

TOWN CENTRES VISION
REPORT OF DEPUTY CHIEF EXECUTIVE (COMMUNITY
DIRECTION)



WARDS AFFECTED: ALL WARDS

1. PURPOSE OF REPORT

- 1.1 To seek endorsement to launch the Town Centres vision document that sets the high level ambition for our town centres. This will provide a focused approach to the regeneration of the town centres within the Borough and assist to bring forward stalled sites. To support this approach approval is sought to the principle of using Compulsory Purchase Order procedures to acquire land and property interests for sites identified where the regeneration of Borough is threatened and utilisation of alternative courses of action has proved unsuccessful.

2. RECOMMENDATION

- 2.1 That Executive be recommended to approve the Town Centre vision document in promoting regeneration within the Borough.
- 2.2 That Executive be recommended to endorse the use of Compulsory Purchase Order procedures to acquire land and property interests on sites where the regeneration of Borough is threatened and utilisation of alternative courses of action has proved unsuccessful.

3. BACKGROUND TO THE REPORT

- 3.1 The Council in December 2005 adopted the Hinckley Town Centre Renaissance Masterplan. This document was the blueprint for the exciting regeneration projects that have changed the town centre over the last decade. The majority of the sites identified back in 2005 and then in the 2011 Hinckley Town Centre Area Action Plan have now been developed or have commitments in place.
- 3.2 A project is now underway to continue this focussed approach to the regeneration of town centre sites within the Borough. This will identify and target specific sites adding quality through landmark buildings that support the Council's economic regeneration strategy and encouraging engagement with the private sector to both parties mutual benefit
- 3.3 The Town Centres vision to set the high level ambitions for Hinckley and other key centres by identifying key opportunities for development and regeneration. A new master plan will supplement and inform the Investor Prospectus in promoting regeneration within the Borough. The Council will work with public and private sector partners to build on the success of the Hinckley Town Centre Renaissance Masterplan whilst broadening the scope to other town and key village centres at Market Bosworth, Barwell and Earl Shilton.
- 3.4 This approach will help align the regeneration of specific sites with the economic regeneration strategy, planning policy documents such as the Hinckley Town Centre Area Action Plan and the Council Corporate Plan 2013-2016 and the Investor Prospectus.
- 3.6 The Town Centre Vision document is attached at Appendix 1. It includes an aerial photograph which shows the scope of the developments that have been and are

currently being completed in Hinckley. There is a £1 billion regeneration programme of transformational new investment being facilitated across the Borough. A new masterplan can put forward potential regeneration sites to continue the development of Hinckley Town Centre building on these recent successes. A summary of the strategic aims and key actions are set out below

3.7 To achieve this vision our strategic aims will be

- Identify and promote key regeneration opportunities within our key centres
- Promote a high quality mix of uses.
- Deliver Landmark Buildings and spaces
- To engage with private sector owners particularly on potentially difficult to develop sites.
- The continuation of a cohesive and efficient approach to regeneration of sites within the Borough.
- To decide what complementary strategies are necessary or appropriate to enhance the town centre and help deliver this vision.

3.8 This will happen because we will

- Initially concentrate on bringing forward regeneration of the identified sites and projects.
- Produce development and design briefs for key sites
- Use CPO powers to bring forward sites if necessary
- Produce an individual vision and plan for the future of each centre.
- Establish a delivery framework
- Review the previous masterplan and highlight successes and lessons learnt
- Submit a first round Townscape Heritage Initiative (THI) bid by summer 2016
- Put forward Hinckley town centre as a future Enterprise Zone
- Link to the Leicester and Leicestershire Economic Partnership sector plans

3.9 One aspect of the project that will be particularly important will be a review of the recently successful regeneration sites identifying where possible the reasons for their success and lessons learnt that can inform a master plan the Masterplan. These recent successes in the regeneration of sites include, the Crescent, the new Leisure Centre at former Council Offices at Argents Mead, The Hinckley Hub at Rugby Road, The Atkins Building and North Warwickshire and Hinckley College.

3.10 The Council has previously resolved to support the use of Compulsory Purchase Orders as an option to support the principle of regenerating sites. The use of CPO powers has only been taken where regeneration aspirations are threatened and the use of alternative courses of action has proved unsuccessful. This approach was adopted in January 2011 to acquire land and property interests in connection with the Bus Station redevelopment project to deliver the Crescent shopping and leisure scheme. Members are requested to continue to support the principle of taking CPO action. Reports on specific schemes requiring CPO procedures will be brought to Council at the appropriate time in accordance with the Constitution.

4. FINANCIAL IMPLICATIONS [TF]

- 4.1 There is currently a budget for the local plan and the costs of producing the masterplan will be covered in this budget (Paragraph 3.5).
- 4.2 It is anticipated that the council will use the power of CPO in association with developers. If this is the case the council will be acting as an agent in the CPO process. If CPO powers are used, financial implications will have to be approved in accordance with financial procedure rules.

5. LEGAL IMPLICATIONS [MR]

- 5.1 Authority to recommend the making of compulsory purchase orders remains with Full Council and is not delegated.
- 5.2 The Council has powers under a number of statutes to compulsorily acquire land; the most likely one in connection with the proposals in the report is the TCPA 1990 which empowers the Council, on being empowered to do so by the Secretary of State, to compulsorily acquire any land in their area if it thinks that such acquisition will facilitate development or is in the interests of proper planning in its area.
- 5.3 Any proposals to acquire land compulsorily in connection with the proposals set out in the report would need to be carefully considered by the Council against the legislation and guidance affecting the making of CPOs.

6. CORPORATE PLAN IMPLICATIONS

- 6.1 The project supports the Council vision to make Hinckley and Bosworth 'A Borough to be proud of' and supports the followings aims in the Corporate Plan 2013 -2016:

Aim 1: 'creating a vibrant place to work and live'

- sustain economic growth
- reduce our impact on the environment
- provide decent and affordable homes
- recognise distinct communities

7. CONSULTATION

- 7.1 None specific to this report

8. RISK IMPLICATIONS

- 8.1 It is the Council's policy to proactively identify and manage significant risks which may prevent delivery of business objectives.
- 8.2 It is not possible to eliminate or manage all risks all of the time and risks will remain which have not been identified. However, it is the officer's opinion based on the information available, that the significant risks associated with this decision / project have been identified, assessed and that controls are in place to manage them effectively.

- 8.3 The following significant risks associated with this report / decisions were identified from this assessment:

Management of significant (Net Red) Risks		
Risk Description	Mitigating actions	Owner
Private sector site owner unwilling to engage in discussions with the Council.	Use of CPO powers back to back with a developer	Nic Thomas
No interest in a site from developers / partners	Identify obstacle to development or delay until market is more buoyant	Nic Thomas
Unrealistic financial aspirations of landowners	Threat of CPO.	Nic Thomas
Owner challenges use of CPO powers	Try to acquire by agreement but ensure robust case supported by statement of reasons	Nic Thomas

9. KNOWING YOUR COMMUNITY – EQUALITY AND RURAL IMPLICATIONS

- 9.1 The recommendation contained within the report has environmental implications as the regeneration of sites will bring back in to use derelict or underutilised site or enhance the use of existing sites. The use of CPO procedures will only be taken as a last resort and be in accordance with statutory legislation including the Human Rights Act 1998.

- 9.2 If appropriate an Equality Impact Assessment will be carried out.

10. CORPORATE IMPLICATIONS

- 10.1 By submitting this report, the report author has taken the following into account:

Asset Management implications
 Planning implications

Background papers: Hinckley Town Centre masterplan May 2006
 Hinckley Town Centre Area Action Plan 2011
 Investor Prospectus 2015

Contact Officer: Stephen Meynell, Senior Regeneration Officer. 01455 255775

Executive Member: Councillor Mike Hall