



Hinckley & Bosworth
Borough Council

A Borough to be proud of

SHOPPING AND SHOP FRONTS Supplementary Planning Document

Statement of Consultation Responses

September 2007

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1. Introduction

This statement has been prepared in order to meet the requirements of the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Development) (England) Regulations 2004. Regulation 18 (4) requires that before a local authority adopts a supplementary planning document (SPD) all representations on the draft SPD must be considered. It also requires authorities to prepare a statement setting out a summary of the main issues raised in any representations received and how these have been addressed in the SPD that is intended to be adopted.

These requirements are supported by Planning Policy Statement 12: Local Development Frameworks (PPS12), which states that local planning authorities should prepare SPD in accordance with their Statement of Community Involvement (SCI) or the minimum requirements in the Regulations where there is no adopted statement.

The consultation period for the draft Shopping & Shop Fronts SPD ran for a period of 6 weeks, commencing 5 April 2007 through to 21 May 2007. This statement summarises the representations made over this period and sets out how the Council has taken on board the comments made in the SPD to be adopted.

2. Consultation undertaken

Initial consultation

Initial consultation was undertaken firstly on an informal basis with relevant Council Officers (at the evidence gathering stage) with feedback considered during the drafting stage. The consultation base also included feedback from the Core Strategy Preferred Options/Community Plan consultation in July/August 2006, the Hinckley Town Partnership Business Survey in November 2006, the Hinckley and Bosworth Borough Council Citizens Panel Survey in October 2006 and the Leicestershire Town and Villages Survey in October 2006. In addition, the findings of the town centre monitor (2005) has been used as well as a 'snapshot' survey of Hinckley town centre uses undertaken on 31 January 2007. Key stakeholders were sent copies of the Sustainability Appraisal Scoping Report (May 2006). The draft SPD and Sustainability Appraisal (SA) were then approved for public consultation purposes by the Council's SLB in March 2007 and subsequently by the Council's Planning Committee in April 2007.

Formal and informal consultation

Following Council approval, the public consultation process began on the 5 April 2007 and lasted for six weeks. A targeted consultation approach was chosen due to the specialist nature of the guidance notes. A total of 1667 consultees (796 LDF database, 657 citizens panel, 214 town centre businesses) were contacted by letter. Further details can be found in section 3

of this document. As well as these consultees, views were sought from members of public and private organisations and relevant interest groups. In addition, the draft SPD was circulated internally to the relevant Officers of the Council, and circulated to the appropriate Council SLB Members. An article also appeared in the Council's Chief Executive Briefing Notes March 2007. A list of all those consulted can be found in Appendix 2.

Press notices were published (5 April 2007) in the Hinckley Times and Leicester Mercury to advertise the consultation period and invite comments from the wider public. Press articles were published in the same newspapers (3 May 2007 Hinckley Times, 25 April 2007 Leicester Mercury). Appendix 5 contains a copy of the press notice.

A public exhibition was held in Hinckley town centre on Saturday 28 April 2007 (market day).

Comments were received from 26 respondents during the 6-week consultation period.

The public consultation on the SPD accords with the provisions of the adopted Hinckley & Bosworth Statement of Community Involvement, the Regulations and PPS12. A wide variety of organisations and individuals were informed of the public consultation and invited to make representations on their content.

The draft SPD, associated documents and SPD matters were made available on the Council's web site www.hinckley-bosworth.gov.uk.

Copies of the draft SPD and associated documents were made available at the locations referred to in the Press Adverts (Appendix 4). This included at the Council offices and all the borough's public libraries during their normal opening hours.

Hard copies of the draft SPD and/or any of the associated documentation were sent to statutory consultees and all Parish Councils. They were also sent out to individuals in the post if requested, free of charge.

3. Responses to Representations

All comments received on the draft SPD have now been considered and amendments and revisions have been made where considered appropriate. Appendix 1 details the individual comments made and the action that has been taken.

APPENDIX 1

Comments received and Council response

REF NO: SSFD0001

MR. Eric Neale

CTC

The SPD advises that A3 Uses (restaurants and cafes) could be acceptable in Secondary Shopping Areas, but a cafe that is trading in the town centre is subject to enforcement action, which is confusing.

Council's Response:

Local Plan Policy RETAIL 3 does allow for non-A1 uses subject to certain criteria. The new document seeks to further clarify the previous advice that non-A1 uses may be acceptable in certain circumstances. Comment noted. No further action required.

REF NO: SSFD0002

MR. Geoff Platts

Environment Agency

The lowering of the doorway threshold to accommodate access for the disabled could increase flood risk to a property. The design of the shop front should incorporate flood resilience, such as the ability to insert stop-logs across a shop front.

Council's Response:

Comment noted. Advisory note added to para. 1.7.1.

REF NO: SSFD0003

Miss Ann Placket

English Heritage

Neither the SPD nor the SA seems to cover the conservation of traditional shop fronts.

Council's Response:

Local Plan Policy BE9 relates to the retention and repair of shop fronts where they contribute to the character of a Conservation Area. Para 1.2.7 of the SPD provides further advice. No further action required.

REF NO: SSFD0004

MR. Alan Hubbard

The National Trust

Thank you for notification of the draft SPD. We do not wish to offer any comments.

Council's Response:

Comment noted. No further action required.

REF NO: SSFD0005
MR. S P Vickers

Concerns raised about the use of both acronyms and jargon.

Council's Response:

Comment noted. The introduction sets out the legislative and policy background to the document and therefore contains necessary references to a several national and local planning policy documents. This is kept to a minimum thereafter, within the main advisory part of the document. No further action required.

REF NO: SSFD0006
MR. M B Clarke

Concerns expressed that the use of acronyms and jargon is confusing the real issue.

Council's Response:

Comment noted. The introduction sets out the legislative and policy background to the document and therefore contains necessary references to a several national and local planning policy documents. This is kept to a minimum thereafter, within the main advisory part of the document. No further action required.

REF NO: SSFD0007
MR. Rob Parkinson
HBBC Health and Environmental

No comments.

Council's Response:

No further action required.

REF NO: SSFD0008
MR. Graham Fairbrass

Concerns about acronyms and jargon and its relevance to Citizens Panel members

Council's Response:

Comment noted. The introduction sets out the legislative and policy background to the document and therefore contains necessary references to a several national and local planning policy documents. This is kept to a minimum thereafter, within the main advisory part of the document. No further action required.

REF NO: SSFD0009
MR. Stephen Peatfield
PEATFIELD ASSOCIATES

- i) Lost opportunity to review the role of the town centre. Much of the previous 2003 guidance remains unchanged.
- ii) The 50% calculation seems arbitrary and there is no justification for this figure (2.5.4)
- iii) Query how applicants can practically demonstrate that there would be no adverse affect on retail character by a change of use to non-retail (2.5.5). 'No' adverse effect is too strict and intolerant a criteria.

Council's Response:

- i) Comment noted. However, the policy basis for the SPD remains the 'saved' policies from the existing Local Plan. A review of town centre policies is being undertaken as part of the Council's new local development framework, specifically the Hinckley Town Centre Area Action Plan. No further action required.
- ii) Comment noted. 50 % is considered to be appropriate in that it ensures retail use remains principal/main use of a shopping frontage. No further action required.
- iii) Comment noted. Amend to "no 'significant' adverse detrimental affect".

REF NO: SSFD00010
MR. Ian Dutton
LEICESTERSHIRE COUNTY COUNCIL

- i) It could be a more comprehensive document, for example by providing advice on strategic potential development sites.
- ii) Suggested amendments to the wording of a number of paragraphs, mainly technical in nature (paras 1.7.1, 1.7.2, 1.8.2, 1.12.2, 1.13.2, 1.14.2, 2.2.10, 3.1.8.)

Council's Response:

- i) Comment noted. However, the policy basis for the SPD remains the 'saved' policies from the existing Local Plan. A review of town centre policies is being undertaken as part of the Council's new local development framework, specifically the Hinckley Town Centre Area Action Plan. No further action required.
- ii) Amend as suggested.

REF NO: SSFD00011
MR. Steve Bolton
EAST MIDLANDS REGIONAL ASSEMBLY

The document is in general accordance with the Core objectives of the draft RSS

Council's Response:

Comment noted. No further action required

REF NO: SSFD00012

Various comments

HINCKLEY TOWN CENTRE EXHIBITION (28.04.07)

Concerns about the loss of Victorian frontages
Should be more use made of public spaces e.g. music
Lack of cinema/bowling facilities
Too many drinking establishments
Keep markets, keep Council offices (good example of 60s building)
Coffee Rio (Market Place) is good - outside tables/sitting
More pedestrian areas
Market forces should be considered as an issue determining shop use. Also, if it can be proved a unit cannot be let for A1, worth considering other uses e.g. cafe
Leisure Centre is in a good location and should stay, although parking is an issue.

Approx 16 people commented

Council's Response:

These are issues covered by the document or will be considered as part of the Council's new local development framework, specifically the Hinckley Town Centre Area Action Plan. Comments noted. No further action required

REF NO: SSFD00013

MRS. Ann Neale

HBBC HEALTH AND ENVIRONMENT

No comments - Ann Neale (Admin and Licensing Officer)

Council's Response:

Comment noted. No further action required

REF NO: SSFD00014

MS. Rose Freeman

THE THEATRES TRUST

We do not wish to offer any comments.

Council's Response:

Comment noted. No further action required

REF NO: SSFD00015

MR. Ian Goldstraw

DERBYSHIRE COUNTY COUNCIL

No comment.

Council's Response:

Comment noted. No further action required

REF NO: SSFD00016

MS. Gayner Johnson

Agree with stated retail and non-retail use thresholds and with flexibility in determining certain changes of use in exceptional circumstances

Council's Response:

Comment noted. No further action required

REF NO: SSFD00017
MR. Chris Peat
CARLTON PARISH COUNCIL

- i) Minor amendment to para 1.1.2
- ii) Suggested re-ordering of bullet points in para 1.3.2
- iii) Part 2 should apply to Earl Shilton and Barwell
- iv) Would be helpful to clarify the use class of an 'Off License'.
- v) Not clear what 12% refers to, in para. 2.4.2.
- vi) There's no reference to Policy Retail 5 in para 2.6.1.
- vii) Suggested addition retail gateway (para 2.7.3) and extension to secondary shopping frontage.
- viii) Terminology should be consistent. Para. 3.1.2 refers to 'local shopping areas' not 'local shopping centres'.
- ix) Typos at paras 1.6.4, 1.9.4, 1.14.2
- x) start of opening hours not defined in para 3.1.7

Council's Response:

- i) Amend para 1.1.2
- ii) Re-order list
- iii) Part 2 relates to saved local plan retail policies relating specifically to Hinckley Town Centre, and these policies form the policy basis of the document. Earl Shilton and Barwell are covered by generic Part 1 and Part 3 of the document. No further action required.
- iv) Include Off License in list at para. 2.2.5 (A1 Shops)
- v) It is stated that this figure refers to shop units. No further action required.
- vi) No additional advice was considered necessary for Town Centre Fringe uses. No further action required
- vii) These are Policy matters beyond the remit of this advisory document. No further action required.
- viii) Amend para. 3.1.2 as necessary.
- ix) Correct typos as necessary.
- x) Start of opening hours can vary greatly depending on the requirements of the business. It is felt more appropriate that these are considered on an individual basis. No further action required

REF NO: SSFD00018
MR. Iain Reidy
HIGHWAYS AGENCY

We do not wish to offer any comments.

Council's Response:

Comment noted. No further action required

REF NO: SSFD00019
MS. Fiona Helliwell
MARKET BOSWORTH PARISH COUNCIL

We do not wish to offer any comments.

Council's Response:

Comment noted. No further action required

REF NO: SSFD00020
MS. Jan Shepherd
HEATHER PARISH COUNCIL

Number of comments in support of the document.

Council's Response:

Comments noted. No further action required

REF NO: SSFD00021
MR. Grant Stephenson
BARTON WILLMORE

Comments made on behalf of client who represent owners of Britannia Centre. Design standards should be balanced against requirements of national multiple retailers and so not applied too rigidly, otherwise this could prejudice successful regeneration of the town centre. Paragraph 1.2.9 and key objective 3 are welcomed in respect of modern or innovative design solutions.

Council's Response:

Comments noted. No further action required

REF NO: SSFD00022
MISS. Ann Plackett
ENGLISH HERITAGE

Happy to leave HBBC Conservation Officer to provide advice/comments on the SPD.

Council's Response:

Comment noted. No further action required

REF NO: SSFD00023
MR. Stuart H Bradshaw
LEICESTERSHIRE CONSTABULARY

Technical advice on toughened/safety glass and suggested amendment to para 1.6.3 and also to para 1.6.4 relating to depth of doorway reveal.

Council's Response:

Comment noted. Amend as suggested.

REF NO: SSFD00024
MR. L. Taylor

- i) Presumably nothing can be done to rectify existing inappropriate signs and that the guidance therefore relates to future proposals?
- ii) Cafes and restaurants have their place, but recent closures suggest they may not be totally viable.
- iii) Are rules in place to prevent graffiti and fly-posting on empty properties?

Council's Response:

- i) The guidance relates to future proposals. No further action required.
- ii) Comment noted. No further action required.
- iii) Where necessary, this is usually dealt with through planning enforcement. No further action required.

REF NO: SSFD00025

MR. Gary Morris

HBBC TOWN CENTRE MANAGER

- i) There is no classification for charity shops or £1 shops
- ii) Could the use of shutters be less restrictive in areas of predominantly retail uses e.g. Castle Street.
- iii) There is no mention of bollards, A-boards or other potential obstructions.
- iv) No mention of the threat of out-of-town uses.
- v) Poorly placed exterior electrical cables can have a poor visual impact on a property. Hanging baskets can improve the appearance of shopping streets.

Council's Response:

- i) Comment noted. There is no distinction with these uses. These all lie within A1 Uses (Shops).
- ii) It is considered that the advice provides adequate flexibility, and that appropriately designed shutters and boxes can be acceptable. Castle Street is in a Conservation Area where design needs careful consideration. No further action required.
- iii) These are essentially highway matters. A-boards do not generally require planning permission. Where fixtures or street furniture are considered to require planning permission, they would be considered on their individual merits. Such proposals are not directly related to any local plan retail policy. No further action required.
- iv) This is a policy issue beyond the remit of this advisory document. No further action required.
- v) Add in references to cables and hanging baskets in para 1.2.8

REF NO: SSFD00026

MR. Keith Busby

LEICESTER CITY COUNCIL

Was a study carried out in relation to retail gateways

Council's Response:

Comment noted. No formal study undertaken other than recognition of their important locations. Also, appeal inspectors have been inclined to give the designation some weight. No further action required.

APPENDIX 2

List of Consultees

SPECIFIC CONSULTATION BODIES

British Waterways
Highways Agency
Environment Agency
Leicestershire County Council
East Midland Regional Planning Board
North Warwickshire Borough Council
North West Leicestershire D.C.
Nuneaton And Bedworth B.C.
Oadby & Wigston Borough Council
Rugby Borough Council
Charnwood Borough Council
Leicester City Council
Rugby Borough Council
Blaby District Council
Rutland County Council
Northamptonshire County Council
Lincolnshire County Council
Nottinghamshire County Council
Derbyshire County Council
Staffordshire County Council
Warwickshire County Council
Natural England
English Heritage
Network Rail Midlands
East Midlands Development Agency
Advantage West Midlands
Leicestershire County & Rutland Primary Care Trust
Severn Trent PLC
National Grid
Mobile Operators Association
Anstey Parish Council
Aston Flamville Parish Council
Atherstone Parish Council
Bagworth & Thornton PC
Barlestone Parish Council
Burbage Parish Council
Carlton Parish Council
Elmesthorpe Parish Council
Glenfield Parish Council
Heather Parish Council
Higham-on-the-Hill Parish Council
Wigston Parva Parish Council
Wolvey Parish Council
Polesworth Parish Council
Grendon Parish Council
Hartshill Parish Council
Ibstock Parish Council
Desford Parish Council
Kirby Muxloe Parish Council
Market Bosworth Parish Council
Nailstone Parish Council
Osbaston Parish Council
Potters Marston Parish Council
Sheepy Parish Council

Snarestone Parish Council
Swepestone Parish Council
Ulverscroft Parish Council
Thurlaston Parish Council
Twycross Parish Council
Cadeby Parish Council
Earl Shilton Town Council
Groby Parish Council
Markfield Parish Council
Newbold Verdon Parish Council
Peckleton Parish Council
Ratby Parish Council
Shackerstone Parish Council
Stanton Under Bardon Parish Council
Stoke Golding Parish Council
Sutton Cheney Parish Council
Newtown Linford Parish Council
Appleby Magna Parish Council
Bardon Parish Council
Austrey Parish Council
Mancetter Parish Council
Caldecote Parish Council
Burton Hastings & Stretton Baskerville Parish Council
Witherley Parish Council
Leicester Forest West Parish Council

OTHER CONSULTEES

Libraries where SPD deposited

Barwell Library
Burbage Library
Desford Library
Earl Shilton Library
Groby Library
Market Bosworth Library
Markfield Library
Newbold Verdon Library
Ratby Library

Internal

Mr Steve Atkinson
Mr Peter Cash
Mr Bill Cullen
Ms Louisa Horton
Ms Belle Imison
Mr Sanjiv Kohli
Mr Trevor Prowse
Mrs Tracy Darke
Mr Barry Whirrity
Mr Simon Jones

Councillors (Local and County)

Councillor M Aldridge
Councillor P R Batty
Councillor M O Bevins
Councillor C W Boothby

Councillor D R Bown
Councillor J C Bown
Councillor R Camamile
Councillor C M Claridge
Councillor J F Collins
Councillor M A Cook
Councillor D S Cope
Councillor W J Crooks
Councillor M J Crooks
Councillor N B L Davis
Councillor B H Edwards
Councillor R D Ellis
Councillor D Finney
Councillor S Francks
Councillor R J Furniss
Councillor D E Hinton
Councillor K A J Hunnybun
Councillor C G Joyce
Councillor M R Lay
Councillor K W P Lynch
Councillor J E Price
Councillor E A Spencer
Councillor D W Thorpe
Councillor K Vessey
Councillor R Ward
Councillor R W Wright
Councillor D Bill
Councillor Ould
Councillor D O Wright
Councillors JS Moore And ML Sherwin
Councillor M A Hall
Councillor D J Wood
Councillor Ould
Councillor D O Wright

Community / Voluntary Group

Citizen Panel (657 members)

Educational Establishment

Groby Community College
John Cleveland College
North Warwickshire And Hinckley College
University of Leicester

Other Organisation/Companies/Individuals

Cyclist Touring Club
CPRE Leicestershire
Alexander Bruce
Andrew Granger & Co
Andrew Martin Associates
Andrew Thomas Planning
Area Social Group For The Blind
Arriva Fox County
Ashby Canal Association
Atis Real
Atkins

Bairstow Eves
Barton Willmore
BDS Marketing Research Ltd
BE Group
Bellway Homes
Bidwells
JS Bloor (Services) Limited)
Bovis Homes
Bradgate Securities Ltd
British Geology Survey
Brocks Hill Environment Centre
BT PLC
Budworth Brown
Burbage Gardens
Burbage Heritage And Tourism
Burbage Matters
Burbage Youth Project
Business Link Leicestershire
CT Planning
CABE
CALA Homes (Midlands) Limited
Carter Jonas
Cawrey Ltd.
Cattrell Associates
CDS
Central Networks
Central Trains
Tyler Parkes Partnership Ltd
CGMS
Chesterton Planning And Economics
Churston Heard
City Court Estates Ltd
Civil Aviation Authority
Clive Garner & Partners
Cluttons
Commission For Racial Equality
Committee For The Paddock
Connells Land Planning
Voluntary Action Hinckley And Bosworth
Country Land & Business Association
Countrywide Homes Ltd.
Course & Shelton
David Daniell Associates
David Granger Architectural Design
David Storer & Partners
David Wilson Estates
Department For Work And Pensions
Department of Constitutional Affairs
Desford Appraisal Group
Development Land & Planning Consultants Ltd
Development Planning Partnership
Devplan UK Ltd
Dialogue
Disability Rights Commission
Donaldsons
DPDS Consulting
Drivers Jonas
DTZ Piedad Consulting
E A Lane & Sons
Travelwatch East Midlands

Edmund Kirby
Ellistown And Battleflat
ENABLE - Climate Change Sub Group
ENABLE (Leicestershire Environment Partnership)
English Partnerships
Environ Trust Ltd (Eco Schools Work)
Equal Opportunities Commission
Farming And Rural Conservation Agency
Fisher German
Fordham Research
Forestry Commission
Fox Bennett & Hackney
Foxley Tagg Planning Ltd
FPD Savills
Freight Transport Association
Friends of Ratby Campaign
Friends of The Earth
Gallagher Developments
Geoffrey Prince Associates Ltd
George Wimpey
Indigo Planning
Goldfinch (Projects) Ltd
Government Office For The East Midlands
Graham Harris Partnership
GVA Grimley
Hallam Land Management Estates Ltd
Hamlim Estates Ltd
Hardys & Hansons
Harris Lamb Chartered Surveyors
Health And Safety Executive
Help The Aged
Hinckley & Bosworth Pensioners Action Group
Hinckley & Bosworth Community Transport
Hinckley And Bosworth Disability Action Group
Hinckley Chamber of Trade
Hinckley Police Station
Holmes Antill
Home Farm
Home Builders Federation
Housing Corporation
Howkins & Harrison
James Bailey Planning
James Sellicks Estate Agents & Chartered Surveyors
Jelson Builders Ltd
Jones Day
Kendrick Developments
Land & Development Consultants
Landmark Information Group Ltd
Landmark Planning
Leicester And Leicestershire Motorcycle Forum
Leicestershire And Rutland APLC
Leicestershire Partnership NHS Trust
Leicestershire And Rutland Wildlife Trust
Leicestershire Chamber of Commerce
Leicestershire Constabulary
Leicestershire Environmental Education Network
Leicestershire Environmental Resources Centre
Leicestershire Fire And Rescue Service
Leicestershire Food Links
Leicestershire Learning And Skills Council

Leith Planning
Littman Robeson
Level
LSEP
Lucas Land And Planning
M And S Solicitors
Malcolm Judd And Partners
Manchester Hosiery
Market Bosworth And District Natural History Society
Markfield Court Village Residents Assoc. Committee
McCarthy And Stone Ltd
Miller Homes
MIRA
Morgan And Co
David Morley Limited
Nailstone Business Park LLP
National Forest Company
National Playing Fields Association
Newbold Heath Residents Association
NFU
Nicol Thomas
National Land Use Database
East Midlands Airport
Npower Renewables
Oadby Civic Society
Oadby And Wigston Local Strategic Partnership
Office of Government Commerce
Peacock And Smith
Pegasus Planning Group
Persimmon Homes North Midlands Ltd
Peveril Homes Ltd
Planning Bureau
Plot of Gold
Pro/POSIT
Property Intelligence Plc
Radleigh Homes
Ramblers Association
Rapleys
Ratby Local History Group
Redrow Homes (Midlands) Ltd
Rellew Finance Ltd
Road Haulage Association
Roger Tym And Partners
RPS
Countryside Solution
RSPB
Rutland Country Homes
Savage Hayward Architects
Savills
Shackerstone Residents Association
Sheepy Parish Plan Group
Shoosmiths
Silverlink Trains
Smith Stuart Reynolds
Smith Woolley
South West Industrial Properties
Spawforth Associates
Spearing Waite
Sport England East Midlands Region
Stagecoach

Stamford Homes
Stansgate Planning Consultants
Steedman Planning And Land
Stoke Golding Heritage Group
Stoneleigh Planning
Swift Engineering Services
Taylor Woodrow
Terence O'Rourke
The Bridge Church
Chemical Business Association
The Burton Emery Partnership
The Coal Authority
The Crown Estate
The Gypsy Council
Leicestershire Archaeological And Historical Society
The National Trust
The Robert Doughty Consultancy
The Showman's Guild of Great Britain
The Theatres Trust
Gypsy And Traveller Law Reform Coalition
Tyler-Parkes Partnership
The Wildlife Trusts
National Grid Gas
Transport 2000
Twycross Zoo
Tyler-Parks Partnership
UK Coal Head Office
URS Corporation Ltd
Vail Williams LLP
Viridor Waste Management Ltd
Watertower Tenants And Residents Association
Wells McFarlane
West Midlands LGA, Westbury Homes Ltd. Northampton Region
Westleigh Developments
Wide Horizon
Wigston Civic Society
Wilcon Homes
William Davis Limited
Women's National Commission
Miss D Mac
Mrs Melanie Mills
Mrs Mary Shaw
Mr Oliver Wood
Mr Malcolm Judd
Mr Burr
Mr A Garratt
Mrs S Baxter
Ms Fiona Helliwell
Mrs Judith Edwards-Sturley
Mr R G Beeston
Dr John Winward
Mr And Mrs D Walker
Mrs Helen Slater
R And J M Pratt
Mr James Richardson
Mr Brian Ebert
Mrs Clinton
Mrs Ruth Oakley
Mr John Wren
Mrs Wendy Sutton

Mr David Coley
Mr Frank Bacon
Mr David Wakelin
Mr C J Gibson
Mrs Linda Warner
Mr David Brooks
K Turner
Ms Jane Porter
Mr Dave Allen
Mr Graham Aldred
Ms Sue Tims
Mr Alan Beck
Ms Judith Selafield
Dr Ian Holdaway
Mr R Holt
Mr John B Nisbet
Mr A D Greenwood
Mrs K Ridgway
Mr Roger Hopkins
Ms Diane Chalmers
Mr David Bloor
Mr Colin Poole
Mrs D Andrews
Mr David Burrows
Mr Peter Goddard
Mr Peter Barnwell
Mr And Mrs M S McReynolds
Mr Terry Satchwell
Mr P A Stratham
Mr Stuart Ross
Mr Nicholas Rowe
Mr C S Rowe
Mr John Genaway
Mr Harris Pearce
Woodland Trust
Mr Steven Garratt
Mr S C Berry
E J Haversham
Mrs Ann Bailey
Mr Sean Henley
Mr Ray Hale
Mr R Higgott
Ms Stephanie Speight
Kaysha
Mrs Ann Crabtree
Mrs C L Gibson
K Wykes
Mrs Dix
H Stevens
Ms Emma Burge
J E Harris
A J Fowkes
N J Drewry
A Cluley
Mr S P Vickers
P Ashley
J Puffett
Ms Emma Stevens
Mr Thomas Edwards
Mr Peter Riley

T J Langham
Mr Peter Wildblood
Hinckley Civic Society
Mrs Wendy Moore
Mr F Bancroft
Mr P A Hall
Smith
Ms Jane Horslett
Mr R Banbury
J A Wallis
Mr Neil Varnam
Ms Kate Hollin
Ms Wendy Tyley
Alex Sidea
Mr Scott Ingamells
Ms Laura Hubbard
Mrs P J Harrision
W D Bawley
Mr Tom Charman
Mrs Linda Mitchell
Mr John Allen
Mrs Joanna Murphy
King West
Mrs Wendy Hall
GRM PLC
Midlands Rural Housing
Strategic Land Partnerships
Leicester Road Residents Group
Mrs M Ashton
Mrs Edwards
Mr Brian Hutt
Turley Associates
Jennings Nicholson Associates
Mr Tom McClure
Holy Trinity And St John Churches
C J Pratt
Ms Krystina Mason
Nathaniel Lichfield And Partners
Ward Design
Mr Clive Vero
Stewart Ross Associates
Marrons
Mr Geoff H Baratt
Strawson Holdings Ltd
Mr Keith Magnay
R G And P
DLP Consultants
Waste Recycling Group Ltd. (Northern Division)
Midland Quarry Products
Hanson Aggregates
Bennett Windows Ltd
The British Wind Association
Hansom Hinckley Chamber of Trade
Landmark
RPS Planning
Mr Bob Swinfen
Nuneaton And District Friends of The Earth
Mrs Stevens
Mr Luke Bishop
Culture East Midlands

C R Dottridge
Mr Robert Lucas
Mr Simon James
Mrs Adele James
P Cooling
Mr And Mrs Tully
Salvation Army
Mrs Berridge
Mr And Mrs Milnthorpe
Mr Jimmy Wheatley
Mr And Mrs W J Thomas
L G Upton
Mr Charles Cooper
P B Wykes
Mrs C Knight
Ms Sylvia Whitworth
H Teagles
T S Doggett
Pat Crane
Mr David M Jones
D Krafft
L J Stagg
Mrs J Shires
Mrs L Bellamy
Mrs F E Johnson
Mr G J Oliver
Mrs Fiona Sinfield
Mr R Atkinson
Mr Alec Duthie
J Jeffrey
Nailstone Colliery Regeneration Scheme
King West
Miss Diane Taylor
S Perry
Mr E J Hartshorn
Mr P McAllister
Mr Adrian J Pyecroft
Mr Terry Bigley
Mr C J Lucas
D Crocker
Mr Glen Tyers
Mr S Hurst
Mr Alan Earl
A R Miles
C Cotton
Ms Cheryl Southin
Ms Elizabeth A Brown
Ms Eileen Boulter
Mrs Liz Campbell
Mr Peter Hall
Mrs R A Coe
Planning And Land Consultants
Jones Lang LaSalle
Mr Andre Wheel
A B G Stokes
Ms Ursula Cox
M J Bowler
Mr & Mrs J Hurd
Ms Liz Muston
Mr S Burton

Junes Casuals
Mrs Sheila Stinson
Eyecatchers
Bevins Butchers Ltd
Beauty At Constance Woods
Earl Shilton Building Society
J And G M Dean
K Griffiths
Home Builders Federation
Dog And Gun
Ash Kotecha
Mr Mark Owen
L Plummer
Mrs E Dawson
Mr David W Inman
Mr Paul Bateman
G D Bartlett
W A Shepherd
Chris Clarke
M Clarricoats
Ms Caroline Mackay
Ms Jane Conway
Mr Steven Paul
Indigo Planning Limited
Mr S Scott
Armstrong Burton Planning
Hinckley And Bosworth Youth Council
Mr David Madden
K Turner
Mr Ian Colledge
Mrs M Sherwin
Ms Susan Osborni
Tony Morris Builders Ltd
Greaves Bros. of Mount Road Hinckley
F E Downs Ltd
Market Bosworth Society
C E Etchells
Mr Peter Wildblood
Earl Shilton Cricket Club
Mr David Bowley
Mr Norman Griffiths
Rutland Country Homes
Morris Homes
Green Space Manager
Fisher German LLP
Leicestershire Anglican
Messrs Grewcock
Fisher German LLP
Hinckley And District Museum
Omnivale Limited
Hinckley And District Astronomical Society
Earl Shilton Active 8 Group
Bloor Holdings Limited
R H Taylor
Groby Allotment Society
Crest Nicholson (Midlands) Limited
WM Morrison Supermarkets PLC
SWIP Ltd
Mr Gotez
Mr Maurice Fairhurst

Levvel
Mr Andrew Gough
Ms Janet Guinea
Civic Society
Mr Jothan
Gerald Eve
Farrell Bass Prichard
Mather Jamie
Dr John Winward
Mr And Mrs Patrick Southon
Friends Families And Travellers
Framptons
Mrs Akers
Strutt And Parker
County Youth Council For Leicestershire
Mr Howard Jones
Mouchelparkman
Turley Associates
Priory Estates
Thomas Vale Construction
CDS Development Services Ltd
J A Ball New Homes Limited
Castle Commercial
Inner England
Hepher Dixon Ltd
King Sturge LLP
George Wimpey (East Midlands) Ltd.
DRE Property Services Ltd.
Stephen George And Partners
Mr David Bailey
Mr Barton-Knott
Mr Robert Beeston
Mr K Belcher
HSSP Architects
Mr And Mrs C J Brackley
RPS Chapman Warren
James And Co.
Markfield Court Village Residents Association
Mrs K De Fraja
Nesta Developments
Mr Chris Hayes
John Herington Associates
G W Hibbitt
H Flude (Holdings) Ltd
Leicestershire Rural Partnership
PPS Limited
Ringshaw Ltd
Hallam Land Management
M And S Solicitors
WHA Insurance
William Kendrick And Sons Limited
Fox Bennett
Development Land And Planning Consultants
Persimmon Homes North Midlands Limited
Mr Colin Rae
Mr George Rushgrove
Savage Hayward Architects
Shoosmiths Solicitors
Mr John Smith
Garland Stud

Dr Keith Stevenson
White Young Green
Ms Caroline Tillson
Barton Building Plans
NHS Leicester, Leics, Rutland Facilities Consortium
Turley Associates
Faber Maunsell
Ofcom
DPTAC
Age Concern Leicestershire And Rutland
Age Concern Hinckley And Burbage
Centre For Ecology And Hydrology
Leicester Diocesan Board of Finance
Royal Mail Holdings PLC
East Midlands Housing Group
Leicestershire Housing Association
Cable And Wireless
COLT Telecommunications Ltd
Fujitsu Telecommunications Europe Ltd
Hutchison 3G UK Ltd
Virgin Media Limited
02
Orange
Tiscali UK Limited
T-Mobile
Vodafone Limited
North Rae Sanders Surveyors
Hinckley Town Centre Partnership
Earl Shilton Business Forum
Hinckley Business Association
Barton Willmore
Turley Associates
Branagans International
BWD
Peatfield Associates
George Stew Ltd
Woods Travel
WHA Insurance Ltd

Appendix 3 – Copy of consultation letter

An example of the letter sent out to consultees:

Please ask for: Mr N Wright
Direct Dial: 01455 255656
My Ref: 070405/NW/1008
Your Ref:
Date: 04.04.2007
Direct Fax: 01455 619897
Email: nigel.wright@hinckley-bosworth.gov.uk

Dear Sir/Madam

CONSULTATION DRAFT SUPPLEMENTARY PLANNING DOCUMENT ON 'SHOPPING AND SHOP FRONTS' AND CORRESPONDING SUSTAINABILITY APPRAISAL

You may be aware that the Borough Council currently has a range of Supplementary Planning Guidance (SPG), which expand upon Local Plan policies. However, as the existing Local Plan policies are replaced by policies in new Development Plan Documents, (as part of the new Local Development Framework), so the existing SPG's will be replaced by, or incorporated into, new Supplementary Planning Documents (SPD's).

Shopping and Shop Fronts Supplementary Planning Document

The first of these new-style documents being prepared by the Council is the 'Shopping and Shop Fronts' Supplementary Planning Document, which is at a draft stage, and will replace the existing guidance. The document will form the basis for negotiating with developers on the quality of shop fronts and associated advertisements, and the location and mix of retail and non-retail uses (including cafes, pubs/bars and hot food takeaways) across the Borough.

The existing Guidance on Shopping and Shop Fronts (adopted 2003) has formed the basis of the new document. However, revisions have been necessary to ensure it remains consistent with recent amendments to the Use Classes Order 1987, which disaggregates the former A3 Uses (food and drink) into A3 (restaurants and cafes), A4 (drinking establishments) and A5 (hot food takeaways). The opportunity has also been taken to review and update the previous SPG to reflect other changes in approach and to ensure it is consistent with the objectives of the Hinckley Town Centre Renaissance Masterplan.

Although the document has been revised throughout, the main change from the previous SPG relates to the mix and particular concentration of retail and non-retail uses in Hinckley Town Centre Secondary Shopping Frontages. Principally, these are the shopping streets to the east and west of Castle Street (the Primary Shopping Frontage), where there is a greater mix of different uses. The SPD provides guidance as to how much non-retail development would be appropriate in the secondary frontages, but also recognises that some non-retail uses, such as A3 uses (restaurants and cafes) could be acceptable in such areas if it can be demonstrated that they would have no adverse impact on the retail character of the area, contribute to the regeneration of the town, and have an active shop frontage.

As this document provides guidance on saved Local Plan policies, it should be noted that it will need to be reviewed again when the saved policies are replaced or superseded by policies contained in a Development Plan Document.

Sustainability Appraisal

A Sustainability Appraisal (SA) is a mandatory requirement for all SPDs. This is to ensure that plans contribute to the achievement of sustainable development objectives. Additionally, a Strategic Environmental Assessment (SEA) must also be undertaken, and this document combines both.

Consultation

Consultation on the proposals in the draft document and accompanying sustainability appraisal is now being undertaken. Any changes suggested through this consultation period will be assessed, and, if appropriate, incorporated into the final Submission Document. It is intended to adopt the document in October 2007 in accordance with the Council's Local Development Scheme.

The six week Statutory Consultation Period runs from Thursday 5 April 2007 until Monday 21 May 2007, and you are invited to make any comments you consider appropriate. These will need to be returned by **5pm on Monday 21 May 2007** at the very latest. Unfortunately, any comments received after this date will not be considered. Please note that all representations made will be available to be viewed at the Council offices on request and a summary of these will be available on the Council's website. For these reasons please note that your comments and any identifying information contained in your response will not remain confidential.

All comments in respect of the proposals included in the SPD and the Sustainability Appraisal, should be sent to the Planning Policy Team, Hinckley and Bosworth Borough Council, Council Offices, Argents Mead, Hinckley, Leicestershire, LE10 1BZ or, preferably, by email to ldf@hinckley-bosworth.gov.uk. Please make a note of your unique customer reference number at the top of this letter and use this number in any future correspondence to the Council regarding the SPD. If you wish to be notified when the Supplementary Planning Document is formally adopted please indicate this when making representations and provide me with your full address.

The document is available to see at the council offices, on the council website at www.hinckley-bosworth.gov.uk and at Borough libraries and parish councils across the Borough. Press advertisements will also advise where and when copies of the document can be seen and how to comment.

In addition, an information stall will be set up in the town centre on Saturday 28 April 2007 from 10 am to 2pm. Officers will be on hand during this time to answer any questions you may have.

To discuss any matters further, please contact me directly on the telephone number or email address at the top of this letter.

Yours faithfully

N D WRIGHT
PLANNING POLICY OFFICER

APPENDIX 4

Press Notice of Draft of SPD

Hinckley & Bosworth Borough Council	
<p style="text-align: center;">Planning and Compulsory Purchase Act 2004 Town & Country Planning (Local Development)(England) Regulations 2004</p>	
<p style="text-align: center;">SPD MATTERS Shopping and Shop Fronts Supplementary Planning Document (consultation draft)</p>	
<p>Hinckley & Bosworth Borough Council has prepared a draft Shopping and Shop Fronts Supplementary Planning Document (SPD). This document provides guidance on saved Local Plan policies on retail development and outlines how the Council will consider proposals throughout the borough relating to the design of shop fronts and advertisements and to proposed changes of use. The SPD relates to the entire Borough of Hinckley and Bosworth but with a particular focus on Hinckley Town Centre.</p> <p>The Council is consulting on the document in order to establish the views of the community and other interested groups.</p> <p>Public consultation on the SPD will take place over a six-week period between Thursday 5 April 2007 and ending at 5pm on Monday 21 May 2007</p>	
<p>Copies of the SPD documents, which includes the SPD, the sustainability appraisal report and consultation statement, are available free of charge at the council offices between the hours of 9am – 5pm, Monday to Thursday and between 9am – 4.30pm on Fridays. Alternatively, copies can be viewed or downloaded from the Hinckley and Bosworth Borough Council website www.hinckley-bosworth.gov.uk or can be sent to you directly on request by contacting the Performance and Strategy team on 01455 238141.</p> <p>During this period, the following libraries will also hold copies available for inspection: Barwell, Burbage, Desford, Earl Shilton, Groby, Hinckley, Market Bosworth, Markfield, Newbold Verdon and Ratby.</p>	
<p>All comments in respect of the proposals included in the SPD, should be received no later than 5pm on Monday 21 May by the Strategy and Regeneration Manager, Hinckley and Bosworth Borough Council, Council Offices, Argents Mead, Hinckley, Leicestershire, LE10 1BZ. Email comments should be sent to ldf@hinckley-bosworth.gov.uk.</p> <p>If you wish to be notified when the Supplementary Planning Document is formally adopted please indicate this when making comments and provide us with your full address.</p>	
R PALMER STRATEGY AND REGENERATION MANAGER	Council Offices Argents Mead Hinckley LE10 1BZ

APPENDIX 5 – Statement of Conformity with Statement of Community Involvement (SCI)

Paragraph 2.43 (iv) of PPS12 states that on adoption of a supplementary planning document (SPD), a statement of conformity with the Statement of Community Involvement (SCI) must be published with it.

Accordingly, this is a statement that the adopted SPD on 'Shopping and Shop Fronts' has been produced in conformity with Hinckley and Bosworth's SCI which was adopted November 2006.

For information, Hinckley & Bosworth's SCI states at para. 2.16 that: SPDs are intended to expand upon policies in an adopted DPD or the saved Local Plan. The Council will undertake formal and informal consultation during the preparation of a draft SPD. The procedure for SPD is slightly more straight forward than for DPDs and is set out below (see also Appendix 1 of the Council's SCI):

Preparation of Supplementary Planning Documents

The collection of evidence before consulting the community is important so that people can form views that are based on accurate information.

Formal and Informal Consultation

Following on from the evidence gathering, the Council will produce a draft SPD (accompanied by a sustainability appraisal) which will then be subject to a statutory period of consultation of 6 weeks. In accordance with Regulation 17, the Council will consult each of the specific consultation bodies (formal) to the extent that the Council thinks that the SPD affects the body and the general consultation bodies (informal) as the Council considers appropriate.

The nature of community involvement for SPDs will be dependent on its content. For example, when the Borough Council consults on the general principle of where development should go there will need to be much wider consultation than when proposals are prepared for a specific issue. For specific proposals it will be important to focus consultations by informing and consulting primarily with people that are interested in the particular area or subject, for example the people that use the town centre, if that is the focus of the policy.

Officers will give full consideration to any representations made under Regulation 18. A summary of all representations will be logged on the Council's Consultation Database together with the Council's response which will indicate whether it is intended to amend the document. This summary of the representations and the Council's proposed responses will then be appended to a Statement of Consultation before final approval of the SPD.