

Wigston Preferred Options Consultation: Draft Responses

Wigston

Code	Name & Address of Respondent	Name & Address of Agent	Site or Policy	Support/Object	Summary of Comment	Response or Comment
001_W_Leics	Leicestershire County Council Sophie Davies 0116 265 6474	N/A	Highway Works	O	Highways works are complex and costly and these is insufficient detail.	It is agreed that Highways Works are both costly and expensive, however, this is a ten year plan and funding is available year on year. This plan should help target the available funds where they are both necessary and most useful. It also allows for private investment to be introduced through section 106 agreements which benefits all involved. The detail provided at this stage is to allow the public and stakeholders to comment on possible options or ideas. These will of course be investigated in more detail as we progress to preferred options stage.
002_W_Leics	Leicestershire County Council Sophie Davies 0116 265 6474	N/A	Highway Works	O	Traffic schemes proposed would need assessing against public transport routes - they have not been.	The schemes proposed have not yet been fully tested in against any criteria. It would be premature to test any of the concepts before agreeing on an appropriate course of action. Faber Maunsell have considered all of the options and feel that the options can be achieved however, further study by the project team will also help define the appropriate options as well as stakeholder consultation – the options at this level are purely aimed at what the public and local stakeholders would wish to see. As this AAP focuses on town centre development maximising proximity to the existing public transport network and new development proposed at the next stage will fully take public transport routes into consideration.
003_W_Leics	Leicestershire County Council Sophie Davies 0116 265 6474	N/A	Pedestrianisation Extension	O	Takes away disabled parking spaces - raises DDA concerns.	These can be provided elsewhere in the town centre. We have worked for many years with the DDA requirements and the in-house expertise allows us to assess all of our proposals accordingly based on both experience and the guidance provided.
004_W_Leics	Leicestershire County Council Sophie Davies 0116 265 6474	N/A	Lighting	O	Lighting schemes are not justified fully.	The baseline and public consultation has identified that improved lighting should be pursued as part of improvements to the town centre. These schemes will of course be developed alongside the AAP proposals with the County Council.
005_W_Leics	Leicestershire County Council Sophie Davies 0116 265 6474	N/A	Highways	S	There are some good concepts tabled which have potential to improve the situation.	The AAP is designed to identify concepts that may improve the situation for Wigston in terms of traffic management. As noted these will require further study in order to assess which are most appropriate.
006_W_Sainsburys	Sainsbury's Supermarkets Ltd	Kate Anderson Indigo Planning Ltd 36 Park Row Leeds LS1 5JL 0113 380 0270	Site 11 and 12	S	Support the proposed allocation of their existing store and adjacent car park as a potential redevelopment site. Whilst SSL have no short - medium term plans they welcome this allocation for potential redevelopment in the future.	The supermarket is in an ideal place to attract other development and shoppers to the town centre, as a large, prime pitch site it has considerable scope for providing commercial/leisure opportunities. Improvements of the buildings and facilities in this area should collectively help improve the shopping experience for those visiting Wigston.
007_W_Sainsburys	Sainsbury's Supermarkets Ltd	Kate Anderson Indigo Planning Ltd 36 Park Row Leeds LS1 5JL 0113 380 0270	Bell St	S	Public Realm improvements will improve environment and increased linked trips - Sainsbury's and town centre.	This is also a goal of the AAP. Sainsbury's has an opportunity to act as a key anchor store on Bell Street and we would seek to work with Sainsbury's over the coming years to deliver a better shopping environment
008_W_Wigston	Wigston Ltd.	Mosaic Town Planning (Paul Williams) 40 Princess St. Manchester M1 6DE 0161 234 0076	Paddock Road Sites (Site 12 specifically)	O	The level of intervention necessary to deliver the Paddock St site is given as high. A scheme is in development which suggests a short term opportunity.	The Council would welcome discussions with regard to this proposal which may assist in the progression of the AAP.
009_W_Wigston	Wigston Ltd.	Mosaic Town Planning (Paul Williams) 40 Princess St. Manchester M1 6DE 0161 234 0076	Site 12	O	The lack of proposed uses for this site. Should include leisure, retail, food and drink.	It is possible that this site could accommodate a range of uses. The uses proposed are noted and therefore will be considered during the preferred options stage. It must be noted that planning policy at the local level seeks to keep such uses within the Primary Shopping Area and therefore this would be a departure from this and would need justifying fully.
010_W_Civic	Wigston Civic Society C/o 5 Alfreton Rd Wigston	N/A	Car parking	S	Development of several smaller car parks rather than one large one.	The rationalisation of car parking is seen as central to delivering successful town centre. The exact form of this will depend on the preferred options and how this fits well with best practice guidance on the design of the town centre and access. The opportunity to have car parking providing in decked or multi-storey elements will also be considered as part of the scheme.

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011_W_Civic	Wigston Civic Society C/o 5 Alfreton Rd Wigston	N/A	Greenspace	S	Removal of greenspace/parks and a concentration of maintenance on those left.	Greenspaces in Wigston are already at a premium. It would be unwise to limit this any further. It is hoped that the redesign of much of the town centre will allow for it to be more easily managed. Certainly there will be no development on the 'Lanes' area and allotments or Peace Memorial Park.
012_W_Satchwell	Judi Satwell	N/A	Public Realm	S	Improvements to public realm - street trees, junctions (including the removal of the fence pounds).	Many of the levels of intervention include public realm (or pavements, street trees, benches and bins) as part of individual and town wide schemes.
013_W_Satchwell	Judi Satwell	N/A	Churches	O	Make more of the churches as a focal point - lighting and landscape.	The baseline acknowledges the importance of the churches as focal points. However, both churches are outside of the AAP area boundary and therefore beyond the direct remit of this scheme. Developments and public realm will consider the role of the churches fully. The All Saints Conservation Area Appraisal and Development Control Guidance Document does provide some guidance for the interaction of development associated with All Saints Church.
014_W_Theatres	Theatres Trust Rose Freeman 22 Charing Cross Rd London W02H 0QL	N/A	Site 6	S	New community hub including Youth Centre (High Intervention).	The new community hub with Youth facility is the highest level of intervention. This scheme is dependent on availability of funds.
015_W_Theatres	Theatres Trust Rose Freeman 22 Charing Cross Rd London W02H 0QL	N/A	Masterplan	O	Lack of discussion or provision for performing arts.	Despite its relative size it is difficult to proposed opportunities for performing arts in the Town Centre. Whilst we acknowledge it would be useful to boost the options for a night time economy these facilities are both expensive and require a certain threshold of the population. We have received no indication from local theatre or arts groups that they require any specialist facilities of this nature despite one suggestion for an art gallery.
016_W_Blaby	Blaby District Council Paul Tebbit	N/A	Masterplan	S	Supports masterplan to compliment Blaby TC Masterplan.	The comment is acknowledged that these plans should all complement each other. The application of best practice guidance and the same strategic partners should assist in this.
017_W_Heritage	English Heritage Anne Plackett 01604 735450	N/A	Masterplan	N/A	No comments due to staff shortage but recommend seeking professional advice.	Confirm that the project team have specialist heritage advisors in house to assist with the project. This is also backed up by a robust evidence base which includes an assessment of the physical environment whereby historic buildings are identified and preserved. No listed buildings are marked for demolition and conservation areas assessed accordingly. The project will be undertaken in the light of best practice as available.
018_W_Vol	Voluntary Actions for Oadby & Wigston	Sue Hill 132a Station Rd Wigston Leics. LE18 2DL	Masterplan	S	High level options - Need to give impetus with a new start.	This would be an ideal situation in some cases but this is both difficult and costly to achieve. Projects such as this are limited by funding available, land ownership and other extraneous circumstances.
019_W_Lucas	Duncan Lucas White Gate Farm Wigston Magna Leicestershire LE18 3SH	N/A	Bell St.	S	Increased pedestrianisation and traffic management.	The increased pedestrianisation of Bell Street is in many of the levels of intervention. Traffic management is likely to be driven by the level of intervention suggested. All levels of intervention seek to improve the environment for pedestrians along Leicester Road and Bell Street.
020_W_Lucas	Duncan Lucas White Gate Farm Wigston Magna Leicestershire LE18 3SH	N/A	Leicester Road	O	One way proposal.	This point is acknowledged. It is accepted that there are highways issues that need resolving and will be further investigated at the preferred options stage.
021_W_Lucas	Duncan Lucas White Gate Farm Wigston Magna Leicestershire LE18 3SH	N/A	Fire Station/ Police Station	O	Do not move the Fire Station or Police Station.	The objection is noted. It is the requirement of the options process to investigate every option for development as well as all comments made. This comment will be taken forward as we develop the preferred option for Wigston Town Centre
022_W_Lucas	Duncan Lucas White Gate Farm Wigston Magna Leicestershire LE18 3SH	N/A	Public Realm	S	Support improvements to public realm.	Many of the levels of intervention include public realm (or pavements, street trees, benches and bins) as part of individual and town wide schemes.
023_W_Rumball	J.H. Rumball 60 Aylestone Lane Wigston Leicester LE18 1AA	N/A	Site 4	S	Redevelopment of the site for housing - especially some form of social housing.	This comment is noted and will be part of the consideration for the development of the preferred option for this site.

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024_W_Rumball	J.H. Rumball 60 Aylestone Lane Wigston Leicester LE18 1AA	N/A	Bell St.	S	Complete pedestrianisation to Leicester Rd and improve the public realm.	The increased pedestrianisation of Bell Street is in many of the levels of intervention. Traffic management is likely to be driven by the level of intervention suggested. All levels of intervention seek to improve the environment for pedestrians along Leicester Road and Bell Street.
025_W_Staples	G. Staples 96 Moat St. Wigston Magna LE18 2GE	N/A	Bullhead St./ Welford St./ Moats St. Junction	O	Impact and developments committed and proposed on this already busy junction.	Whilst the AAP has no power to deal directly with existing commitments the impact of all new development and the existing situation at all traffic junctions will be considered fully. Faber Maunsell have considerable experience in finding solutions to problems where these are considered necessary.
026_W_Parsons	Mr. & Mrs. Parsons 8 Glebe Close Wigston LE18 3LU 0116 288 5980	N/A	Town Centre	S	Prospectus to improve the town centre.	The AAP is designed to improve the town centre where possible. Supported noted.
027_W_Parsons	Mr. & Mrs. Parsons 8 Glebe Close Wigston LE18 3LU 0116 288 5980	N/A	Bullhead St.	O	Increased traffic generation to cause noise & pollution on Glebe St. Situation is already untenable and would be exacerbated.	The AAP is designed to help control and improve the traffic situation in Wigston. Allied with this developments proposed as a result of this AAP will be stringently tested at planning application stage to minimise the impact to the traffic network.
028_W_Carter	Mr. R.J. Carter 145 Station Rd Wigston Magna LE18 2DN	N/A	Town Centre	O	Need to put a cinema somewhere. Opportunity sites 8 & 9 are possible - perhaps at first floor.	Suggestions for a cinema are noted. This will depend on site constraints and whether a cinema would be commercially viable within the town. There is a large multiplex cinema near junction 21 of the M1 and the consensus of research is that the capacity for an additional multiscreen cinema complex is not available. This does not, however, preclude the future development of a small 'local' cinema.
029_W_Broughton	Gerry Broughton 119 Station Rd Wigston Magna LE18 2DN 0116 288 3908	N/A	Local signage	S	Local pride would be fostered by improved local signage.	The comment is noted. Improved signage can be implemented at a number of levels of intervention and at gateways as part of the options for the improvements in these locations.
030_W_Broughton	Gerry Broughton 119 Station Rd Wigston Magna LE18 2DN 0116 288 3908	N/A	Library	O	Should be widened to include arts and picture gallery.	The proposal for an increased library and community centre is only part of the High Intervention option. This comment is noted and will be considered as part the development options on the library site. The provision of an art gallery on this site will be subject to available funding.
031_W_Broughton	Gerry Broughton 119 Station Rd Wigston Magna LE18 2DN 0116 288 3908	N/A	Town Centre	O	The redevelopment of the Town Centre - especially older buildings since it would damage the character.	The development of the town centre is not proposed to include any buildings which are listed. A full study and understanding of the Conservation Areas has also been undertaken as part of the baseline and options development. The project team also included in house specialist conservation and heritage expertise all which will less or obviate any impact or damage to the historic character.
032_W_Oakley	Gill Oakley 16 Pitton Close Wigston Magna LE18 2RP 0116 288 9847	N/A	Community Facilities and Site 6	S	Wigston needs a community centre with a large hall and stage (for concerts etcetera) and a series of smaller rooms for evening classes and interest groups.	The proposal for the site of the library could include these elements if enough support and funds were available for the High Intervention option on this. Currently the plan does not include rooms for hire or a dance hall but these comments are noted for future development. What can be provided is of course both a response to demand and the availability of necessary funding.
033_W_Oakley	Gill Oakley 16 Pitton Close Wigston Magna LE18 2RP 0116 288 9847	N/A	Evening Classes	O	There is a demand for evening and interest classes within the town. Other neighbouring towns have these so why can't they occur in Wigston	The AAP is a physical Masterplan for Wigston Town Centre and it is therefore beyond its remit to deal with service provision such as this. Comments regarding the necessary facilities and rooms for such activities are noted.
034_W_Oakley	Gill Oakley 16 Pitton Close Wigston Magna LE18 2RP 0116 288 9847	N/A	Bus Routes	O	Wigston needs improved bus services between Wigston, South Wigston and Oadby - in addition to those going elsewhere	The comments regarding the bus routes are noted although the detail of this is somewhat beyond this AAP. Improved public transport facilities are proposed, and the Council will continue to work with providers and the County Council to encourage improved services.