

**APPENDIX K**

**CONSULTATION RESPONSES TO FORMER HERMITAGE LEISURE CENTRE, SILVER STREET, WHITWICK (C92)**

## RESPONSES TO PROPOSED ALLOCATIONS

<b>HOUSING</b>	<b>SITE NUMBER: C92</b>	<b>SITE NAME: FORMER HERMITAGE LEISURE CENTRE</b>
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<b>MAIN ISSUES RAISED</b>	<b>COUNCIL RESPONSE</b>	<b>ACTION</b>	<b>RESPONDENTS ID</b>	<b>RESPONDENTS NAME</b>
It is likely that Sport England will object unless compensatory provision is made elsewhere.	See response to Sport England comments.	No change	116	Strategic Land Group
The proposed allocation includes part of the Hermitage Recreation Ground and so development would result in the loss of part of the playing field, contrary to the National Planning Policy Framework. As no exceptional circumstances have been demonstrated to justify this loss, an objection is raised.	<p>As shown on the policies map, a small area of playing field adjoining the car park is included in the site proposed for housing. In order to be consistent with national policy this part of the site which measures about 0.05 Ha needs to be removed from the site.</p> <p>In addition to the above, the site area included a small, grassed area to the north-east corner of the former building. In subsequent correspondence with Sport England they advised that there would need to be a justification provided that this land fell within the criteria in exception 3 of Sport England's Playing Fields</p>	That the boundary of the site be amended to remove the area of playing field adjoining the former car park.	143	Sport England

	<p>Policy. Exception 3 allows developments which affects only land incapable of forming part of a playing pitch and does not:</p> <ul style="list-style-type: none"><li>• <i>reduce the size of any playing pitch;</i></li><li>• <i>result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);</i></li><li>• <i>reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;</i></li><li>• <i>result in the loss of other sporting provision or ancillary facilities on the site; or</i></li><li>• <i>prejudice the use of any remaining areas of playing field on the site.</i></li></ul> <p>In this instance, it is considered that the land in question would comprise exception 3 land. It was never included as part of any formal recreation space, but rather formed part of the</p>			
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	<p>grassed are around the building.</p> <p>Sport England have been contacted in respect of the above, but to date no response has been received.</p>			
<p>Concerned about the loss of car parking which is used by local residents, particularly as there are double yellow lines along Silver Street. Where will cars relocate to? The loss of car parking could result in people parking in places they shouldn't. Furthermore, this hazard will be compounded by the increase in through traffic accessing the planned housing. Understand the requirement to develop brownfield sites and build new housing stock, but this should not be to the detriment to the existing community especially Silver Street and the adjoining roads.</p>	<p>The proposed housing site excludes an area of car parking immediately to the left of the former entrance. This is to be retained as car parking and includes about 50 car parking spaces which will remain available for use.</p> <p>The former leisure centre attracted a significant number of vehicles 7 days a week, all year round. Leicestershire county Council as highway authority has not objected to the proposed redevelopment on highway grounds.</p>	No change	252	Kathryn Pearce
<p>No concerns from either waste safeguarding or highways raised.</p>	Noted	No change	341	Leicestershire County Council
<p>Concerned at loss of car parking which was provided for residents due to lack of on road parking. Originally advised that site would be use for a few bungalows for old people, but now for 32 homes, which cannot be allocated</p>	<p>The proposed housing site excludes an area of car parking immediately to the left of the former entrance. This is to be retained as car parking and includes about</p>	No change	402	Whitwick Parish Council

to old people. Leisure Centre was designated as a community asset.	50 car parking spaces which will remain available for use.  The details of any future development, including the type of homes to be built, have yet to be determined.			
The site lies with Flood Zone 1. The western edge of site appears to be underlain by a historic landfill.	Noted	No change	404	The Environment Agency
There is not sufficient infrastructure to cope with the huge, proposed housing number for this and other sites in Whitwick. The allocation of any housing proposed for Whitwick should be sustainable, in line with local need and proportional. This is not proportional or with local need.	The proposed site comprises previously developed land. Redevelopment is consistent with the aims of government policy.  The draft policy requires that contributions be made towards the enhancement of infrastructure, including education and health facilities.	No change	406	Jo Straw
More development will increase flood risk as land can no longer absorb rainfall. It will also increase demand for school places and GP practices.	Other policies in the draft plan require the provision of Sustainable Urban Drainage Systems to manage surface water run-off. The draft policy requires that contributions be made towards the enhancement of infrastructure, including education and health facilities.	No change	407	Angela Burr

<p>Concerned about volume of traffic in Whitwick already, more development will make this worse. The local shops and infrastructure do not have the parking facilities to accommodate more residents. The entire area is saturated with houses, it really cannot take many more.</p>	<p>Leicestershire county Council as highway authority has not objected to the proposed redevelopment on highway grounds. The former use as a leisure centre attracted a significant amount of traffic, 7 days a week. The impact from housing will be less???</p> <p>The draft policy requires that contributions be made towards the enhancement of infrastructure.</p>	<p>No change</p>	<p>409</p>	<p>Andrew Palmer</p>
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