



Borough of Oadby & Wigston

Directorate of Community Services

Oadby and Wigston Borough Council Local Development Framework

Publication Town Centres Area Action Plan

Development Plan Document

Regulation 30(1)(d) Statement Of Consultation



**Directorate of Community Services
Oadby and Wigston Borough Council
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1. Introduction

1.1 This Statement sets out the information required under Regulation 27 of the Town and Country Planning (Local Development) (England) Regulations 2008 in relation to the Oadby and Wigston Town Centres Area Action Plan Document. Regulation 27 requires that the Local Planning Authority must prepare a Statement setting out the following:

- a) which bodies and persons were invited to make representations under regulation 25,
- b) how those bodies and persons were invited to make such representations,
- c) a summary of the main issues raised by those representations, and
- d) how those main issues have been addressed in the DPD

2. Sustainability Appraisal Overview

2.2 The Planning and Compulsory Purchase Act (2004) requires Sustainability Appraisals to be carried out on Local Development Plan Documents. In order to assess the sustainability impacts of different plan and policy options, an appraisal framework was devised, with inputs from key stakeholders. The Sustainability Report, which is appended to the Oadby and Wigston Town Centres Area Action Plan Publication consultation document, provides an independent, qualitative appraisal of the Oadby and Wigston Town Centres Area Action Plan.

2.3 The Sustainability Appraisal has been consulted on at previous stages of the Oadby and Wigston Town Centres Area Action Plan in accordance with government guidance (Sustainability Appraisal of Regional Spatial Strategies and Local Development Document, ODPM, 2005). This included a scoping report and responses received throughout the Oadby and Wigston Town Centres Area Action Plan preparation process.

3. Pre Submission Consultation

3.1 The preparation of the Oadby and Wigston Town Centres Area Action Plan began in spring 2006 following the appointment of lead consultants Taylor Young. Taylor Young were commissioned to produce a masterplan for the regeneration of Wigston and Oadby town centres and an Area Action Plan to provide the policy mechanism to deliver the masterplan. They were joined by a small number of specialist partners including Faber Maunsell and BE Group.

3.2 There were four stages of public consultation undertaken to inform the development of the Town Centres Area Action Plan. All stages of the consultation and development of the Town Centres Area Action Plan was overseen by a Steering Group made up of key Borough Council Members and Officers, representatives of the consultants preparing the document, Officers from Leicestershire County Council (Better Places and Highways specifically), officers from the (now defunct) Leicester Shire Economic Partnership and other key stakeholders as and when necessary.

Initial targeted consultation, Stakeholder Engagement Event – March 2007

3.3 The initial phase of consultation involved targeted key stakeholders at a Stakeholder Engagement event held at Brocks Hill Environment Centre in Oadby in March 2007. This allowed the consultants working on behalf of the Borough Council the opportunity to talk to individuals and groups with a vested interest in the two centres about what they would like to see happen to the centres in the

future and in particular put forward any particular development needs that they would like to see met. The outcomes from this event fed into the Baseline Reports for each area.

- 3.4 A further key Stakeholder event was held in May 2007 in the form of an Options workshop. This allowed the Borough Council and its consultants to present a summary of the key development and regeneration drivers emerging from the evidence gathering, baseline report and initial consultation and to set out the principles for the development of the Town Centres Area Action Plan. The workshop format consisted of group sessions to allow the debate of issues and solutions for the different character areas identified in both Oadby and Wigston centres. Boards with paper plans were provided to enable workshop participants to mark up specific areas with comments and ideas. The group sessions lasted 1 hour and then there was a verbal round-up of the findings from each group from a nominated chair. The results of the workshop event were used to directly influence the content of the Issues and Options reports which were the next stage of public consultation.

Issues and Options Consultation – June to August 2007

- 3.5 Following the early stage of initial engagement the publication of the Issues and Options report in June 2007 was the opportunity for wider public consultation. The Issues and Options report presented a potential masterplan for redevelopment of the various character areas within each town alongside a series of potential issues and interventions for each character area that were categorised into low, medium or high level interventions. Information was provided about what each level of intervention might entail, for example in terms of costs/timescales/radical change. The Issues and Options public consultation ran for a period of 6 weeks from Friday 29 June 2007 to Friday 10 August 2007.

Consultation methods uses

- 3.6 Several different consultation methods were utilised to ensure the draft documents reached as many members of the public and stakeholders as possible. The types of consultation used for the Issues and Options consultation are set out below
- 3.7 A letter was sent to all consultees on the Forward Planning consultee database, including specific consultation bodies, inviting comments on the Issues and Options report and the draft masterplan. A list of those invited to make comments is contained at Appendix 1. During this period officers from the Borough Council also attended meetings of the Wigston and Oadby Forums and the Senior Citizens Forum to present the contents of the masterplan and Issues and Options document. Copies of the relevant consultation materials can be found at Appendix 1.
- 3.8 To accord with the regulations, a public notice advert was placed in the Leicester Mercury to coincide with the start of the consultation. A press release was also prepared and a front page article was printed in the Borough Council's Letterbox publication which is sent out to all households. Copies of all the consultation documents were provided for public inspection, during normal office hours, at the Borough Council offices and as part of an un-manned display at the Borough's three libraries at Oadby, Wigston and South Wigston. The consultation documents were also uploaded onto the Borough Council's website.

3.9 Representatives from the consultants and Oadby and Wigston Borough Council attended a series of road shows at key sites in and around each centre. The exact locations and times are set out in Table 1 below. The Issues and Options report was introduced to members of the public at these events, in order to capture their ideas and opinions. Around 2,000 leaflets were produced to hand out at these events and were also made available at the Borough Council offices and the Borough's libraries. Posters were also produced for display at the libraries, Council offices and other key sites around the Borough.

Table 1 Issues and Options Consultation Roadshow Details

Date	Location	Time
Friday 29 June 2007	Chestnut Avenue, Oadby	12pm to 4pm
Saturday 30 June 2007	Bell Street, Wigston	10am to 3pm
Monday 2 July 2007	Gloucester Crescent, South Wigston	12pm to 4pm
Tuesday 3 July 2007	Chestnut Avenue, Oadby	10am to 1pm
Tuesday 3 July 2007	Sainsburys Store, Glen Road, Oadby	2pm to 5pm
Wednesday 4 July 2007	Launceston Road, Wigston	12pm to 4pm
Thursday 5 July 2007	Tesco, South Wigston	2pm to 7pm
Friday 6 July 2007	Bell Street, Wigston	10am to 2pm

3.10 From this period of consultation, the main issues for each centre were identified as follows:

Table 2 - Wigston Town Centre Issues

Main issue	How addressed
Support for improvements to the public realm	Improvements to public realm will continue to be a key objective in the Wigston town centre masterplan and Preferred Options report.
The need for further pedestrianisation within the town and improvements to current pedestrian areas	This has been taken into account in the masterplan, and whilst this needs to be balanced with the requirement for safe and efficient traffic flow, proposals contained within the public realm strategy and the masterplan itself recommends improvements to current pedestrian areas and creation of new pedestrian only routes.
Lack of contextual relationship of the masterplan and Area Action Plan to other strategic documents and neighbouring areas	Whilst this point is central to the development of a successful masterplan and the need to demonstrate such relationships goes towards soundness it is felt that much of this information is contained in the baseline report. It is intended to 'draw down' this information to better demonstrate these links in the Preferred Options report.
Concerns about traffic management and need to increase accessibility to public	The area Action Plan is designed to identify good concepts for controlling and improving the traffic situation in Wigston.

transport	Allied with this, development proposed would be subject to stringent testing at application stage to ensure limited detrimental impact on the highway network. In relation to bus routes, improved public transport facilities are proposed and the Borough Council will continue to work with providers and the County Council to encourage improved services.
Retain and/or increase the number of car parking spaces	The rationalisation of car parking is seen as central to delivering successful town centres. The exact form of this will depend on the preferred options and how this fits well with best practice guidance on the design of town centres and access. The opportunity to have car parking provided in decked or multi-storey elements will also be considered as part of the scheme.

Table 3 - *Oadby District Centre Town Centre Issues*

Support for improvements to the public realm	Improvements to public realm will continue to be a key objective in the Oadby town centre masterplan and Preferred Options report.
Lack of contextual relationship of the masterplan and Area Action Plan to other strategic documents and neighbouring areas	Whilst this point is central to the development of a successful masterplan and the need to demonstrate such relationships goes towards soundness it is felt that much of this information is contained in the baseline report. It is intended to 'draw down' this information to better demonstrate these links in the Preferred Options report.
Concerns with car parking strategy and retain and/or increase the number of car parking spaces plus traffic calming suggestions	The rationalisation of car parking is seen as central to delivering successful town centres. The exact form of this will depend on the preferred options and how this fits well with best practice guidance on the design of town centres and access. The opportunity to have car parking provided in decked or multi-storey elements will also be considered as part of the scheme.
Both support and objections raised in relation to potential for one-way system	This point is acknowledged. The detail of changes to the highways system would be the subject of further study but at this stage it is not considered that a one way system will be progressed.

3.11 These main issues were considered and addressed through production of the Preferred Options report which contained a revised masterplan. Details of this as illustrated below.

4. Preferred Options Consultation – November to December 2007

4.1 Public consultation on the Town Centres Area Action Plan Preferred Options report and masterplan was carried out for a six-week period from 9 November 2007 to 21 December 2007. The consultation documents were made available for public inspection during normal office hours at the at the Borough Council offices and as part of an un-manned display at the Borough’s three libraries at Oadby, Wigston and South Wigston. The consultation documents were also uploaded onto the Borough Council’s website.

Consultation methods uses

4.2 A letter was sent to all consultees, including specific consultation bodies, on the Forward Planning consultee database inviting comments. The Borough Council felt that the entire Borough community should be given the opportunity to comment on the Preferred Options stage of the Town Centres Area Action Plan due to the importance of the proposed changes to local residents. The Borough Council therefore took the unusual step of distributing a dedicated leaflet on what the Preferred Options consultation was about to every property in the Borough. Although it unfortunately became apparent there was not 100% coverage achieved by the company appointed to carry out the delivery, there were several other opportunities to access information about the consultation and get involved:

4.3 Again and a press release was prepared and released. Another front page article was printed in.

- A full page article was printed on the front page of the December 2007 edition of the Borough Council’s Letterbox publication which is sent out to all households in the Borough;
- Posters were places in the Borough’s libraries, on town centre notice boards and a number of other notice boards throughout the Borough;
- a public advert was placed in was placed in the Leicester Mercury and published on Friday 9 November 2007;
- A press release was prepared and published in the local press;
- A staffed exhibition of the proposals in Oadby and Wigston town centres was held on Friday 30 November 2007 and Saturday 1 December 2007;
- Display boards outlining the proposals were placed in the reception of the Borough Council offices and also the Borough’s public libraries; and
- presentations were made by officers to the public Oadby and Wigston Community Forums and other group meetings by invitation

4.4 From this period of consultation, the main issues for each centre were identified as follows:

Table 4 - *Wigston Town Centre – Preferred Options Town Centre Issues*

Main issue	How addressed
Approach to car parking in particular consolidation of and the loss of spaces and impact of development proposals on.	As a consequence of consultee responses, a further review of car parking provision so far proposed in the masterplan is being undertaken. The findings of which will be used to inform a further consultation draft of the plan. However, there is a Borough

	Council commitment to see no overall net loss of car parking spaces.
Concern about changes to bus routes and proposals to change road layouts (particularly Frederick Street and Paddock Street)	<p>In regards to bus routes the proposals in the draft masterplan are intended to improve bus routing opportunities around the town.</p> <p>The road layout changes advocated in the Preferred Options report are intended to aid traffic flow and make traffic management easier. For example, by sharing the through traffic between Leicester Road and Frederick Street the pedestrian and shopping environment on Leicester Road would be improved.</p> <p>It is proposed to undertake detailed traffic modelling of the town centre in order to understand the overall impact of the masterplan proposals.</p>
Question about the need for additional retail units and the viability/deliverability in these austere times.	<p>There is an established demand for retail provision in the town, and this will be supplemented by the findings of a further detailed retail study to take account of the economic downturn. In order to be a successful town into the future and withstand competition from neighbouring facilities, the town has to move forward. This inevitably means new and improved retail floorspace that better accommodates the needs and demands of modern retailing. The plan also allows for a range of smaller retail development which could accommodate smaller / independent retailers.</p>
Effect of proposals on the Central Pentecostal Church in Frederick Street	<p>Due to concerns about effect of proposed development on the setting and functions of the church it is proposed to amend the masterplan to offer the Church an improved setting and to facilitate its functions.</p>

Table 5 - Oadby District Centre– Preferred Options Town Centre Issues

Main issue	How addressed
Car parking levels and consolidation	<p>The masterplan put forward for the town is an interpretation of how we may deliver proposed planning policy. It aims to balance the needs of the town and secure a successful and sustainable future. To achieve this it is necessary to include car parking. The levels of car parking have</p>

	<p>been increased from previous consultation proposals and the only way to achieve the increase is to deck current provision in appropriate locations. Any displaced car parking has been adequately accommodated within the town.</p> <p>The decked car parks are proposed to accommodate an appropriate level of parking provision in the town. The Sandhurst Street car park is proposed to be partially sunk to minimise impact on neighbouring property.</p> <p>The masterplan includes an overall increased in parking spaces from 413 to 460 (430 for public use). This has to be balanced with the need to encourage access by public transport, cycle and foot.</p>
<p>The need for an additional Place of Worship and its proposed location</p>	<p>As part of its local planning evidence base, the Council commissioned an independent Faith Communities Study to identify the need for additional places of worship. The study concluded that there is demand for at least one place of worship in Oadby and that the town centre is the preferred location. The Masterplan has been amended to alter the proposed location of a community facility and this will be supported by appropriate planning policy.</p> <p>The masterplan does not and cannot specify that any proposed place of worship be utilised by a particular faith. However, its use as a multi-function community facility is encouraged but this can not be insisted upon through planning policy</p> <p>The forthcoming Allocations Development Plan Document will also include criteria-based approach to applications for places of worship in appropriate locations elsewhere in the Borough, for example within residential communities should a suitable location come forward.</p> <p><i>No further change is advocated.</i></p>
<p>Proposed removal/demolition of existing shops</p>	<p>The Masterplan for the town has a 15 year lifespan, during which time the economy is likely to alter significantly. Plans need to be optimistic whilst remaining deliverable over the plan period. Some minor</p>

	<p>demolition/remodelling would be required in any event due to buildings reaching the end of their useful life but also in order to create new opportunities and unlock land within the town.</p> <p>Initial baseline research indicated a shortage of modern retail premises (of up to 232 sqm), in prime retail locations, to meet the needs of national and local retailers. As the prime retail frontages of Oadby and Wigston are already fully developed, such premises cannot be provided without the loss of some existing stock. Redevelopments have only been proposed where existing stock is felt to no longer fully meet modern requirements.</p> <p>The retail capacity of the town has been the subject of further study and the levels of floorspace proposed reduced accordingly. This also takes into account internet shopping. It is considered that the community will benefit significantly from improvements to the town centre.</p> <p><i>Further viability/deliverability work is also being undertaken and the findings will be reflected in the publication version of the Town Centres Area Action Plan.</i></p>
<p>Proposals for the Invicta employment area outside the town centre</p>	<p>The Invicta site gained approval for redevelopment for a food retailer in October 2009 so it has been removed as a mixed-use development site in the Town Centre boundary.</p> <p><i>No further change is advocated.</i></p>
<p>Proposed road layouts and access from A6</p>	<p>The road layouts and access from the A6 have been reconsidered as a consequence of comments received. The proposal regarding access from the A6 will not be pursued.</p> <p>The masterplan maintains existing access routes as far as possible. Servicing is taken fully into consideration and would also form part of a detailed planning application.</p> <p><i>Further work is being undertaken regarding this matter and this will be addressed in a further stage of public consultation.</i></p>

5. Preferred Options Addendum Consultation – November 2008 to January 2009

5.1 The Borough Council prepared an addendum Preferred Options report and published it for formal consultation in November 2008. This was due to the comments received as a result of the Preferred Options stage of consultation but also to take account of the changes to the Town and Country Planning (Local Development) (England) Regulations 2004 which were issued in 2008. The consultation was carried out for a six-week period from 28 November 2008 to 23 January 2009. The consultation documents were made available for public inspection during normal office hours at the at the Borough Council offices and as part of an un-manned exhibition at the Borough's three libraries at Oadby, Wigston and South Wigston, as well as at Brocks Hill Environment Centre in Oadby. The consultation documents were also uploaded onto the Borough Council's website.

Consultation methods uses

5.2 As previously, a letter was sent to all consultees, including specific consultation bodies, on the Forward Planning consultee database inviting comments. Specific letters were also sent to the owners/occupiers of premises that may be demolished to achieve some of the development opportunities that had been put forward during the first preferred options sage. Due to the level of interest and response at the previous Preferred Options stage, the Borough Council again decided to distribute a dedicated leaflet to every property in the Borough. This was undertaken by the Royal Mail and officers of the Council to ensure 100% coverage this time.

5.3 As previously at the first Preferred Options stage, a press release was prepared and released. Another front page article was printed in.

- An article was printed on page 2 of the Winter 2007 edition of the Borough Council's Letterbox publication which is sent out to all households in the Borough;
- Posters were places in the Borough's libraries, on town centre notice boards and a number of other notice boards throughout the Borough;
- a public advert was placed in was placed in the Leicester Mercury and published on Friday 9 November 2007;
- A press release was prepared and published in the local press;
- A staffed exhibition of the proposals in Oadby and Wigston town centres was held on Friday 30 November 2007 and Saturday 1 December 2007;
- Display boards outlining the proposals were placed in the reception of the Borough Council offices and also the Borough's public libraries; and
- presentations were made by officers to the public Oadby and Wigston Community Forums and other group meetings by invitation

5.4 In addition at this stage, the Borough Council were invited to make presentations to several stakeholder groups as follows:

- Wigston Forum
- Oadby Forum
- Oadby Civic Society
- Talkabout Group
- Business Breakfast
- Senior Citizens Forum
- Access Group.

- 5.5 The Borough Council and its consultants were invited to undertake a consultation workshop with Year 9 Geography pupils at Manor High School, Oadby on Thursday 8 January 2009 and at Abingdon High School, Oadby on Friday 9 January 2009.
- 5.6 From this period of consultation, the main issues for each centre were identified as follows:

Table 6 - Wigston Town Centre– Addendum Preferred Options Town Centre Issues

Main issue	How addressed
Car Parking provision and location	<p>The approach to car parking has been designed to make the whole of the town centre accessible. Car parking provision has been increased overall but refocused in appropriate locations to help minimise congestion currently caused by people searching for spaces.</p> <p><i>No change therefore advocated to current car parking strategy.</i></p>
Changes to road layouts within masterplan area	<p>New road layouts will be carefully designed using appropriate shared surfaces, raised tables, materials etc which will help ensure that priority is given to pedestrians not cars and avoid any severance of the town. The mini-roundabout junction of Leicester Road/Aylestone Road will be changed to a priority crossroads to provide an obvious through route from Aylestone Lane to Frederick Street. Preliminary design work has been undertaken and demolition/remodelling would be required in order to achieve the necessary alignments and the safe and efficient operation of the junction. As a consequence to concerns raised, further traffic modelling is to be undertaken which will be reflected in a further consultation document.</p>
Need for further retail not sufficiently demonstrated	<p>A range of retail premises are proposed that would accommodate both local and national retailers and the aim is to achieve a mix accordingly, which is necessary to attract shoppers into the town.</p> <p>This has been backed up by the further retail capacity work carried out since the first preferred options stage.</p> <p><i>No change therefore advocated to current approach.</i></p>
Support for public realm improvements and improved accessibility for pedestrians and cyclists	<p><i>Support for public realm improvements noted and therefore no change advocated.</i></p>

Table 7 - Oadby District Centre– Addendum Preferred Options Town Centre Issues

Main issue	How addressed
Need for and location of Place of Worship	<p>The Borough Council commissioned an independent Faith Communities Study, the findings of which concluded that there is demand for at least one place of worship in Oadby and that the town centre is the preferred location. However, the masterplan has been amended to alter the proposed location of a community facility and this will be supported by appropriate planning policy.</p> <p><i>No further change advocated.</i></p>
Car parking provision and location	<p>The masterplan for the town is an interpretation of proposed planning policy. It aims to balance the needs of the town and secure a successful and sustainable future. To achieve this it is necessary to include car parking. From previous consultation responses there is a demand for more car parking so the levels of car parking have been increased. However, and the only way to accommodate the increase is to deck current provision in appropriate locations.</p> <p>The levels of parking have been fully considered as part of the masterplan and it is considered that an appropriate balance has been achieved between the thrust of PPG13 and the demands created by new floorspace developed as part of the masterplan.</p> <p>Further traffic work is being undertaken that will take account of this matter, the outcomes of which will be reflected through further consultation.</p>
Need for further retail not sufficiently demonstrated	<p>A range of retail premises are proposed that would accommodate both local and national retailers and the aim is to achieve a mix accordingly, which is necessary to attract shoppers into the town.</p> <p>The masterplan aims to ensure the successful and sustainable future for the town. Minor interventions are less likely to achieve this aim as other competing centres move forward, leaving Wigston</p>

	<p>behind. It is the aim of the masterplan to retain the best quality buildings</p> <p>The sizes and detailed designs of individual shop units within each proposed development are shown indicatively at this stage and would be subject a detailed planning application.</p> <p>More work is to be undertaken on the delivery aspects of the masterplan which will clarify this matter and be reflected in a further consultation report.</p>
<p>Support for public realm improvements and improved accessibility for pedestrians and cyclists</p>	<p><i>Support for public realm improvements noted and therefore no change advocated</i></p>