



Borough of Oadby & Wigston

Directorate of Community Services

Oadby and Wigston Borough Council Local Development Framework

Submission Town Centres Area Action Plan

Development Plan Document

Regulation 30(1)(e) Statement Of Representations



**Directorate of Community Services
Oadby and Wigston Borough Council
March 2012**

1. Introduction

- 1.1 Development Plan Documents are required to be prepared in accordance with the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008. This Statement of Representations provides information in relation to consultation on the publication draft of the Town Centres Area Action Plan (Regulation 27), including the number of valid representations received and a summary of the main issues raised in those representations. This document therefore fulfils the requirements of Regulation 30 (1) (e).
- 1.2 The publication Town Centres Area Action Plan, accompanying Sustainability Appraisal and supporting documents were published on Friday 28 October 2011 for a period of 6 weeks public consultation ending on Friday 9 December 2011. Approximately 875 specific and general consultees were notified of the publication of the development plan document and invited to make representations during this period in terms of the soundness and legal compliance of the document.

2. Conformity with East Midlands Regional Plan

- 2.1 At the time of publication, and in accordance with Regulation 29 of the Act, the Council also contacted East Midlands Councils on 26 October 2011 and sought advice from them as to the general conformity of the Town Centres Area Action Plan with the East Midlands Regional Plan. East Midlands Councils responded on 10 November 2011 to the effect that, as the proposed submission Town Centres Area Action Plan reflects the Regional Plan and the Borough Council's adopted Core Strategy, it was not appropriate for East Midlands Councils (from a strategic viewpoint) to comment further on the local planning policy framework or detailed merits of individual sites.

3. Number of Representations Received

- 3.1 The Council received a total of 1385 duly made representations from 294 respondents. A number of the respondents replied using standard response letters prepared by two organisations, these being Oadby Town Centre Association (letter used by 202 respondents) and Age Concern (letter used by 45 respondents).

4. Summary of Main Issues Raised

- 4.1 The following summary of main issues raised follows the same format of the Town Centres Area Action Plan for easy reference.

4.2 General Area Action Plan comments and issues

Several general comments were received about the Area Action Plan overall. Many of the general responses were from statutory consultees who did not have any specific comments to make on the Area Action Plan. Those respondents who raised concerns were about several issues, these being:

- Questioned why the Council is undertaking the preparation of masterplans and Area Action Plan especially as it was felt there was nothing that needed intervention or change in the town centres.

- Concern about the potential loss of currently occupied retail units within the parade
- Concern that the phasing of planned changes will lead to a significant amount of car parking being unavailable for some time before replacement parking is provided elsewhere
- Concern about the possible loss of mature trees
- One respondent argued that there had been insufficient public consultation on the preparation of the Area Action Plan and the Council had not provided enough time for comments to be submitted
- Objection to the redevelopment of Council car parks which will reduce availability of parking for shoppers
- Lack of public funding available will affect the commercial viability and deliverability of the Brooksby Square proposal

4.3 **Chapter 1 - Introduction**

No comments were made in relation to Chapter 1 - Introduction.

4.4 **Chapter 2 - Policy Context**

The only comment that was raised about Chapter 2 related to support for meeting any residential development shortfalls within the Direction for Growth. However, the respondent had concerns that the proposals for town centre residential development relied too heavily on apartment style dwellings, which it was argued were not likely to be deliverable in the continuing difficult market conditions. The respondent further argued that the Direction for Growth should not be delayed to begin until 2017 as per the Core Strategy.

4.5 **Chapter 3 – Development Control Policies**

Area Action Plan Policy 1 – Town Centre Boundaries

No comments were made in relation to Area Action Plan Policy 1

Area Action Plan Policy 2 – Primary Frontages

No comments were made in relation to Area Action Plan Policy 2

Area Action Plan Policy 3 – Secondary Frontages

No comments were made in relation to Area Action Plan Policy 3

Area Action Plan Policy 4 – Other areas within the Town Centre Boundary

No comments were made in relation to Area Action Plan Policy 4

Area Action Plan Policy 5 – Other areas within the Area Action Plan Boundary

No comments were made in relation to Area Action Plan Policy 5

Area Action Plan Policy 6 – Shop Fronts

No comments were made in relation to Area Action Plan Policy 6

Area Action Plan Policy 7 – Security Shutters

No comments were made in relation to Area Action Plan Policy 7

Area Action Plan Policy 8 – Use of Upper Floors

No comments were made in relation to Area Action Plan Policy 8

Area Action Plan Policy 9 – Hot food takeaways

One respondent was concerned that Area Action Plan Policy 9 was proposing to promote more takeaway food outlets.

Area Action Plan Policy 10 – Taxis

The only comment received in relation to Area Action Plan Policy 10 suggested provision should be made for a private hire vehicle waiting area in Oadby.

Area Action Plan Policy 11 – Public Realm

Two comments were received in relation to Area Action Plan Policy 11. One from the Environment Agency advocated specific reference should be made to SuDS in order for the AAP to be consistent with the Flood and Water Management Act 2010. The second comment was from Natural England which felt that proposed mitigation measures set out in the Sustainability Appraisal aimed at avoiding or offsetting potential impacts should be referred to within Area Action Plan Policy 11 policy wording or the supporting text.

Area Action Plan Policy 12 – Transport and Movement

The majority of comments received regarding Area Action Plan Policy 12 related to the need to maintain and/or increase free parking provision for shoppers, businesses and residents surrounding the town centre and to not build on town centre car parks.

4.6 **Chapter 4 - Wigston**

Area Action Plan Policy 13 – Implementation of the Wigston Town Centre Masterplan

One respondent was broadly supportive of Area Action Plan Policy 13 although voiced concern about the nature of the residential development proposed, this being apartments. Of the other two comments received about Area Action Plan Policy 13 these related to:

- One respondent objected to the plans for Wigston Town Centre and felt that the Council's time and money would be better spent on filling vacant units
- Reference should be made to the contribution new development will make to historic character of the area and high quality design should be included in Area Action Plan Policy 13 to accord with PPS5.

Area Action Plan Policy 14 – Burgess Junction

One comment received related to the provision within Area Action Plan Policy 14 for a new health care facility. The concern related to whether this was deliverable on viability grounds and within AAP timescales.

Area Action Plan Policy 15 – Long Lanes

- Area Action Plan Policy 15 generated several responses. The key issues raised in these comments related to objections to the redevelopment of Paddock Street car park and the impact of loss of car parking spaces available particularly in regard to residents along Paddock Street and volunteers and users of the Age Concern site opposite the development site. One further comment highlighted the need for the Area Action Plan to include guidance for the management of the Long Lanes historic environment within Wigston town centre

Area Action Plan Policy 16 – Chapel Mill

One response received which was broadly in support of the Area Action Plan

4.7 Chapter 5 - Oadby

Area Action Plan Policy 17 – Implementation of the Oadby Town Centre Masterplan

The overriding concern expressed in the responses made in respect of Area Action Plan Policy 17 related to the overall number of total car parking spaces that would be proposed to be delivered/available through implementation of the Oadby town centre Masterplan.

Further concern was raised about the whether developing new shop units will actually lead to current empty units being utilised again.

Area Action Plan Policy 18 – Brooksby Square

The majority of the responses received objected to Area Action Plan Policy 18 for the following key reasons:

- the loss of the number of car parking spaces available on East Street car park
- redevelopment of a portion of East Street car park for residential, retail, commercial and leisure development
- loss of car access and parking close to the Oadby Methodist Church adjacent to the northern end of East Street car park
- possibility of car parking being subject to a charge
- the inclusion of a small public square as part of the Brooksby Square design and its potential use for cafes/bars
- access and egress arrangements for East Street car park

Area Action Plan Policy 19 – Baxter’s Place

Of the comments received in relation to Area Action Plan Policy 19 the key issues raised objected to:

- redevelopment on Sandhurst Street and the resulting impact on car park provision
- objection to the proposed community use building being appropriate also as a place of worship
- the phasing for proposed redevelopment.

Area Action Plan Policy 20 – The Parade

There was one response that was generally supportive of Area Action Plan 20 and suggested that a public square close to Chestnut Avenue and The Parade would add to the attractiveness of the town centre. Other comments received objected to the promotion of more bars, bistros etc.

Area Action Plan Policy 21 – Other opportunities within Oadby

The only response received related to a concern that there was no reference to the provision of new health care facilities in Oadby.

4.8 **Appendices**

Appendix A – Detailed Masterplans including Floorspaces

No comments were made in relation to Appendix A

Appendix B – Primary Frontage Plans

No comments were made in relation to Appendix B

Appendix C – Phasing Plans

The concern raised was that as the phasing of development would require redevelopment of East Street car park before providing replacement car parking on Sandhurst Street, this would be severely detrimental to the economic health of Oadby town centre

Appendix D – Local Infrastructure Plan

No significant issues were raised in relation to Appendix D

Appendix E – Schedule of Superseded Local Plan Policies

No comments were made in relation to Appendix E

Appendix F – Glossary of Terms

No significant issues were raised in relation to Appendix F

Appendix G – Monitoring Framework

No significant issues were raised in relation to Appendix G