions about new development in respect of the area to which they relate. The planning application will be considered by the Council in its capacity as Local Planning Authority in accordance with the Core Strategy and other national and local planning policy for the area.

John McIvor, Legal Services, ext. 37-1409

5.3 Climate Change and Carbon Reduction implications

Regeneration of the Waterside area will result in the replacement of numerous old industrial and commercial buildings with new residential and workspace buildings built to modern environmental standards. The regeneration will also provide considerable transport infrastructure improvements. Both of these will help to reduce city-wide carbon dioxide emissions and promote progress towards the council's target to reduce emissions to 50% of the 1990 level by 2025/26.

Louise Buckley
Senior Environmental Consultant – Climate Change Ext 37 2293

5.4 Equality Impact Assessment

The equality impacts of the schemes within the programme and mitigating actions will be considered during the development of schemes and individual EIAs will be produced as appropriate

5.5 Other Implications (You will need to have considered other implications in preparing this report. Please indicate which ones apply?)

None

6. Background information and other papers:

This decision relates to the Key decision dated 27/03/2015 - Acceptance and commitment of Local Growth Fund.

<http://www.cabinet.leicester.gov.uk:8071/ieDecisionDetails.aspx?ID=572>

7. Summary of appendices:

- Appendix 1 -Waterside SPD
Statement of Community Consultation
Statement of Adoption
- Appendix 2 - Planning application boundary
- Appendix 3- Land acquisition site area

8. Is this a “key decision”?

Yes

9. If a key decision please explain reason

Capital funding in excess of £1m is to be committed on a scheme not specifically authorised by Council.