



Borough of Oadby and Wigston

Directorate of Development and Consumer Services
Planning Section



Residential Development Statement of Consultation

Adopted 1st November 2005

Oadby and Wigston Borough Council - Supplementary Planning Document

Residential Development

Statement of Consultation (regulation 18 (4) (b) statement)

1 Introduction

- 1.1 This statement provides a summary of the consultation undertaken by Oadby and Wigston Borough Council in respect of Supplementary Planning Document and Sustainability Appraisal Report on Residential Development.

2 Background

- 2.1 A report to Full Council on 26th July 2005 sought Members approval for a six week period of public consultation to be undertaken on the Supplementary Planning Document and Sustainability Appraisal Report which outlines the Borough Council's approach to residential development.

3 Consultation

- 3.1 The Borough Council aims to consult and engage with as wide a range of stakeholders as is possible. In accordance with the resolution made at the meeting of Council on the 26th July 2005, the draft Supplementary Planning Document and Sustainability Appraisal Report were published and placed on deposit for a period of 6 weeks between Wednesday 31st August 2005 and Wednesday 12th October 2005.
- 3.2 Copies of the draft SPG were available for inspection electronically on the Borough Council's website and at the following locations during the consultation period:
- Council Offices, Wigston
 - Council Office, Oadby
 - South Wigston Library
 - Wigston Library
 - Oadby Library
- 3.3 The draft SPD was mailed directly to a range of individuals and organisations. These included:
- Developers
 - Land Owners
 - Neighbouring Local Planning Authorities
 - Local MP
 - Government Office and Agencies
 - Planning Agents
 - Planning Consultancies
 - Statutory Undertakers
 - Service Providers
- A list of the organisations to which the draft SPD was mailed is attached as Appendix 1.

- 3.4 Representations were accepted by post, fax or email. A total of 24 representations were received from individuals and organisations during the consultation. The representations and the response of the Borough Council to the representations is attached as Appendix 2.

4 Publicity

- 4.1 An advert was prepared and published in the Oadby and Wigston Mail advertising the fact that the consultation was taking place. The press release is attached as Appendix 3.
- 4.2 A statement of consultation was prepared which outlined the consultation that had previously taken place. This is attached as Appendix 4.
- 4.3 SPD Matters were prepared which provided a summary of the documents and consultation period. This is attached as Appendix 5.

5 Further Information

- 5.1 For further information please contact:

Forward Plans Team
Oadby and Wigston Borough Council
Council Offices
Station Road
Wigston
LE18 2DR

Tel: 0116 288 8961

Fax: 0116 288 7828

Email: planning@oadby-wigston.gov.uk

Website: www.oadby-wigston.gov.uk

Appendix 1 – List of Consultees

| CONSULTEES | |
|---|---|
| Persimmon Homes | Friends of the Earth (Leicester Forum Group) |
| Radleigh Homes | Quadrant Pipelines Ltd |
| Bloor Homes | ES Pipelines Ltd. |
| Clarke Homes Limited | Rail Freight Group |
| Westleigh Developments Ltd | The Housing Corporation |
| Miller Homes Limited - East Midlands Region | Sport England (East Midlands Region) |
| Grevayne Properties Limited | Highways Agency |
| Bryant Homes East Midlands | Department for Trade and Industry |
| Barratt East Midlands | O2 (UK) Ltd |
| Fairclough Homes Midlands Division Ltd | Leicestershire, Northamptonshire and Rutland Strategic Health Authority |
| George Wimpey | Farming and Wildlife Advisory Group |
| Persimmon Homes | Oadby and Wigston Local Strategic Partnership |
| William Davis Limited | British Gas |
| apt. Design Ltd. | ESP Networks Ltd |
| Leicestershire County Council | Department for Transport |
| Blaby District Council | Vodafone Ltd |
| Harborough District Council | Department for Culture Media and Sport |
| Leicester City Council | East Midlands Public Health Group (Department of Health) |
| Little Stretton Parish Council | Department of Work and Pensions |
| Kilby Parish Council | Department of Constitutional Affairs |
| Countesthorpe Parish Council | The Environment Agency |
| Blaby Parish Council | Environment Agency |
| Glen Parva Parish Council | Department for Education and Skills |
| Stoughton Parish Council | British Telecom (Leicester) |
| Wistow and Newton Harcourt Parish Council | Scottish Power Gas Ltd |
| Great Glen Parish Council | SSE Pipelines |
| National Grid Transco | GTC Pipelines Ltd |
| The National Grid Company Plc | Utility Grid Installations |
| Equal Opportunities Commission | Mowlem Energy Ltd |
| Central Networks | British Gas Pipelines Ltd |
| Railtrack Property | T- Mobile (UK) Ltd |
| Royal Mail Property Holdings | Global Utility Connections |
| Institute of Directors | NTL |
| Mobile Phone Operators Association | SP Gas Ltd. |
| Government Office for the East Midlands | SSE Pipelines Ltd |
| East Midlands Assembly | Office of Government Commerce |
| Royal Mail Group (c/o Agent) | Orange Personal Communication Services Ltd |
| British Gas Connections Ltd. | Tele 2 (UK) |
| Leicestershire Learning and Skills Council | Independent Pipelines Ltd |
| Leicestershire Constabulary | Friends of the Earth |
| Housing Corporation | Strategic Rail Authority |
| National Disability Council | Network Rail |
| House Builders Federation | Arriva Fox County |
| National Playing Fields Association | Leicester Racecourse |
| National Playing Fields Association Health and Safety Executive | Peacock & Smith |
| Friends of the Earth (London HQ) | Ministry of Defence |
| Womens National Commission | Copyright Libraries Agency (5 copies) |
| South Leicestershire Primary Care Trust | Church Commissioners For England |
| | Severn Trent Water Limited |

Residential Development

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| HM Prison Service | Diocese of Leicester |
| Office of the Deputy Prime Minister | Persimmon Homes |
| Home Office | Radleigh Homes |
| The Office of Government Commerce | Bloor Homes |
| British Airports Authority (corporate office) | Local MP |
| Leicestershire Chamber of Commerce & Industry | Direct Carpets Supplies Ltd |
| Leicestershire Fire & Rescue Service | Voluntary Action for Oadby & Wigston |
| The British Library | Scout Group |
| Leicestershire Rural Partnership | Oadby and Wigston Buildings Preservation Trust |
| English Nature | Greater Wigston Historical Society |
| Forestry Commission | 11 O'clock Group |
| DEFRA | Scout Group Wigston |
| DEFRA | Cub Scouts |
| The Ramblers Association | 14th Leicester (Wigston) Boys Brigade Company |
| Leicestershire Wildlife Trust | Guthlaxton Young People Centre |
| Wigston Civic Society | South Wigston Boys Club |
| Rural Community Council | Wigston Club for Young People |
| Oadby Civic Society | Friends of Willow Park |
| FWAG | Wigston CO-OP Women's Group |
| First Leicester | British Red Cross Family Support Service |
| Department for Education and Employment | Young Mum's Group |
| Gowm | South Wigston Methodist Ladies Circle |
| Dept of Transport (London) | Wigston Townswomens' Guild |
| Defra | British Red Cross Wigston (Junior Activities) |
| Aerodrome Standards, Civil Aviation | British Red Cross Wigston (Youth Activities) |
| Countryside Agency | Aylestone Lane Allotment Association |
| Energy Watch Central | Jakin Pregnancy Care and Counselling |
| British Waterways South East | Leicester Neighbourhood Watch Association |
| Church Commissioners | Meadows Estate Resident Association |
| East Midlands Regional Development Agency | Link into Learning |
| Network Rail | Wigston Gingerbread |
| CPRE (National Branch) | Wigston Day Centre |
| CPRE, Leics Branch | Age Concern |
| Friends of the Earth | Oadby Evangelical Free Church |
| East Midlands Electricity | Oadby and Wigston Muslim Association |
| Transco | Steering Group |
| Calor Gas Ltd | Basset Street Friendship Club |
| Leicester Cable Television | All Saints Thursday Senior Citizens Club |
| English Heritage | Evergreen (South Wigston) |
| British Telecommunications Plc | Evergreen (Wigston) |
| HM Railway Inspectorate | Denbydale Residents Group |
| Forestry Commission | South Wigston URC |
| RSPB (Central England Offices) | Guthlaxton College |
| The Coal Authority | Age Concern |
| House Builders Federation | Guide Association |
| Department of Environment, Food and Rural Affairs | Age Concern |
| Commission for Architecture and The Built E.. | Christadelphian Church |
| Commission for Racial Equality | Evergreen (Oadby) |
| CPRE (East Midlands Group) | Frail Elderly Group |
| English Partnerships | Guthlaxton School Over 60's Club |
| The Crown Estate | Jasmine Court Social Club |
| | Retreads 50+ Group |
| | Sixty Plus |

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| Coffee Break | Beauchamp Physically Handicapped Group |
| Guide Association | Down's Parent and Toddler Group |
| Fairfield Partially Sited Group | Birkett House Day Special School |
| Girl Venture Air Cadet Corps | Centre 88 Project and Mental Health Project |
| Scout Association | Leicester Stroke Club |
| Access Group | Fairfield Visually Handicapped Group |
| Age Concern (Luncheon Club) | Cerebral Palsy Support Group |
| Guide Dogs for the Blind | Willing and Able |
| Rural Housing Trust | Special Needs Family Support Centre |
| British Youth Council | Remit |
| Lancaster Bell Senior Citizens | Gateway Club |
| Girl Guiding Oadby and Wigston Division | Parkinson's Disease Society |
| The British Youth Council | Leicestershire & Rutland Bat Group |
| Action Homeless (Leicester) Ltd | The British Wind Energy Association |
| National Federation of Womens Institutes | National Farmers Union |
| Coffee Pot Group | Council for British Archaeology |
| RE:Active Young Peoples Forum | The National Trust |
| Curtis Weston Day Centre | The national trust |
| Carers Group | Leicestershire Badger Group |
| British Red Cross (Adult Activities) | Saffron Trees Action Group |
| Helping Hands Advice Centre | The Garden History Society |
| Oadby Carers Support Group | University of Leicester |
| Age Concern Oadby | Hinckley & Bosworth Borough Council |
| Age Concern Wigston | North West Leicestershire District Council |
| Talk About Group | Charnwood Borough Council |
| Royal British Legion | Melton Borough Council |
| Royal British Legion | Rutland County Council |
| Citizens Advice Bureau | Ladbroke Racing |
| Roshni Asian Women's Group | Holland Park Amusements |
| Friends of Wigston Framework Knitters Museum | The New Inn |
| Menphys Centre | Corals |
| Leicester Victims of Crime Support Scheme | Mark Jarvis Turf Accountants |
| Fairfield Disabled Group | Coral Racing |
| Fairfield Friendly Club | Leicester Tigers |
| Special Needs Family Support Centre | Marquis of Queensberry |
| Beauchamp Tuesday Group | The Fox Inn |
| Fairfield Tuesday Club | Winchester Snooker Club |
| Route 55 | The Three Bells |
| Countesthorpe Visually Impaired Group | The Old Library |
| Sixth Sense Group | The Black Dog |
| Vista Society for the Blind | The William Wygggeston |
| Sight on Sound Support Group | Mark Jarvis Racing Service |
| Mencap - South Leicestershire | Glen Gorse Golf Club |
| Great Glen Group for the Disabled | The Ankur Group |
| Society for the Blind | Leicester Malaysian Society |
| Countesthorpe Disabled Adults Group | Hindu Religious and Cultural Society |
| British Limbless Ex-Servicemen's Association | Age Concern (Leics & Rutland) |
| Wheelers and Shunters Club | Asian Arts Association |
| Disability Right Commission | Asian Families Support Group |
| Hearing Impaired Pre-School Children Support Group | Methodist Church |
| Royal National Institute for the Blind | Federation of Mosceua |
| Mind | Free Church |
| CLASP The Carers Centre | Sab-Ki-Awaaz |
| | Anand Group |

Brookside Punjabi Club
 Manor High Gujarati Club
 Savak Samaj
 Parivar Group
 Roman Catholic Church
 Conservative Association
 Council for British Archaeology
 The Womens Institute, Leicestershire and Rutland
 The Society for the Protection of Ancient Buildings
 Turley Associates Ltd
 Carter Jonas Property Consultants
 Premier Planning Consultancy
 C T Planning
 National Offender Management Service
 Harris Lamb Planning Consultancy
 Hartnell Taylor Cook
 Smith Stuart Reynolds
 Lockhart Garratt
 Nathaniel Lichfield & Partners
 Landmark Planning
 Wood Frampton
 LDA URBAN DESIGN
 The Robert Doughty Consultancy
 CGMS Consulting
 RPS Planning, Transport and Environment
 Indigo Planning Ltd
 GVA Grimley
 Pegasus Planning Group
 Marrons Solicitors
 Barton Willmore Planning
 Country Land & Business Association
 GVA Grimley
 Bidwells Property Consultants
 Barton Willmore Planning
 DTZ Pieda Consulting
 Barton Wilmore
 Jones Day
 Andrew Granger and Co
 Dialogue
 Development Land and Planning
 Budworth Brown
 Fairfax Management Consultants
 Stoneleigh Planning Partnership
 Gough Planning Services
 The Littman Partnership
 Roger Tym and Partners
 DPDS Consulting Group
 Spearing Waite
 URS Corporation Ltd (Highways Agency)
 Mercury News
 Inline TV
 Honda 2000
 Hair Elite

Neville Chadwick Photography
 John F Milner Bakers
 Rayners Hair Salon
 Poundstretcher
 Bennett Hearing & Healthcare
 Floors 2 Go
 Lou Mens Hairdressing
 The Retreat Beauty Salon
 Mercury News
 On Yer Bike
 Magna Windows
 Wigston Beer Barrell
 Bay Cycles
 First Quench (Victoria Wine)
 Skins & Needles
 Farmfoods
 Little Gems
 John Woods Haridressing
 Mercury News
 Leicester Fish Bar
 Chris Sharpe Motorcycles
 Victoria Wine
 21st Century Tanning
 Frutas Ltd
 Yum Sing
 Wilson B Ragg Butchers
 Swatlands
 Roger Hairdressers
 Salsa Wrap
 Healthy Living
 Owner/Occupier
 J & G Cottage
 Epic Accessories
 Lucky House Chinese Takeaway
 Gingerbread Cottage
 Five Winds Pine of Oadby
 Oadby Angling
 Oadby DIY
 Moments
 Mario Hair Studio
 Oadby Carpets
 Barry's Barber Shop
 South Wigston Cycle Centre
 Lloyds Pharmacy
 Johnsons Cleaners
 Klick Photo Point
 Vision Care
 Sai Superstore
 Red Lantern Chinese Take Away
 York & Cooper Opticians
 Frank The Barbers
 John Hardy Antiques
 In Trim
 La Croix Hair Design

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| Gordon Davis Pharmacy | Owner/Occupier |
| Krazyhorse Tattoos | Aston Windows & Conseravtories |
| Mazu Hairdressing | The Cleaning Cupboard |
| India Cottage | Oxfam |
| TS Stores Supercigs | Carol's Hairdressing |
| Herds of Wigston | Time Display Screen Printers |
| Oadby Travel Worldchoice | Olive Tree Cyprus Taverna |
| Owner/Occupier | Grand Hotel |
| Direct Carpets & Interiors | Perfect Pizza |
| Stitchaholics | Wigston Balti House |
| Midlands Co-Op | Owner/Occupier |
| Threshers | Cancer Research UK |
| Kwik Save | Sainsburys Supermarket Ltd |
| Tubs, Taps & Tiles | Asda Superstore |
| Eric Wright Carpets | Tesco c/o Cushman and Wakefield Healey and Baker |
| Moon Salon Ltd | John Rain |
| Profile Vision | Going Places |
| P M Wray | Super Dry Cleaners |
| Johnsons Fruiterers | Affordable Appliances |
| Iceland | Wigston Gallery |
| Henry Walker & Son | Impressions |
| Boots the Chemist | Henry Clarke |
| P & G Davis | Wigston DIY |
| Boots The Chemist | Suite Ideas |
| Someone Somewhere | High Gain House Take Away |
| Sapphire & Steel | Wigston Garage & MOT Centre |
| Hampshires Bakery | Red Carpets |
| The Bed Place | K J Featherby & Son |
| Frank Eckersley | Owner/Occupier |
| Christina Louise Health & Beauty Clinique | Osbourne Office Stationers Ltd |
| Glencraft Jewellers | Magna Fish Bar |
| Tippetts Florists | Video Box |
| Sweet Tooth | Fine Pine |
| Loros | Choice Videos |
| Gordon Davis Pharmacy | Tartan Coffee Shop |
| Guardian Security Leicester | The Green Ink co |
| Airspeed Taxis | Largescale Ltd (John Heath Seafood) |
| Midlands Co-Op | Robinson's Jewellers |
| Gifts & Jewellers | Owner/Occupier |
| Wigston Jewellers | Flower Company |
| Lunn Poly | Woods of Wigston |
| Early Bird Computers | She! |
| Ilkeston Travel | Jewel in the Crown |
| Wilkinson Hardware Store | The Feel Good Factor |
| Owner/Occupier | Wigston Bathroom Centre |
| Shoe Zone | Moolit Chemist |
| Wigston Pharmacy | China Garden |
| Lords | Allseasons Angling |
| PJ Leathergoods/Kimberley Blinds | Co-Op |
| Owner/Occupier | Shoefayre |
| Granary Pets | Ann Kathryn Hairdressers |
| Wigston Chippy | Diamond Knitwear |
| Divine Innovations | David Bedder Sports |
| Oadby Furnishers | |

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| Pet Care | Little Hill Primary School |
| Pennywise | The Meadow Community Primary School |
| Café Maromme | Brookside Primary School |
| Essential Carpets & Beds | St John Fisher Catholic Primary School |
| Phoneline | Glenmere Community Primary School |
| Minit Services | Brocks Hill Primary School |
| Davis Hill Optician | Guthlaxton College |
| C & G Mobile Communications | Bushloe High School |
| Jeannes of Oadby | Abington High School |
| Forboys (TM Retail) | Manor High School |
| Owner/Occupier | Water Leys Primary School |
| Branded Clothing | Beauchamp College |
| Pound World | South Leicestershire College |
| J Sainsbury Plc | South Wigston High School, Governors |
| Owner/Occupier | Community Committee |
| Oliver's | Davis Hill Opticians |
| Farm Gate | Henry Smith Hamylton (Opticians) Ltd |
| Heating & Bathroom Studio | Peter Jackson Associates |
| Coombs Bakers | Eye Check |
| The Barber Shop | Hallcross Dental Practice |
| Panic Gifts | Leicestershire Constabulary |
| In Home | Record Office for Leicester, Leicestershire and |
| Amelia Hair Salon | Rutland |
| Los Amigos Pizza | University Hospitals of Leicester NHS Trust |
| Fascia Mania | Leicestershire Partnership Trust |
| Professional Dog Grooming | East Midlands Ambulance Service |
| Eskay Jewellers | De Montfort Housing Society Ltd |
| Apollo Cash & Carry | Riverside Housing Association |
| Owner/Occupier | Midlands Co-Operative Funeral Service |
| T J Burgers & Alfa Kebabs | Leicester Housing Association |
| Sapphire Kitchens & Bedrooms | Anchor Housing Trust |
| Moss Chemist | Leicestershire, Leicester and Rutland Sport |
| Costas fish Bar | Leicestershire and Rutland Playing Fields |
| Capricorn Hairdressing | Association |
| All Weather Windows & Conservatories | Leicester Shire Promotions Ltd |
| Hensons PVC Supplies | Campaign for real ale |
| Iceland | Hayes & Borrajo Vets |
| Savers | The Gooseberry Bush Nursery |
| Exquisite Displays | Advisory Council for the Education of Romany |
| Sandwich | and Other Travellers (ACERT) |
| Going Places | The Gypsy Council |
| Oadby Photographers | Gypsy Council for Education, Culture, Welfare |
| Midland Co-Op Travel | and Civil Rights |
| J P Voyle Shoes | Irish Traveller Movement in Britain |
| Percy Lord & Son Ltd | Property Services, Resources Department, |
| Spice of India | Leicestershire County Council |
| Birthdays Ltd | The Gypsy Council for Health, Education and |
| Thythorn Field Community Primary School | Welfare, |
| Langmoor Primary School | Travelling Family Services, |
| Launde Primary School | The Gypsy and Traveller Law Reform Coalition |
| Woodland Grange Primary School | Traveller Education Service |
| Fairfield Community Primary School | National Travellers Action Group |
| Parkland Primary School | Friends, Families and Travellers |
| All Saints Church of England | The Fairfield Partnership |
| | Gartree High School |

Residential Development

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| Mr & Mrs P M Cooper | Andrew Bourne & Co |
| OWBC | Cromwell Logistics |
| BUPA | Stamford Homes |
| The Planning Bureau Ltd | Rich & Carr Solicitors |
| CT Planning | Jacobs Bakery Ltd |
| Premier Planning Consultancy | H & R Block |
| William Davies Ltd | Connells Residential Sales |
| ABI Building Data Ltd | R F Brookes |
| Malcolm Judd and Partners | Invicta Plastics Ltd |
| The Redfern Kirton Partnership | Spencers |
| Midland Screenprinters LTD | Barclays Bank |
| CBI | National Westminster Plc |
| Travellers Advice Team | Market Harborough Building Society |
| Birkett House School and Hostel | Wans Kitchen |
| Travellers Advice Team | Fisher Hargreaves Proctor |
| Age Concern - Bhavic Group | Westbury Homes |
| Spencers Estate Agents | Halifax Estate Agents Ltd |
| Hardys and Hanson | Holmes Antill |
| Taylor Estate Agents | Jelson Ltd |
| Scotts Estate Agents | Andrew Granger and Co |
| Sharpe Lanham Accountants Plc | Someone Somewhere |
| Halifax Estate Agents | Sapphire & Steel |
| Harrison Murray Ltd | Hampshires Bakery |
| R Jones Insurance Brokers Ltd | The Bed Place |
| Harwood Homes | Frank Eckersley |
| HSBC Bank Plc | Christina Louise Health & Beauty Clinique |
| Dudrich (Holdings) Ltd | Glencraft Jewellers |
| Alliance & Leicester | Tippetts Florists |
| CLA, Country Land and Business Association | Sweet Tooth |
| Civil Aviation Authority | Loros |
| Freight Transport Association | Gordon Davis Pharmacy |
| Confederation of British Industry | Guardian Security Leicester |
| Leicestershire Economic Partnership | Airspeed Taxis |
| Radio Leicester | Midlands Co-Op |
| BBC East Midlands | Gifts & Jewellers |
| ITV Central | Wigston Jewellers |
| ITV Central News East | Lunn Poly |
| Insure Shop Argent Insurance Group | Early Bird Computers |
| Leicester Mercury | Ilkeston Travel |
| Planning Issues | Wilkinson Hardware Store |
| Bradford & Bingley | Owner/Occupier |
| Lawson-West Solicitors | Shoe Zone |
| David Wilson Homes | Wigston Pharmacy |
| Lloyds TSB | Lords |
| Phillips & Powell Solicitors | PJ Leathergoods/Kimberley Blinds |
| HSBC Plc | Owner/Occupier |
| James Walker Estate Agents | Granary Pets |
| Northwood Residential Lettings | Wigston Chippy |
| Bryant Homes East Midlands Ltd | Divine Innovations |

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| Oadby Furnishers | Wigston Bathroom Centre |
| Owner/Occupier | Moolit Chemist |
| Aston Windows & Conseravtories | China Garden |
| The Cleaning Cupboard | Allseasons Angling |
| Oxfam | Co-Op |
| Carol's Hairdressing | Shoefayre |
| Time Display Screen Printers | Ann Kathryn Hairdressers |
| Olive Tree Cyprus Taverna | Diamond Knitwear |
| Grand Hotel | David Bedder Sports |
| Perfect Pizza | Pet Care |
| Wigston Balti House | Pennywise |
| Owner/Occupier | Café Maromme |
| Cancer Research UK | Essential Carpets & Beds |
| Sainsburys Supermarket Ltd | Phoneline |
| Asda Superstore | Minit Services |
| Tesco c/o Cushman and Wakefield Healey and Baker | Davis Hill Optician |
| John Rain | C & G Mobile Communications |
| Going Places | Jeannes of Oadby |
| Super Dry Cleaners | Forboys (TM Retail) |
| Affordable Appliances | Owner/Occupier |
| Wigston Gallery | Branded Clothing |
| Impressions | Pound World |
| Henry Clarke | J Sainsbury Plc |
| Wigston DIY | Owner/Occupier |
| Suite Ideas | Oliver's |
| High Gain House Take Away | Farm Gate |
| Wigston Garage & MOT Centre | Heating & Bathroom Studio |
| Red Carpets | Coombs Bakers |
| K J Featherby & Son | The Barber Shop |
| Owner/Occupier | Panic Gifts |
| Osbourne Office Stationers Ltd | In Home |
| Magna Fish Bar | Amelia Hair Salon |
| Video Box | Los Amigos Pizza |
| Fine Pine | Fascia Mania |
| Choice Videos | Professional Dog Grooming |
| Tartan Coffee Shop | Eskay Jewellers |
| The Green Ink co | Apollo Cash & Carry |
| Largescale Ltd (John Heath Seafood) | Owner/Occupier |
| Robinson's Jewellers | T J Burgers & Alfa Kebabs |
| Owner/Occupier | Sapphire Kitchens & Bedrooms |
| Flower Company | Moss Chemist |
| Woods of Wigston | Costas fish Bar |
| She! | Capricorn Hairdressing |
| Jewel in the Crown | All Weather Windows & Conservatories |
| The Feel Good Factor | Hensons PVC Supplies |
| | Iceland |
| | Savers |

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| Exquisite Displays | Eye Check |
| Sandwich | Hallcross Dental Practice |
| Going Places | Leicestershire Constabulary |
| Oadby Photographers | Record Office for Leicester, Leicestershire and Rutland |
| Midland Co-Op Travel | University Hospitals of Leicester NHS Trust |
| J P Voyle Shoes | Leicestershire Partnership Trust |
| Percy Lord & Son Ltd | East Midlands Ambulance Service |
| Spice of India | De Montfort Housing Society Ltd |
| Birthdays Ltd | Riverside Housing Association |
| Thythorn Field Community Primary School | Midlands Co-Operative Funeral Service |
| Langmoor Primary School | Leicester Housing Association |
| Launde Primary School | Anchor Housing Trust |
| Woodland Grange Primary School | Leicestershire, Leicester and Rutland Sport |
| Fairfield Community Primary School | Leicestershire and Rutland Playing Fields Association |
| Parkland Primary School | Leicester Shire Promotions Ltd |
| All Saints Church of England | Campaign for real ale |
| Little Hill Primary School | Hayes & Borrajo Vets |
| The Meadow Community Primary School | The Gooseberry Bush Nursery |
| Brookside Primary School | Advisory Council for the Education of Romany and Other Travellers (ACERT) |
| St John Fisher Catholic Primary School | The Gypsy Council |
| Glenmere Community Primary School | Gypsy Council for Education, Culture, Welfare and Civil Rights |
| Brocks Hill Primary School | Irish Traveller Movement in Britain |
| Guthlaxton College | Property Services, Resources Department, Leicestershire County Council |
| Bushloe High School | The Gypsy Council for Health, Education and Welfare, |
| Abington High School | Travelling Family Services, |
| Manor High School | The Gypsy and Traveller Law Reform Coalition |
| Water Leys Primary School | Traveller Education Service |
| Beauchamp College | National Travellers Action Group |
| South Leicestershire College | Friends, Families and Travellers |
| South Wigston High School, Governors Community Committee | |
| Davis Hill Opticians | |
| Henry Smith Hamylton (Opticians) Ltd | |
| Peter Jackson Associates | |

| Appendix 2 | | |
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| Respondent | Comments | Response to Proposed Change |
| Pamela Ward | <p>I am fully aware that the documents apply to new build projects but I feel it is important to remember that at some point in the future, that the policies of the Council do not change in such a way that their action does destroy an existing street scene. I note that to 'avoid a discordant street scene' in the current documents may be the intention of planners at the outset but I feel that unfortunately this idea erodes with time.</p> <p>I refer particularly to 4.2 objective of the Sustainability Report and therefore 6.1 Table 2 objective of the Supplementary Planning Document.</p> <p>'That existing landscape features such as walls, hedges and trees will be retained'.</p> <p>'The SPD objective helps to prevent stress and neighbour disputes, create open space and reduce crime'.</p> <p>The 'Landscape Proposal 1 of the Oadby & Wigston Borough Local Plan' states that there should be adequate open space surrounding a property.</p> <p>In the 1980's a huge initiative was launched by the Oadby & Wigston Borough Council which set out to achieve environmental improvements in the streets in South Wigston. (Clifford, Leopold, Fairfield, Albion, Glengate, Station and Kirkdale Road). Planting of trees on street, encouragement of hanging baskets where possible and most of all the retention of hedges. There were even clauses in house purchases in the past which stated that when buying a council</p> | <p>No change. The SPD applies to new and existing properties.</p> <p>No change. The SPD will assist the Borough Council in achieving these objectives.</p> <p>No change. Development permitted under The Town and Country Planning (General Permitted Development) Order 1995 allows the use of front gardens for hardstandings and for kerbs to be dropped on</p> |

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| | <p>property, at no time would a hedge be destroyed in the future. Today the policy has moved further away from environmental issues replacing lovely front gardens and hedges with hard core concrete surfaces, pebbles rather than lawn in order to accommodate parked vehicles directly under front windows. This action by the Oadby & Wigston Borough Council themselves has most definitely destroyed an existing street scene. Leopold Street for example, which was one of the prettiest streets with green hedges, flowering shrubs and sweet scented front gardens, is now just a memory.</p> <p>The current documents I note avoid mainly the topic of the front garden concentrating on the space needed at the rear of a property.</p> <p>I would like to see however the SPD going much further and actively taking steps to provide more greenery on street and look for alternative methods and spaces for parking vehicles. I feel that this changed policy of 'open plan' approach in the streets to accommodate all kinds of vehicles not only destroys the aesthetics of the area; it actively reduces green vegetation for birds and brings unwanted gasses and pollution nearer to open windows. Neither does it improve the parking situation for the majority as dropped kerbs in front of hard core 'parking gardens' eliminates further use of kerb space.</p> <p>The tendency to accommodate the motor vehicle first and foremost by one department of the local Council is absolutely working in opposition to the Environmental section of the same Council. I do appreciate that there are difficulties in this ever increasing motor age and this is why I feel that a more visionary approach is needed to the problem.</p> <p>Walking round Victorian South Wigston with a view to nominating front gardens for the recent Pride of the Borough Competition my attention was drawn to the recent new development in Irlam Street and</p> | <p>unclassified roads. As the area referred to falls within South Wigston Conservation Area, for which an appraisal and DC guidance has recently been prepared, it is recommended that front garden treatment be considered as part of that, investigating any potential for an Article 4 Direction to remove PD rights.</p> |
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Residential Development

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| | <p>Countesthorpe Road. I think that the Council is to be commended for this development. The planners have created space here to accommodate residents vehicles in the courtyard leading for Irlam Street and some of the properties have very front area on Countesthorpe Road is marginally better than within the courtyard itself. Who is responsible for maintaining these? Is the Council, the developers or the residents themselves? Are there any built-in contracts to maintain outside these areas in new developments?</p> | |
| <p>South Leicestershire Primary Care Trust</p> | <p>We have no comment to make about the draft supplementary planning document and sustainability appraisal report – residential development.</p> | <p>Noted.</p> |
| <p>Department of Health</p> | <p>No comments</p> | <p>Noted.</p> |
| <p>Leicestershire County Council</p> | <p>It is important to appreciate that the Travelling Community is a very diverse group and the consultation process should take account of the cultural differences.</p> <p>The Leicestershire Gypsy Council Liaison Group will be able to provide a focus group representing the views of the Romany Gypsies locally.</p> <p>It is worth remembering that Gypsies and travellers, currently residing in various forms of accommodation, should be consulted. This would include those on any Local Authority sites, on unauthorised encampments on private as well as Local Authority land and in housed accommodation.</p> | <p>No change. Noted.</p> |

Residential Development

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| | Proposed Government Guidance indicates that “Gypsies and Travellers” should be given a broad interpretation, encompassing both ethnic Gypsies and Travellers (including Romany Gypsies and Irish Travellers) and New Travellers. | |
| Health and Safety Executive HM Railway Inspectorate | Not got any comments | Noted. |
| Leicester City West Primary Care Trust | I trust that you will take the needs of Travelling Families who occasionally frequent your district into consideration. | No change. Noted. |
| Graham Harris Partnership Ltd | <p>Page 3 The last paragraph could be in heavy type or underlined and a further paragraph added to state that when the Guidance cannot be fully complied with or special circumstances exist, a design brief could support an enquiry or application to justify a departure from the guidance in particular situation.</p> <p>This could also allow for the situation when a re-modelling (as an alternative to a complete rebuild) of a property would not necessarily dictate that extensions should be ‘subordinate’ in every case.</p> <p>Page 7 3.1 paragraph 3 ‘0.5 metres below the <u>Ridge</u> level and also allow a raised ridge viewed from the front elevation where the dormer would be viewed at the rear of the property form the residents of the surrounding properties – see additional diagram.</p> <p>Page 13 4.4.7 The diagram is incorrect as it does not take into account of the 3.5m</p> | <p>Accepted. The last paragraph is to be printed in bold type.</p> <p>No change. The Planning Checklist sent out with application forms and available on the web site contains information on Design Statements.</p> <p>Accepted. ‘Finished roof level’ to be changed to ‘ridge level’.</p> <p>No change. The diagram is correct and Section 4.4 begins with a statement in bold text on the 3.5</p> |

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| | allowable extension on the party wall line. | metre Code. |
| The National Trust | No specific response | |
| Leicestershire Constabulary | <p>Residential Development Draft Supplementary Planning Document</p> <p>I would ask that the following be added to paragraph 10.0</p> <p><i>Communal car parking should not be subject to higher risk of vandalism of auto-crime or become an unsafe area for those using the facility.</i></p> <p>Residential Development Sustainability Appraisal Report</p> <p>Although I have no observations to make regarding the wording of the document as presented, it should be born in mind that sustainable communities are communities that <i>are well- designed places where people feel safe and secure; where crime and disorder, or the fear of crime, doesn't undermine quality of life or community cohesion.</i></p> <p>Safer Places – The Planning System and Crime Prevention 2004 (Companion guide to PPS1)</p> <p>And where PPS 1 states that; <i>design policies should encourage developments which – create safe environments where crime disorder or fear of crime does not undermine quality of life or community cohesion.</i></p> | <p>Accepted. This has been added to the text.</p> <p>Accepted. The Sustainability Appraisal Objective 'to improve community safety, reduce anti social behaviour and the fear of crime' will be added.</p> |

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| | <p>'To promote and ensure a safe and secure environment' should be a Sustainability Appraisal Objective.</p> | |
| Malcolm A Goodall | <p>I would like to comment on the proposed Supplementary Planning Policy with reference to item7 'continuous development on side boundaries'.</p> <p>Some years ago I stood up in front of the Planning Committee of Oadby & Wigston Borough Council and argued against a proposed side and rear extension to No. 26 Bollington Road, Oadby on behalf of the then neighbours. I was told by Mike Woods, the then Chief Planning officer that it was not the policy to restrict two storey side extensions to be flush with the rear properties. Subsequently, we accepted two storey side and rear commissions e.g. 49 Uplands Road, Oadby, Planning Permission Ref: 02-102-8M and numerous others in this Borough and other local authority areas in Leicestershire.</p> <p>In principle, I have no problem with restriction two storey side extensions to be flush with the rear of existing properties and if this is to be the policy, we will advise our clients accordingly. However, this seems to be a reversal of recent trends and would be out of keeping with the policies of other local authorities in the Leicestershire area.</p> <p>We consider it would be better for each planning application to be judged on their own merits and not have 'carte blanche' restrictive and inflexible proposals such as this.</p> | <p>No change. This is intended to protect the amenity of neighbouring residential properties by reducing the overbearing impact of two storey extensions projecting beyond the rear of dwellings. Each application will be considered on its own merits.</p> |
| Mrs Christine Swan | <p>I am concerned that the regulations re. Loft conversions request a pitched roof as on many houses this is impossible to achieve. I am</p> | <p>No change. As dormers require planning permission on the fronts</p> |

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| | <p>aware that the effect of a flat roof is less visually effective but not so much so that they should unacceptable, making it impossible for home owners to extend into the roof.</p> | <p>of properties or in Conservation Areas, flat roofs will be visible and will potentially detract from the street scene. Each application is considered on its own merits.</p> |
| <p>East Midlands Regional Assembly</p> | <p>It is understood that the document is aimed at dwellings and it is most unlikely that any regional issues will arise from an individual house. However, the following notes may assist with the document and accompanying sustainability appraisal.</p> <ol style="list-style-type: none"> 1. Water Environment and Flood Risk Incorporating of statements encouraging the use of permeable material for drives and parking areas would give general conformity with RSS8 policies 33 & 36. 2. Prudent Use of Materials Encouragement of re-use of Building materials (to match existing dwellings) would be in line with RSS Policy 1.8 3. Energy Encouragement of passive energy efficiency in the design and orientation of buildings, incorporation of high levels of insulation and encouragement of renewable generation though solar and pv panels would help a collective contribution to policies 40 & 41 4. Car Parking It may be helpful to include a policy statement on the siting and number of car parking spaces permissible in conjunction with extensions. The removal of the front boundary walls and replacement of front gardens with car parking spaces may be prompted by an increase in the number of rooms following house extensions. The | <p>Accepted. Added to Paragraph 9.0.</p> <p>Accepted. Added to Paragraph 2.4 and contained within Renewable Energy SPG referred to in the Introduction.</p> <p>No change. This is contained within Renewable Energy SPG referred to in the Introduction.</p> <p>No change. This is contained within the Local Plan.</p> |

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| | <p>relevance to policy 47 may be considered in this respect.</p> <p>It may be that these issues are covered in other policy documents. If this is the case this could be acknowledged in the sustainability appraisal and noted, possibly through a cross reference in the design guide.</p> | <p>No change. The Sustainability Appraisal identifies the strategies, plans and programmes considered relevant to the SPD. These are all fully appraised in the Sustainability Appraisal Scoping Report which the Sustainability Appraisal is derived from.</p> |
| <p>Sport England, East Midlands Region</p> | <p>I do not have any comments</p> | <p>Noted.</p> |
| <p>Environment Agency</p> | <p>In developing SPD on Residential Development consideration should be given to including reference to development adjacent to watercourse. Watercourse often run along the boundaries between properties and can be affected by extensions that comprise 'permitted development'.</p> <p>PPG25 Paragraph 58 advises that "Applications by individual householders for minor extensions or alterations should not raise significant issues unless they are likely to have a direct and adverse effect on a watercourse or its flood defences, would impede access to flood defence and management facilities or where flood risk, where the cumulative impact of such development could have a significant effect on flood storage capacity of flood flows." There may be instances, for example if flood defence lies within the curtilage of a property or the garden is known to be in an area of flood risk, where flood risk advice should be sought.</p> | <p>Noted. Reference to Environment Agency advice on land drainage and floodrisk added to the Introduction.</p> |

Residential Development

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| | <p>In addition, a where development will take place adjacent to a watercourse, there may be the need for Land Drainage Consent from the Environment Agency. The Agency or the Local Authority may exercise bye-laws which affect the ability to develop. PPG25 Paragraphs 18 and 19 set out the relevant responsibilities.</p> <p>Culverting of the watercourses requires the consent of the Environment Agency and is not given consent other than for the purpose of access crossing. As well as impacting on flood risk and access to watercourses for the purpose of maintenance, culverting can impact on continuity of wildlife habitat and biodiversity.</p> <p>It is noted that reference is made to covenants and other restrictions which may restrict development taking place. The SPD should include reference, perhaps in the Introduction, to land drainage and flood risk issues, directing potential developers to contact the Environment Agency (www.environment-agency.gov.uk), with additional explanatory information provided in an Annex if appropriate.</p> | |
| <p>Leicestershire County Council</p> | <p>The documents should mention the “Leicester, Leicestershire and Rutland Landscape and Woodland Strategy” – it had been approved by O & W.</p> <p>The documents should also mention the work which the Stepping Stones Countryside Management Project is undertaking within the Green Wedges within the Borough.</p> <p>The draft supplementary planning document on residential</p> | <p>No change. These documents are not relevant to the Sustainability Appraisal for this particular SPG.</p> <p>No change. This is available in the</p> |

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| | <p>Development should include more advice on landscaping and public open space provision.</p> <p>There seems to be little emphasis in the guidance on the resource efficiency of the design and construction of residential development, the reference to PPS1 stresses the importance of sustainable design in conservation areas but does not refer to the other important aspects of minimising the environmental impacts of development both in their construction and habitation. Sections on sunlight and daylight could place more emphasis on maximising the use of the natural daylight to reduced energy consumption.</p> <p>The SPD could be sustainability improved if it included reference to simple design techniques which could reduce use of resources such as water, energy and non-renewable virgin materials. it should also cover the durability of materials, and cheap and easy maintenance of properties. The sustainability appraisal fails to recognise these gaps.</p> <p>DEPT.OF HIGHWAYS, TRANSPORTATION AND WASTE MANAGEMENT HIGHWAYS DEVELOPMENT CONTROL GROUP.</p> <p>The guidance appears to be reasonably solid, and the retention of good access, good visibility and adequate off- street parking is important.</p> <p>However, the scope of the guidance is limited to only two policies in the adopted Local Plan. Is there any reason why Housing Proposal 13 is not included, which relates to infill?</p> <p>Is there any reason why the Sustainability Appraisal does not seem to mention energy efficiency, durability of materials, and cheap and easy maintenance?</p> | <p>SPG on Play and Open Space referred to in the Introduction.</p> <p>See comments under East Midlands Regional Assembly.</p> <p>This is now included.</p> <p>No change. The Sustainability</p> |
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| | <p>The SPD may require fundamental revision when the new LDD is produced. It is anticipated that in future, there will be more interaction between housing design and highway layout.</p> | <p>Appraisal include a Sustainability Appraisal Objective ' to promote and ensure high standards of sustainable design and construction and numerous SPD Objectives relate to the issue of design.</p> |
| <p>John Coleman William Davis Ltd</p> | <p>I wish to raise objection to the following aspects of the draft SPD as they apply to residential development generally. Please note that I would not find these matters objectionable if the draft guidance were to be amended such that the guidelines were to be applied only to residential extensions. I further note that Housing Proposal 17, which the guidance seeks to 'supplement', relates only to the "erection of extensions, outbuildings and garages within the curtilage of residential properties". It is not strictly appropriate therefore to seek to extend the guidance to other residential development.</p> <p>My objection relates to the following matters:</p> <ol style="list-style-type: none"> 1. The minimum garden sizes quoted are too generous by today's standards and will be difficult to achieve in most development schemes which seek to achieve the minimum density standards set out in PPG3 and Housing Policy 5 of the Leicestershire, Leicester and Rutland Structure Plan. From our experience the minimum garden size should be 40 sq. m. 2. The separation standards and 25 degree rule quoted in the guidance will also constrain the achievement of required minimum densities and the overall approach adopted is contrary to government policy to address privacy and visual intrusion 'by design'. The government advocates an approach, which avoids rigid policy standards, and instead focuses upon flexibility to illicit informed design | <p>No change. The SPD is designed to encourage a minimum of 50 sq.m. for dwelling house gardens. It is less for flats. The Document recognises that this may not always be achievable and in such cases, a design statement should be submitted for justification.</p> <p>No change. Privacy and intrusion issues can be overcome by design and this is encouraged. The Document refers to the submission of a design statement to justify such cases.</p> |

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| | <p>responses appropriate to the site and its context.</p> <p>3. Lastly (and entirely unrelated to the above objections) 4.4.5 of the SPD (and associated diagrams) are unclear as to the application of the 45 degree code 'over distance'. The issue of non-compliance in this section needs to be further explained.</p> | <p>No change. The diagram gives precise information.</p> |
| <p>Jeremy Donovan Government Office for the East Midlands</p> | <p>Statement of SPD Matters – Proposed Area The sentence covering the proposed area in the statement of SPD matters refers to the “SCI” rather than the “SPD”. I assume this is incorrect?</p> <p>Residential Development Draft Supplementary Planning Document Paragraph 4.2 Privacy and Visual Intrusion (Page 9) Line eight of the paragraph mentions “...the Leicestershire Housing Development Guide. (See Appendix R1)”. There is no appendix attached to the draft SPD.</p> <p>Page 19 The draft SPD specifically mentions both Housing Proposal 13 and Recreation Proposal 4 of the adopted Oadby & Wigston Local Plan. It would be beneficial to include both policies in the document.</p> <p>Residential Development Sustainability Appraisal Report Relevant Plans and Programmes – Regional Level (Page 5) Following the enactment of the Planning & Compulsory Purchase Act 2004 the Regional Planning Guidance for the East Midlands has been renamed the Regional Spatial Strategy for the East Midlands (RSS8).</p> <p>Relevant Plans and Programmes – County Level (Page 5) The correct title for the structure plan is the Leicestershire, Leicester</p> | <p>Accepted. Now attached.</p> <p>Accepted. Now included.</p> <p>Accepted. The titles of these documents have been amended.</p> |

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| | and Rutland Structure Plan. | |
| <p>Paul Cronk HBF Regional Planner (East Midlands & Eastern Regions)</p> | <p><u>Specific matters:</u></p> <p>In relation to the specific content of the Draft Residential Development SPD document itself and its Sustainability Appraisal, the HBF would like to make the following brief points:</p> <p><u>4.1</u></p> <p>The Council seeks to set minimum garden sizes for new dwellings, these being:</p> <ul style="list-style-type: none"> • 50 sq metres for any dwelling house • 75 sq metres for 2-3 bedroom properties • 100 sq metres for 4-5 bedroom properties <p>Given the context of PPG3 and the increased national and regional planning policy emphasis on increasing densities, the HBF does not consider that the Council has any justification for seeking to set the proposed minimum garden size standards set out above.</p> <p>No justification is given for the arbitrary standards being proposed. The HBF accepts that garden sizes nationally have been falling but this is due partly to the push for more affordable properties, which necessitate higher density developments, but also due to the fact that new house buyers often don't want a large garden due to the time and costs of associated maintenance.</p> <p>It would seem that the Council has failed to give any thought whatsoever to the consequences of its proposed minimum garden size standards. By requiring large garden provision, densities will be reduced, and costs of individual dwellings will need to rise.</p> | <p>No change. See comments under William Davis Ltd.</p> |

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| | <p>Therefore, in relation to the 1st Sustainability Appraisal Objective in Table 1 “<i>to ensure the provision of decent and affordable housing that meets local needs and links into the provision of services</i>” the proposed standards will fail this, as they will make housing less affordable. They will increase land costs, reduce density, and consequently developers will have to pass on these increased costs to the new property buyers.</p> <p>The standards are also contrary to the 3rd Sustainability Appraisal Objective in Table 1 “<i>to optimise the use of previously developed land, buildings and existing infrastructure</i>”. Lower density development would clearly be at variance with this objective.</p> <p>Instead of specific minimum standards, the HBF consider that garden sizes are a matter that ought to be the subject of negotiation on a site-by-site basis.</p> | <p>No change. The SPD will reflect local circumstances and where, for example, a proposed development is near to an existing area of open space the Council will consider amending the standards. Furthermore different standards will apply to flats.</p> <p>No change. Whilst the Council will pursue the objective of optimising the use of previously developed land, buildings and existing infrastructure it is not intended that this will be to the detriment of local amenity.</p> |
| <p>Richard Brown Hinckley and Bosworth Borough Council</p> | <p>General Comments</p> <p>Compared to some SPG/SPD that has been published by other councils, I consider this to be far ranging in its scope and offers a high level of detail. The high level of detail removes many elements of doubt for applicants/ developers and clear standards provide a good</p> | |

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| | <p>starting point on which to negotiate planning applications.</p> <p>However, the document does appear to be very much a technical manual and I suggest there may be wider scope for the use of 'plain English' to make it more accessible to a wider audience.</p> <p>Detailed comments</p> <p>The approach of dealing with proposals as early as possible before an application is submitted is welcomed, as this is often the most effective time to secure good quality design.</p> <p>Although not directly relevant to planning, explaining private legal matters (covenants Party Wall), is also useful as these are frequent concerns raised by members of the public and developers. Again including these details in the introduction is useful as such matters are frequently raised and best to be dealt with at an early stage in the process.</p> <p>It may necessary to reconsider how Planning Policy Statement 1 is referred to. This may need further explanation so that it more accessible to the general public, especially as this features within the introduction and sets the tone for the rest of the document.</p> <p>The last paragraph is important, so that expectations of the development control process are realistic.</p> <p>Regarding the last sentence about energy conservation, I have some doubts as to whether the wording is sufficient to successfully negotiate on a planning application or to refuse planning permission on grounds of energy conservation.</p> | <p>No change. This is covered in the SPG on Planning for Renewable Energy, referred to in the Introduction.</p> |
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| | <p>'incongruous' is an example perhaps of language which could be expressed perhaps in more plain English.</p> <p>The guidance given from section 2.4 through to section 4, like the rest of the document, gives fairly prescriptive, clear standards which are useful, as these will remove doubt for developers.</p> <p>The space standards associated with this section may be overly generous (particularly for larger houses). This is especially so given national standards about densities. These standards may be difficult to sustain at appeal, and their prescriptive nature could be considered a disadvantage in this instance.</p> <p>The reference to 'A bedroom is deemed to be any bedroom which could potentially be used as a permanent bedroom'. It is considered that this may be quite controversial and the rule will need careful and consistent enforcement.</p> <p>The 45 degree Code of Practice is useful as it provides definite standards for developers to follow.</p> <p>This detailed approach is welcomed, as it allows applicants to take into account future proposals to develop.</p> <p>With regard to the remainder of section 4, the fine grain of detail and explanation is useful to provide greater certainty for applicants and planning officers alike.</p> <p>This section deals with a fairly uncommon situation, but the guidance is useful in providing clear guidelines.</p> <p>This is useful information which deals with a fairly common proposal.</p> | <p>No change. See comments under William Davis Ltd.</p> |
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| | <p>The explanation in bold may be slightly confusing to someone who doesn't have a planning background. It may be worth re-arranging the section so that the diagrams come before this explanation.</p> <p>The guidance on parking and highway safety may reduce the workload of County Highway Engineers and provide a more consistent approach to dealing with these matters.</p> <p>It is considered that this section is perhaps the least detailed of the document. Other Councils have produced separate SPG/SPD on this subject, which specific space standards and highway requirements. It is considered that this section may benefit from the same level of guidance and prescription that is shown in the rest of the SPD. Closer reference to space standards in the rest of the document may also be advisable.</p> | <p>No change. This is covered in the Local Plan. Further, separate guidance may be considered in the future.</p> |
| <p>English Nature (Comments received late)</p> | <p>The Sustainability Appraisal Report does not mention biodiversity gains or losses in connection with development. In particular proposals in Section 11 - Infill and Backland Development in the Borough, may affect biodiversity. This issue should be addressed to fall in line with PPS9</p> | <p>No change. It is considered that the SPD objective relating to landscape features, open space, scale and location of development covers this aspect sufficiently. Any development that is likely to have an impact on biodiversity gains and losses would be considered against policies in the development plan.</p> |
| <p>Peter M Cooper</p> | <p>On pages 10 and 11 of the SPD, the diagrams make the points clear,</p> | <p>No change. The text refers to</p> |

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| <p>(Comments received late)</p> | <p>but the text does not make clear the starting point on the adjoining property from which angle is drawn. That is to say “nearest window” does not include the words “mid-point” or whatever. However, in the sentence just above 4.4.4 on page 11, the words “a quarter of the way along the window” appear as if other definitions had previously been used, which is not so in the written text.</p> <p>On page 6 of the SAR, I would have thought that the Economic Effects would, in addition to the higher house prices, give rise eventually to greater rateable values and, therefore, more income for the Borough Council.</p> | <p>single storey extensions and the line being taken from the centre of the nearest ground floor window in 4.4.1 and to two storey and first floor extensions and the line being drawn from a point a quarter of the way along the window in 4.4.3.</p> <p>No change. The Sustainability Appraisal Report relates to economic effects within the Borough as a whole, not of the Borough Council</p> |
| <p>John Taggart</p> | <p>Paragraph 4.4.8 I believe the reference to a rule of thumb related to 1 1 metre from a boundary is inaccurate and misleading. I believe it would be preferable to state “if the foundations of a new building are within 3 metres of a neighbouring property or a proposed extension is to be built up to the boundary between the properties then the Party Wall Act might apply”.</p> | <p>The Act is complex and it is recommended that the reference to 1 metre be deleted and replaced with “Any work to an existing party wall or new building at or astride the boundary line between properties or excavation within 6 metres of neighbouring buildings may fall under The Party Wall Act 1996”.</p> |
| <p>English Heritage (Comments received late)</p> | <p>Owing to the volume of work that is being generated by the introduction of Strategic Environmental Assessment in this Region, we are finding it necessary to prioritise which consultations we are able to respond to. We are finding that in some cases early engagement at the screening stage for Supplementary Planning Documents can reduce the burden of work on both your local authority and the statutory</p> | <p>No change. Comments noted.</p> |

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| | <p>environmental agencies. Perhaps you might consider this for the future.</p> <p>Meanwhile, we are endeavouring to respond to consultations where we consider that there are significant environmental effects on the historic environment.</p> <p>Although we have not been able to provide a response at this stage, I must stress that this does not reflect our obligation to advise you on, and potentially object to, any specific development proposal which may subsequently arise from this or later versions of the document which is the subject of this consultation, and which may, despite the SA, have adverse effects on the historic environment.</p> | |
| <p>Malcolm Judd and Partners (on behalf of National Grid)</p> | <p>Provided an overview of the role of the National Grid and National Grid assets within the Borough</p> | <p>Noted. No change</p> |

Appendix 3



Oadby & Wigston Borough Council

**Planning and Compulsory Purchase Act 2004
Notice of Deposit of consultation proposals documents for a Local
Development Framework**

**Residential Development Supplementary Planning Document and
Sustainability Appraisal Report**

Oadby & Wigston Borough Council have prepared proposals for the preparation of a Residential Development Supplementary Planning Document which aims to ensure that a high standard of design is achieved through all residential development that takes place in the Borough. All new development should have a satisfactory relationship with its surroundings in terms of massing, height and balance and materials should be chosen carefully to give a pleasant appearance and identity to the scheme. If, and when, these proposals are adopted they will form part of the development plan for Oadby & Wigston. The development plan forms the basis for decisions on spatial planning affecting that area.

Copies of the proposals and SPD Matters are available for public inspection at Oadby & Wigston Borough Council Offices, Station Road, Wigston, LE18 2DR free of charge between the hours of 8.45am and 4.45 pm on Mondays to Thursdays and 8.45am and 4.15pm on Fridays. They will also be available at the Oadby, Wigston and South Wigston public libraries and the offices of the Helping Hands Community Trust free of charge during their normal opening hours.

Objections to, and representations in respect of, the proposals should be sent in writing to the Forward Plans Manager, Oadby & Wigston Borough Council, Station Road, Wigston, Leicestershire, LE18 2DR or planning@oadby-wigston.gov.uk before 12th October 2005. Objections and representations should specify the matters to which they relate and the grounds on which they are made. They may also be accompanied by a request to be notified at a specified address of the withdrawal, adoption, approval or rejection of the proposals. Only objectors whose objections are made in writing and arrive at the address specified above within the six week period ending 12th October 2005 will have a right to have their objections considered at the examination.

Further information is available from Oadby & Wigston Borough Council on 0116 2572645 or www.oadby-wigston.gov.uk

Ruth E Hyde
Chief Executive

Appendix 4



Borough of Oadby & Wigston

Directorate of Development and Consumer Services

Planning and Compulsory Purchase Act 2004

Statement of Consultation to Date

- Proposed Title:** Residential Development Supplementary Planning Document
- Consultees:** As part of the preparation process for this SPD specific and ongoing consultation has taken place with the following groups:
- Representatives of the Oadby and Wigston Agents Forum
 - Borough Councillors through Development Control Committee, Local Development Framework Member Working Group and Full Council
- Methods of Consultation:** Consultation to date has taken through the circulation of draft documents and invitation of written comments and through the convening of both formal and informal meetings.
- Issues Raised:** The main issues raised during consultation include:
- The need for further clarification over a number of issues
 - Clarification that the SPD set out many of the tools already used by Development Control Officers when considering planning applications
- How Issues Addressed:** The following amendments have been made:
- Clarification that the SPD is an advice document and the planning policy as set out in the Development Plan still applies
 - Inclusion of diagram to illustrate consideration of development on corner plots
 - Inclusion of diagram to illustrate consideration of development in relation to privacy and visual intrusion
 - More detail provided in relation to issues taken into account when applying the 45 degree code
 - Additional section relating to Annexes

Appendix 5



Borough of Oadby & Wigston

Directorate of Development and Consumer Services

Planning and Compulsory Purchase Act 2004

SPD Matters

- Proposed Title:** Residential Development Supplementary Planning Document (SPD)
- Proposed Subject Matter:** The Supplementary Planning Document aims to ensure that a high standard of design is achieved through all residential development that takes place in the Borough. All new development should have a satisfactory relationship with its surroundings in terms of massing, height and balance and materials should be chosen carefully to give a pleasant appearance and identity to the scheme.
- Proposed Area:** The SPD relates to the whole Borough of Oadby and Wigston.
- Consultation Period:** The Statutory Consultation Period runs for 6 weeks from Wednesday 31 August to Wednesday 12 October 2005
- Address for Comments:** Objections to, and representations in respect of, the proposals should be sent in writing to the Forward Plans Manager, Oadby & Wigston Borough Council, Station Road, Wigston, Leicestershire, LE18 2DR.
- Alternatively, representations can be made by email to planning@oadby-wigston.gov.uk
- Notification of Adoption:** Please indicate when making representations in respect of the draft SPD if you would like to be notified when the SPD is adopted, and provide details of the address to which you would like notification to be sent.