

Oadby Sandhurst Planning Brief

Report of consultation

May 2006

1. Introduction

This report describes the public consultation undertaken by Oadby & Wigston Borough Council in respect of the Sandhurst Street Planning Brief. It summarises representations received and sets out the response to the principle areas of concern.

2. Background

In November 2005 public consultation was undertaken to inform the preparation of the brief. A letter and questionnaire was circulated to local residents and businesses and a range of interest groups. An exhibition and design workshop was held on 24 November 2005.

A report to Full Council on 23 February 2006 sought Members approval for a six week period of consultation to be undertaken on the Sandhurst Street Planning Brief.

3. Consultation

Following Member approval a six week consultation took place from Tuesday, 21 March 2006 to Tuesday, 2 May 2006.

Copies of the draft Planning Brief were available for inspection and collection at the following locations during the consultation period.

- Oadby and Wigston Council Offices;
- Oadby Helping Hands Community; and
- Oadby Library.

The planning brief and online representation form were available on the Borough Council's website.

Notification of the brief was sent to local residents informing them of the consultation period and where the documents were available for collection/inspection. Notification was also sent to all statutory consultees, local interest groups, Councillors, relevant Council Officers and those who requested to be notified at the November 2005 stage of consultation.

A press release was also issued and was publicised in the Leicester Mercury.

4. Level of response

A total of 33 representations were received, 6 of these representations were received after the consultation period.

5. Main issues

A number of issues have been raised by people responding to the consultation. The table below sets out the principle comments and gives a response and recommendations for consideration by the Borough Council. Where similar comments have been made the responses are dealt with under the most appropriate heading to avoid duplication. A detailed breakdown of comments received can be found in Appendix 1.

Comment	Response	Recommendation
Issue 1: Car parking		
<p>The brief does not deal adequately with parking provision.</p> <p>There is general concern that the proposed development would cause an increase of traffic into the area and reduce the number of parking spaces available having a negative impact on surrounding roads (e.g. Primrose Hill and Chestnut Avenue.)</p>	<p>The Sandhurst Street site is within Oadby Town Centre primary shopping area as designated in the Oadby and Wigston Local Plan. PPS6 aims to take full advantage of accessibility by public transport; the site will be served by a choice of transport, including public transport, cycling, walking and car. PPG 13 supports this and states that sustainable travel choices should be promoted. The brief states that pedestrian links will be enhanced and retained this will encourage visitors to walk to the site. Cycle parking will also be provided to the Council's adopted standards.</p> <p>PPG13 states that shared use of parking should be encouraged particularly in town centres, parking therefore will not be designated to specific uses within the site (with the exception of residential dwellings.)</p> <p>Whilst greater opportunities exist to reduce levels of parking for development in this location due to good access by non car modes it is noted that there is a need to retain parking on this site as a key car park within the town centre.</p> <p>It is noted that concern was expressed in</p>	<p>The car parking standards in section 'Development requirements' will be amended to read:</p> <p>'The need to retain public car parking on the site, combined with the high degree of accessibility by public transport and non car modes of transport, means that car parking associated with the uses on the site will be restricted.</p> <p>The following standards will apply to this site:</p> <ul style="list-style-type: none"> • Housing – Maximum of 1 space per unit; • Library – No spaces for staff. No dedicated visitor spaces; • Surgery – Maximum one space per consulting room for staff. No dedicated visitors space; • Community centre – No spaces for staff. No dedicated visitor space. <p>Shared parking spaces will be provided for the Library, Surgery, Community Centre and the General Public. Adequate attention will be given at the design stage and relevant bodies will be consulted upon.</p> <p>Subject to satisfactory design, the provision of basement or semi basement</p>

	<p>regards to the potential increase of on-street car parking, in reference to PPG13 it notes that where appropriate on-street parking controls should be considered to minimise the potential of on street parking.</p> <p>In addition the council have resolved that there will not be an overall loss of car parking in the town centre as a result of any development.</p>	<p>parking may be acceptable in order to minimise the loss of public car parking.</p> <p>If appropriate the developer should enter into discussions with the relevant bodies with regard to on street parking controls in areas adjacent to the site.</p> <p>Parking for the disabled should be provided to at least the Council's adopted standards and should be located close to the entrance (s) of the various uses on the site and be designed to meet current good practice.'</p>
<p>Issue 2: Built development</p>		
<p>Concern has been expressed in relation to the reduction of privacy of residents who occupy adjoining properties. These concerns are related in particular to the height of the proposed development and the proximity to existing adjoining properties.</p> <p>It was felt that the development should be of a good quality design.</p> <p>It was noted that the proposed development supports the East Midlands Regional Spatial Strategy Policy 1 and the sequential approach to development.</p>	<p>The majority of responses were in relation to the potential loss of privacy for residents adjoining the site. The brief states that taller elements of the development will be located towards the east of the site, this location will have the least impact on adjoining properties.</p> <p>In respect to the design of the building guidance will be sought by publications produced by CABE and others to ensure a suitable design is brought forward. Exemplars were given of buildings to illustrate types of design; in retrospect more appropriate photographs will be sought.</p>	<p>The following amendment will be made to chapter 'Development principles', section 'Built form', sub heading 'context' bullet point 3:</p> <p>The building(s) are likely to be predominantly three storey above ground level, but taller elements may be included; and'</p> <p>Replacement photographs for all or some of the exemplars will be sought.</p>

Issue 3: Traffic and noise/light pollution		
<p>Concern was raised over the potential of the increase in traffic.</p> <p>Concern was raised over the increase of noise and light pollution.</p>	<p>The Local Highways Authority was consulted as a statutory consultee.</p> <p>Considered and noted.</p>	<p>No change</p> <p>In chapter 'Development principles' section 'promote sustainable development' a bullet point will be inserted to read</p> <p>'consider the impact of light and noise pollution'</p>
Issue 4: Trees		
<p>General concern was raised in relation to the lopping and felling of trees.</p>	<p>A tree survey was carried out to assess the condition of the trees on the site and appropriate recommendations made.</p>	<p>In the chapter 'Development requirements' section 'Tree protection' the following text will be inserted:</p> <p>'Regard will be given by any development to the root protection area.'</p>
Issue 5: Safer environments		
<p>P.10 under PPS 1 add: Create safe environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion.</p> <p>P.16 under PPG 3, add:</p>	<p>The stated chapter focuses on paragraph 35 of PPS1 which acts as a general starting point for good design. The suggested amendment will be included in Chapter 'Development Principles' section 'site planning'</p> <p>Accepted</p>	<p>The following text will be added to page 10 as a bullet point under the heading 'Create a place where the users feel and are as safe as possible:'</p> <p>'Ensure an appropriate design so that crime and disorder or fear of crime does not undermine quality of life or community cohesion.'</p> <p>Text will be inserted on page 16 under</p>

<p>Designs and layouts that are inclusive, safe, take into account of public health, crime prevention and community safety.</p>		<p>section PPG3 to read: ‘Designs and layouts should also ensure that they are inclusive, safe and take into account public health, crime prevention and community safety.’</p>
<p>Issue 6: Planning policy context</p>		
<p>Under the Heading “Planning policy and context”, consideration should be given to including reference to PPG17 as well as the Borough’s own Play and Open Space SPG.</p>		<p>A reference will be included to PPG17 in the chapter ‘Planning policy context’ section ‘National Planning Policy.’</p> <p>In addition the following text will be inserted in ‘Appendix 1:’</p> <p>‘PPG 17 – Planning for open space, sport and recreation (2002) ODPM This sets out policy on a variety of issues relating to open space, sport and recreation. It outlines a number of objectives which aim to deliver broad government objectives these include:</p> <ul style="list-style-type: none"> • Support an urban renaissance; • Support rural renewal; • Promote social inclusion and community cohesion ; • Promote health and well-being; and • Promote more sustainable development.’

Summary of letters received

Comment	Response	Recommendation
E Keyword		
<p>Expresses concern over</p> <ol style="list-style-type: none"> 1. Car parking spaces (especially short stay) 2. The building of flats which may affect the privacy of residents in bungalows on Primrose Hill and Chestnut Avenue 3. It is appreciated that the library requires additional space and it is considered appropriate to move the Walter Charles Centre. Both of these facilities should be allocated adequate parking for staff and visitors in addition to general parking which is already at a premium 	<p>Chapter 'Development principles' states that the maximum number of short-stay car parks will be retained.</p> <p>The proposed development will take into consideration the existing surrounding building heights. Taller elements of the development will be located to the east of the site.</p> <p>The amount of car parking provided on the site will follow guidance set out in national, regional and local planning guidance.</p>	<p>No change</p> <p>Text will be amended to state that any proposed development will be predominantly three storeys above ground level, but taller elements may be included.</p> <p>Text will be inserted to reflect the nature of shared parking spaces and the possibility of on-street parking control areas.</p>
Mr and Mrs Baraclough, Miss Smith and C B Tristram		
<p>After looking at concept 2 (page 12) the proposed flats are located extremely close to the rear boundary walls of the properties located on Primrose Hill and the development would therefore have a severe impact in reducing the privacy of residents on Primrose Hill. After referring back to the 'Oadby Sandhurst Planning Brief; Feedback from public consultation' leaflet which I received in December 2005, one of the key issues identified as being the most important thing to keep was the 'privacy of residents of bungalows on Primrose Hill.' I feel therefore that concept 2 outlined in the brief does not take into consideration the concerns of residents which were expressed at the consultation event in November 2005.</p>	<p>Considered and noted, the location of the flats will be considered in relation to the impact they will have on existing properties. The planning brief states that taller elements of the proposed development will be located to the east of the site to reduce the impact on existing residents.</p>	<p>No change</p>

<p>I have further concerns in regards to the height of the development, I feel that the tallest parts of the development should be located to the east of the site and the height of development close to Primrose Hill should be limited to 'respect the privacy of the existing single storey housing.'</p> <p>In conclusion I feel that concept 2 would have a detrimental effect to residents of Primrose Hill by reducing their level of privacy significantly. This option should therefore be discounted to take into consideration the concerns of residents raised at the November 2005 workshop in regards to the retention of 'privacy to residents of bungalows on Primrose Hill.'</p>	<p>The proposed development will take into consideration the existing surrounding building heights. Taller elements of the development will be located to the east of the site.</p>	<p>Text will be amended to state that any proposed development will be predominantly three storeys above ground level, but taller elements may be included.</p>
<p>M Henderson</p>		
<p>A major consideration for us is the parking.</p> <p>We were made aware of the residents parking scheme which is in place, however, we do struggle to park - and if there is not a space available we are entitled to park on the Sandhurst street car park - what do we do when the spaces are removed?</p> <p>By developing the Sandhurst street car park and removing the majority of the car parking spaces is going to cause major parking problems for local residents and shoppers alike.</p> <p>The flow of traffic on Sandhurst Street will increase as it will be busy day and night and this is a concern - there are the noise and environmental elements to consider.</p> <p>You outline possible plans for affordable housing - for whom exactly?</p>	<p>The amount of car parking provided on the site will follow national, regional and local guidance.</p> <p>Chapter 'Development principles' states that the maximum number of short-stay car parks will be retained.</p> <p>Considered and noted</p> <p>Not an issue for the planning brief</p>	<p>Text will be inserted to reflect the nature of shared parking spaces and the possibility of on-street parking control areas.</p> <p>No change</p> <p>In chapter 'Development principles' section 'promote sustainable development' a bullet point will be inserted to read 'consider the impact of light and noise pollution'</p> <p>No change</p>

<p>Car parking in Oadby is at a premium. The Parade itself, Sandhurst Street and the car park off Brooksby Drive are always busy - particularly at weekends which is when it will most affect the residents.</p> <p>You detail a council resolution dated 7 June 2005 saying any loss of car parking space will be compensated with provision of space elsewhere - where exactly?</p>	<p>The amount of car parking provided on the site will follow national, regional and local guidance.</p> <p>Page 14 of the Planning Brief states that 'Any loss of car parking resulting from the project will be compensated for with a provision of spaces elsewhere in the town centre.'</p>	<p>No change</p> <p>No change</p>
<p>Government Office for the West Midlands</p>		
<p>No comments to make, have you consulted GOEM?</p>	<p>Considered and noted. The Government Office for the East Midlands were consulted upon.</p>	<p>No change</p>
<p>B Smith</p>		
<p>I note in the tree survey that tree T11 is in poor condition & recommended for felling. At intervals over many years I have contacted the council with complaints about this tree & its height, seedlings embedded in our lawns, resulting in my late husband having to remove them by hand for fear of trees growing in our lawn. But mainly the safety aspect. The outcome of these complaints has been slight pruning which has encouraged the tree to grow even taller.</p> <p>Now Sandhurst St is to be redeveloped I find it ironic that T11 is destined to be removed to suit your purposes. I shouldn't be surprised at this decision because it is par for the course. O.W.B.C. always seems to do exactly as they wish & everyone else can go hang.</p>	<p>Not an issue for the planning brief</p>	<p>No change</p>
<p>Mrs J Ward</p>		
<p>I am writing to express my concerns about the development proposed for the Sandhurst Street Car Park. I do not think that this land should be used as building land in the heart of Oadby. The village shops have diminished over the years</p>	<p>The amount of car parking provided on the site will follow national, regional and local guidance.</p>	<p>Text will be inserted to reflect the nature of shared parking spaces and the possibility of on-street parking control areas.</p>

<p>and replaced by fast food, pubs and charity shops. This council has really put the tin hat on it by charging to park. I am sure if all the councillors lived in the surrounding streets they would see these proposals in a new light. The fact that some of the residential units may overlook bungalows is absolutely disgusting, so much for looking after the residents of Oadby.</p> <p>Surely if any thing was to be built it would be better built at the back of the shops away from the housing, but I don't think it should be built at all.</p> <p>The car park is two-thirds full or more everyday and Primrose Hill is full as well. I really can't see why the Walter Charles Centre has to be moved. I suppose in a short while that land will be used for housing as well.</p> <p>Considering all the extra properties being built we don't seem to see much benefit from our Council Tax. I never see a Policeman or Traffic Warden, but pay £100 a year extra council tax.</p> <p>All the flats or whatever will need a parking a space plus the doctors. I should think the people in Sandhurst Street are distraught at the prospect of all this extra traffic.</p> <p>I hope serious consideration will be given to all this before so many people are affected. We are supposed to vote Councillors in to work for us. I don't think so.</p> <p>Oadby centre will be one big housing estate, no character, no shops, just people, people, people.</p>	<p>The location of the proposed development will be located to the east of the site.</p> <p>The amount of car parking provided on the site will follow national, regional and local guidance.</p> <p>Not an issue for the planning brief</p> <p>The amount of car parking provided on the site will follow national, regional and local guidance.</p> <p>Not an issue for the planning brief</p>	<p>No change</p> <p>Text will be inserted to reflect the nature of shared parking spaces and the possibility of on-street parking control areas.</p> <p>No change</p> <p>Text will be inserted to reflect the nature of shared parking spaces and the possibility of on-street parking control areas.</p> <p>No change</p>
<p>R Singh Dehal</p>		
<p>I own the property known as XX Sandhurst Street, which is at the car park end of Sandhurst Street. I would like to make some representations/observations:</p>		

<p>1. Sandhurst Street is a narrow residential street with on road parking for residents. Currently, there is a heavy traffic flow on Sandhurst Street in order to gain access to the car park. If the development sees an increase in traffic volume (both cars and service vehicles, the latter likely to be vans and trucks) how will this be dealt with? If the intention is to remove residents parking in order to open up the road then where will resident's parking be provided? Are there any plans to widen the road?</p> <p>2. There is pedestrian access from Sandhurst Street to The Parade via a footpath that runs along side my property. What changes will be made to this footpath? With current footfall, I suffer considerable damage to my boundary fence caused by pedestrians.</p> <p>3. Given that the site adjoins a residential area, the level of lighting to be introduced should be such that it ensures that night time light pollution is minimised.</p> <p>I should be grateful if you would consider the above points as part of the Consultation process.</p>	<p>The amount of car parking provided on the site will follow national, regional and local guidance.</p> <p>There is no intention to remove residents parking on Sandhurst Street. The local highways authority has been consulted upon as a statutory consultee.</p> <p>Rawlings Passage has been identified as a pedestrian route that could be enhanced and improved. This will be retained within the planning brief.</p> <p>Considered and noted</p>	<p>Text will be inserted to reflect the nature of shared parking spaces and the possibility of on-street parking control areas.</p> <p>No change</p> <p>In chapter 'Development principles' section 'promote sustainable development' a bullet point will be inserted to read 'consider the impact of light and noise pollution'</p>
<p>R Aldwinkle</p>		
<p>The comments on the Sandhurst Street Planning Brief document are: Having just read the planning document and looked at the proposals, I do hope that the photographs of other buildings, which look as though they may be suggestive of new build proposals here, are not taken up as they are cheap and tacky 60s looking. This is something the council must steer clear of. You ruined Oadby in the 60s so please get it right this time and try and bring some character back into Oadby before it is all too late.</p>	<p>Photographs on page 13 are examples only, the replacement of some or all will be sought.</p>	<p>Replace some or all of the exemplars</p>
<p>V Mosedale</p>		
<p>I am very strongly against the proposed buildings for which I have seen the consultation draft documents of February</p>		

<p>2006, relating to the Sandhurst Street Car Park and Library.</p> <p>Vision for the site: Who's Vision? You make a reference to housing - including affordable housing and Public car parking.</p> <p>Housing: I take objection to the Built form the buildings are likely to be predominantly three storeys, but taller elements have been included. I will be completely overlooked by these buildings and am very concerned as to how close they will be to the wall at the bottom of my garden. After reading through this document I think Public Car Parking will be a joke! After all that is what it was built for in the first place to serve Oadby residents or when shopping or using the library. Cars are parked outside my bungalow now on yellow lines!</p> <p>Have you heard of the saying "you can't make a purse out of a sow's ear"? You are cramming too much into a small space and we the residents will suffer. A new library will be welcome, which could be incorporated with a community centre. Full stop! What I am trying to say is that you are destroying everything that Oadby has stood for over the years. I came here over 30 years ago and enjoyed living here, and I have worked in Oadby and my children have been educated in Oadby. I still want to live here.</p> <p>I respect nature and the environment and hope that at least the four large trees you have ringed on the plan will be saved.</p> <p>What an outlook for the future.</p>	<p>The provision of affordable housing and car parking will follow guidance set out in national, regional and local guidance.</p> <p>The planning brief sets out how the site could be developed, the higher elements of the proposed development will be located to the east of the site to reduce the risk of overlooking.</p> <p>The amount of car parking provided on the site will follow national, regional and local guidance.</p> <p>A tree survey was carried out to assess the condition of trees and will be taken into consideration in any proposed development.</p>	<p>No change</p> <p>Text will be amended to state that any proposed development will be predominantly three storeys above ground level, but taller elements may be included.</p> <p>Text will be inserted to reflect the nature of shared parking spaces and the possibility of on-street parking control areas.</p>
<p>B Wyman</p>		
<p>Thank you for your letter regarding Sandhurst Street development.</p> <p>To me the only problem is loss of shoppers car park and possible noise in the evenings for the occupants backing up to the car park, for instance, Primrose Hill, as they are all</p>	<p>The amount of car parking provided on the site will follow national, regional and local guidance.</p>	<p>Text will be inserted to reflect the nature of shared parking spaces and the possibility of on-street parking</p>

<p>bungalows, it means they are all pensioners. The wall around the car park is badly in need of repair and one of the trees, for instance Sycamore is definitely a nuisance with its seeds etc.</p> <p>I hope the layout will include shrubs and small trees and some of the parking spaces reserved for the doctors surgery, including handicapped.</p>	<p>A tree survey was carried out to consider the condition of the trees on site, T11 which is located close to the boundary of properties on Primrose Hill has been recommended for felling.</p>	<p>control areas. In chapter 'Development principles' section 'promote sustainable development' a bullet point will be inserted to read 'consider the impact of light and noise pollution'</p> <p>No change</p>
<p>Leicestershire Constabulary</p>		
<p>I note the reference within the document to the need to create safer places but would suggest the following amendments for your consideration and adoption.</p> <p>P.10 under PPS 1 add: Create safe environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion.</p> <p>P.14 under car park standards, add: Public car park areas should be constructed and managed in accordance with the Association of Chief Police Officers Park Mark (Safer Parking) Award Scheme.</p> <p>P.14 under Secure by Design, amend: The developer is encouraged to consult me – the</p>	<p>The stated chapter focuses on paragraph 35 of PPS1 which acts as a general starting point for good design. The suggested amendment will be included in Chapter 'Development Principles' section 'site planning'</p> <p>Considered and noted</p> <p>As a statutory consultee Leicestershire Constabulary will be consulted upon in</p>	<p>The following text will be added to page 10 as a bullet point under the heading 'Create a place where the users feel and are as safe as possible:' 'Ensure an appropriate design so that crime and disorder or fear of crime does not undermine quality of life or community cohesion.'</p> <p>The following text will be inserted: 'Shared parking spaces will be provided for the library, surgery, community centre and the general public. Adequate attention will be given at the design stage and relevant bodies will be consulted upon.'</p> <p>No change</p>

<p>Architectural Liaison Officer at Police Headquarters at an early stage.</p> <p>P.16 under PPG 3, add: Designs and layouts that are inclusive, safe, take into account of public health, crime prevention and community safety.</p>	<p>accordance with adopted Statement of Community Involvement.</p> <p>Accepted</p>	<p>Text will be inserted on page 16 under section PPG3 to read: ‘Designs and layouts should also ensure that they are inclusive, safe and take into account public health, crime prevention and community safety.’</p>
<p>D Woolley</p> <p>Having seen the plans for the car park, these plans bear no relation to the meeting that was held at Oadby Library when it was intended for new buildings. On both current plans, flats will be built higher and will come almost to the boundary wall of bungalows backing onto Chestnut Avenue, taking away all the privacy and peace. All bungalows backing onto this wall are occupied by elderly residents in both Chestnut Avenue and Primrose Hill. These features should either be built where the existing library is on the Walter Charles Centre site where there is plenty of existing flats, and then these will be well away from the residential area and could be built higher using less space. We have lived in the bungalow for 49 years when Oadby was a lovely village and I am not looking forward to the loss of privacy and increase in noise. We hope this problem will be resolved to everyone’s mutual satisfaction.</p>	<p>Proposed developments will be encouraged to be situated at the east of the site reducing the potential impact of residents on Primrose Hill. In regards to noise text will be inserted to recognise this.</p>	<p>In chapter ‘Development principles’ section ‘promote sustainable development’ a bullet point will be inserted to read ‘consider the impact of light and noise pollution’</p>
<p>Mrs Jarrams</p> <p>I am writing to object to the proposed plans on the Oadby Library car park. I feel that the multi storey flats which have been proposed are not in keeping with this quiet residential area, and are too overpowering and intrusive to the bungalows on Primrose Hill. This will also multiply the car parking on Primrose Hill</p>	<p>The proposed built development will be located to the east of the site to reduce the impact on residents. The number of parking spaces provided will reflect national, regional and local guidance.</p>	<p>Text will be inserted to make reference to on street parking controls.</p>

which already causes distress to the residents.		
The Ramblers Association		
<p>The pedestrian routes through to The Parade and Chestnut Avenue to be maintained and made as user friendly as possible, straight and well lit for safety. Chestnut Avenue access should not be extinguished as it allows the public through from Brabazon Road, Primrose Hill and Wigston Road to the Library and Surgery.</p> <p>With regard to disabled spaces. I am surprised that the plan does not even suggest one at the proposed surgery and library. General parking would tend to use the space near to The Parade and therefore increasing the walking distance for the disabled.</p>	<p>The pedestrian routes to The Parade and Chestnut Avenue have been identified to be enhanced and improve their quality. There is no intention to remove the Chestnut Avenue passageway.</p> <p>On page 14 under 'Car parking standards' the brief states ' Parking for the disabled should be provided to at least the Council's adopted standards and should be located close to the entrance (s) of the various uses on the site and be designed to meet current good practice.'</p>	<p>No change</p> <p>No change</p>
B Hyland		
<p>GTC has no apparatus in the vicinity of your proposed works.</p> <p>Please note other Gas Transporters may have apparatus in this area and you should ensure that all transporters have been consulted.</p> <p>All future plant enquires must contain accurate E and N grid references so that we can process them all ASAP.</p>	<p>Considered and noted</p>	<p>No change</p>
Miss A Hirani & Mrs M Towell		
<p>After reading the draft document we take the opportunity of making the comments on the document.</p> <p>1. We stress that we do not need housing, no Flats and no 3 to 4 storey building, too high lack of privacy for bungalows in Primrose Hill and the car park wall.</p>	<p>The development is proposed to be located on the east side of the site to reduce the potential impact of residents.</p>	<p>Text will be amended to state that any proposed development will be predominantly three storeys above</p>

<p>2. Good Architectural design, no concrete and glass buildings as this would not be in keeping with the area.</p> <p>3. Buildings should be people friendly and safe discouraging antisocial behaviour, noise and taking account of the Privacy and Safety of elderly residences of Primrose Hill.</p> <p>4. Maximum car parking needed prevention of people parking in Primrose Hill, blocking access for residents this is already a problem and does not need adding too.</p>	<p>National non-statutory guidance will be taken into consideration in the design of new buildings as set out in the planning brief.</p> <p>The section 'Development principles; site planning' sets out principles which underlie good design in relation to the site, this includes creating places where users feel as safe as possible.</p> <p>National, regional and local guidance on parking provision will be followed</p>	<p>ground level, but taller elements may be included. No change</p> <p>No change</p> <p>Text will be inserted to make reference to on street parking controls.</p>
<p>D A & T Clements</p>		
<p>I find that these will spoil some of our view especially if the large tree is damaged or removed.</p> <p>I would understand that the building which is to contain the two flats will be 4 storeys high, and the lower building 2 storeys high, both of which will be seen from our lounge window as we face up the alley from the car park to Chestnut Avenue.</p> <p>Our other concern is that if the car park is reduced then the parking will be an even worse problem than it is already. Do you have the problem of not being able to get out of your own drive because someone has blocked it, even though it is double yellow lines, we do.</p> <p>Some cars park half on the road, half on the pavement so</p>	<p>A tree survey was carried out to consider the condition of the trees on the site; the findings will be taken into consideration in any proposed development.</p> <p>The proposed development will be located on the east side of the site to minimise the impact on existing properties.</p> <p>The number of parking spaces provided will reflect national, regional and local guidance.</p> <p>Not an issue for the planning brief</p>	<p>No change</p> <p>Text will be amended to state that any proposed development will be predominantly three storeys above ground level, but taller elements may be included.</p> <p>Text will be inserted to reflect the nature of shared parking spaces and the possibility of on-street parking control areas.</p> <p>No change</p>

<p>reducing its width for the use on the pushchairs and disabled buggies. This means that these have to walk on the land belonging to the bungalows and they are expected to maintain to a safe level. As the parking is already so bad the Police are often called to clear the way to allow buses to travel down the road especially the part between the cul-de-sac and The Parade.</p> <p>I hope you will take into consideration the views of those who live so close to the proposed development.</p>		
<p>East Midlands Development Agency</p>		
<p>Thank you for consulting <i>emda</i> on the above report. Staffing the Planning and Infrastructure Team will consider the report and will forward and appropriate comments to your authority within the timescale.</p>	<p>Considered and noted</p>	<p>No change</p>
<p>Health and Safety Executive (HSE)</p>		
<p>Health and Safety Executive has no comments to make.</p>	<p>Considered and noted</p>	<p>No change</p>
<p>Disability Rights Commission</p>		
<p>Thank you for your recent correspondence to the Disability Rights Commission (DRC), with respect to the Oadby & Wigston Borough Council Public Consultation Documents.</p> <p>You invited the DSC to comment on the Documents, Please note that the DRC is not in a position to evaluate local government policies or practices, though we appreciate that these may be of relevance to the lives of disabled individuals.</p> <p>We would like to draw your attention to the Disability Equality Duty, which is being incorporated into the Disability Discrimination Act. You will find guidance on these provisions on the DRC website at the following web page: www.drc-gb.org/thelaw/publicsectordutycodes.asp</p> <p>You may also be interested in the 'Local Government Information' for the Disability Equality Duty, at the following web address:</p>	<p>Considered and noted</p>	<p>No change</p>

<p>My bungalow is located on Primrose Hill adjoining the car park; any flats would reduce my privacy.</p> <p>I also have concerns over parking; the place is very busy especially at peak times. There are already a lot of cars parked on Primrose Hill. There will also be an increased amount of litter.</p> <p>There is a need for a much improved bus service.</p>	<p>of the site.</p> <p>The amount of car parking provided on the site will follow national, regional and local guidance.</p> <p>Not an issue for the planning brief.</p>	<p>predominantly three storeys above ground level, but taller elements may be included.</p> <p>Text will be inserted to make reference to on street parking controls.</p> <p>No change</p>
Leicestershire County Council		
<p>With regards to developer contribution Leicestershire County Council has nothing to add. It seems to deal appropriately with the implications for implications for developer contributions towards County Council services/infrastructure and I have been in consultation with Property Services regarding temporary library accommodation in the town centre.</p> <p>The brief does not appear to specify adequate parking and servicing.</p>	<p>Considered and noted.</p> <p>The amount of car parking provided on the site will follow national, regional and local guidance.</p>	<p>No change</p> <p>Text will be inserted to reflect the nature of shared parking spaces and the possibility of on-street parking control areas.</p>
East Midland Regional Assembly		
<p>The proposed development briefs are in general conformity with the Regional Spatial Strategy Core Objectives as set out in policy 1. Policy 1 reflects the social, economic, environmental and resource efficiency facets of sustainable development.</p> <p>The sequential approach to development is central to the Regional Spatial Strategy.</p>	<p>Considered and noted.</p>	<p>No change.</p>
Late representations		
Environment Agency		

<p>The site is not subject to physical environmental constraints. The former use as a car park may have given rise to localised contamination from oil drips from vehicles. The site is not located on aquifer and any contamination will be unlikely to threaten the water environment. The Council's Environmental Health Officer will be able to comment on risk to human health. PPS23 gives appropriate guidance.</p>	<p>Considered and noted, the environmental health department at the Borough Council were consulted upon during the preparation of the brief.</p>	<p>No change</p>
<p>English Nature</p>		
<p>English Nature does not have any specific concerns. English Nature support and encourage the incorporation of areas of natural green spaces into plans for urban areas as they have beneficial impacts on both people and wildlife.</p> <p>It is also important that plans ensure the possible protected species issues are dealt with correctly. Permission should not be given to a development where harm to the species or their habitats would result unless the need for and benefits of the development outweigh the harm</p>	<p>Considered and noted</p>	<p>No change</p>
<p>Mrs Kendrick</p>		
<p>I have had a look at the plans and from what I saw they looked interesting. I shall look forward to hearing about any further developments.</p>	<p>Considered and noted</p>	<p>No change</p>
<p>Anonymous</p>		
<p>I am appalled by the Council's proposals to build on Sandhurst Street because there is no possibility of replacing it within reasonable distance of Oadby town centre. The town centre streets and pavements are already littered with illegally and improperly parked cars everyday.</p> <p>The development of an enlarged library, new community centre and a medical centre in the town centre will form a logical and welcomed development, but each one will need vehicular access and parking spaces particularly disabled and elderly people using facilities.</p> <p>The further proposals to construct 40 housing units, each one with a parking space will create further encroachment on the</p>	<p>The amount of car parking provided on the site will follow national, regional and local guidance.</p> <p>The proposed development will be located on the east side of the site to</p>	<p>Text will be inserted to reflect the nature of shared parking spaces and the possibility of on-street parking control areas.</p> <p>Text will be amended to state that any proposed development will be</p>

<p>car park. It causes concern that the 3 or 4 storey properties proposed are within 20 metres of single storey dwellings. The loss of Sandhurst Street car parking facilities will result in many shoppers going elsewhere</p>	<p>minimise the impact on existing properties.</p>	<p>predominantly three storeys above ground level, but taller elements may be included.</p>
<p>English Heritage</p>		
<p>No comments.</p>	<p>Considered and noted.</p>	<p>No change.</p>
<p>David McDade</p>		
<p>Primrose Hill residents have seen their road turned from a quiet area to a car park since the introduction of charges for use of the Sandhurst Street car park. There is now no chance of visitors to residents of Primrose Hill having a space to park during office/bank hours Monday to Friday.</p> <p>Putting a Community Centre, Surgery and housing on the Sandhurst St car park will only exacerbate the problem. There is no allocated car parking space within the plan for visitors to the Library, Community Centre or Surgery to have parking and if housing is built car parking will be needed for new residents all of which will further increase the problem.</p> <p>Reference is made to views from various angles of the development but no mention is made of the views from Primrose Hill. I object to the possibility of a 3 storey building being the view from my front window and as soon as I leave the house. The brief refers to respecting the privacy of the existing single storey housing which presumably means the bungalows but what about the houses on Primrose Hill which look directly at the proposed development. My point is that any 3 storey development is inconsistent with the objective stated in the brief. In summary, I have concerns that the parking situation affecting Primrose Hill residents will get even worse. We feel that the Council has let us down in this regard. I am concerned about the potential of a large imposing building looming from the car park. I do not feel that this location is suitable for additional housing. I am pleased that the trees will be preserved.</p>	<p>The amount of car parking provided on the site will follow national, regional and local guidance.</p> <p>The proposed development will be located on the east side of the site to minimise the impact on existing properties.</p>	<p>Text will be inserted to reflect the nature of shared parking spaces and the possibility of on-street parking control areas.</p> <p>Text will be amended to state that any proposed development will be predominantly three storeys above ground level, but taller elements may be included.</p>