

Greyfriars Conservation Area Appraisal and Management Plan, Informal Planning Guidance – Consultation Statement

This statement sets out how the community was involved in the development and production of the final Conservation Area Appraisal and Management Plan informal planning guidance for Greyfriars Conservation Area (previously Cathedral/Guildhall), in order to ensure a transparent and open planning process.

1. Pre-production

The Conservation Area Appraisal and Management Plan documents aim to define and record the special architectural and historical interest of the area, and present proposals and actions that seek to guide and manage future change, enhancement and preservation of the sites, including changes to the Conservation Areas boundary. This is in accordance with Section 71 of The Planning (Listed Buildings and Conservation Areas) Act 1990.

The Conservation Area Appraisal and Conservation Area Management Plan have been prepared by the Conservation team within the Planning, Transport and Economic Development section. Early consultation was undertaken within the City Council in September/August 2014.

2. The proposals

The proposals for both the Conservation Area Appraisal and the Management Plan were presented to the Conservation Advisory Panel, Planning Committee, and the Heritage Partnership during October and November 2014.

3. The Consultation Drafts

The consultation draft of the updated Conservation Area Appraisal was produced with support from OPUN Consultants. The Management Plan was produced by the Conservation team. Both documents were prepared on the basis of information accrued from officer knowledge and experience and discussions with relevant officers of other Sections within the City Council, notably Conservation, Highways, Economic Development, Enforcement, and Planning Policy.

4. Consultation on the Draft Documents

In accordance with regulations 17 and 18 of the Town and Country Planning (Local Development) (England) Regulations 2004 the draft Conservation Area Appraisal and Management Plan was subject to a six week period of public consultation between 06 October 2014 and 17 November 2014. On completion of the consultation period, and in accordance with regulation 18 of the Town and Country Planning (Local Development) (England) Regulations 2004 the draft Consultation Statement (CS) has been amended and updated to include all representations received. A summary of the main issues and how those issues will be addressed by the Conservation Area Appraisal and Management Plan are included within the consultation responses below.

The consultation programme comprised:

- 1) Public advertisement.

- 2) Copies of the draft Conservation Area Appraisal and Management Plan available on the internet at <http://www.leicester.gov.uk>
- 3) Public consultation even held 30 October 2014 at St Martins House.
- 4) Letter drop to all residents, businesses and property owners directly affected by changes to the Conservation Area.
- 5) Notifying all Ward Members representing the Conservation Area
- 6) Presentation to Heritage Partnership
- 7) Presentation to Conservation Advisory Panel.
- 8) Presentation to Heritage, Culture, Leisure and Sport Scrutiny Commission.
- 9) Presentation to Planning Committee.

Public consultation summary and proposed responses

Name & Organisation	Summary of representation	Response	Recommendation
Councillors, Planning Committee (November 2014)	<ul style="list-style-type: none"> Councillors welcomed the documents. Suggestions included; more discussion about greening the area, including the Shakespeare's head in the area, altering the Conservation Area boundary running down the centre of Loseby Lane, encouraging a predominantly residential area. 	<ul style="list-style-type: none"> Welcomes the support and notes the comments made. The inclusion of the Shakespeare's head pub in the conservation area has been considered and it is thought that the pub has a weak townscape relationship with the conservation area. The east side of Loseby Lane has conservation area designation as part of the Market Place conservation area. It is acknowledged that a having two conservation areas covering the same road can be confusing, however this is an issue for a number of the city centre conservation areas. 	<ul style="list-style-type: none"> Comments regarding greening the area welcomed, and to be addressed through the Townscape Heritage Initiative scheme. Alternative ways of protecting the Shakespeare's Head will be considered as part of the ongoing local heritage asset register work The designation of Conservation Area boundaries is something that will be addressed as part of the wider programme of conservation area reviews A mix of uses within the Greyfriars Conservation Area is encouraged in the documents, including an increase in residential use. No amendment of the Conservation Area Appraisal or Management Plan are required.
Individual resident	<ul style="list-style-type: none"> Comments regarding future development of the former Southgates bus depot, importance of business and commerce. Expressed support for Jubilee Square and other complimentary public realm works to the Conservation Area. Expressed desire for conversion of historic buildings to new modern uses. 	<ul style="list-style-type: none"> Welcomes comments. The documents will help to encourage and manage historic buildings being brought back into suitable new uses 	<ul style="list-style-type: none"> No amendments to the Conservation Area Appraisal or Management Plan are required

Individual resident	<ul style="list-style-type: none"> • Welcomes the documents. No specific comments. 	<ul style="list-style-type: none"> • Welcomes the support. 	<ul style="list-style-type: none"> • No amendment of the Conservation Area Appraisal or Management Plan are required.
Diocese of Leicester & Leicester Cathedral	<ul style="list-style-type: none"> • Supports the documents and welcomes continuous joint-working between the Cathedral and City Council. Requests that the Council introduce a traffic management plan for the area. Six minor typographical errors and corrections, including labelling of St Martins House as 'listed' on map. 	<ul style="list-style-type: none"> • Welcomes the support and comments. Highways notified of comments relating to traffic management. 	<ul style="list-style-type: none"> • Minor errors and corrections resolved within the final Appraisal and Management Plan.
Thomas Grant & Company Ltd	<ul style="list-style-type: none"> • Comments relating to traffic management within the area. 	<ul style="list-style-type: none"> • Highways notified of comments relating to traffic management. 	<ul style="list-style-type: none"> • Comments not directly relevant to conservation area appraisal or management plan • No amendment of the Conservation Area Appraisal or Management Plan are required.
LBV – Leicestershire Business Voice	<ul style="list-style-type: none"> • Welcomes the documents. Comments relating to parking. Comments relating to former Southgates bus depot and state of buildings on St Nicolas' Circle. 	<ul style="list-style-type: none"> • Welcomes the support and comments. Highways notified of comments relating to parking. 	<ul style="list-style-type: none"> • No amendment of the Conservation Area Appraisal or Management Plan are required.
Heritage, Culture, Leisure and Sport Scrutiny Commission	<ul style="list-style-type: none"> • Welcomes the document. Comments with regard to identifying "negative" buildings within the conservation area. 	<ul style="list-style-type: none"> • Welcomes the support and comments 	<ul style="list-style-type: none"> • Document amended to note "buildings and sites that do not reflect the character of the conservation area" rather than "negative"
Conservation Advisory Panel	<ul style="list-style-type: none"> • Welcomes the documents. Comments with regard to identifying "negative" buildings within the conservation area. 	<ul style="list-style-type: none"> • Welcomes the support and comments 	<ul style="list-style-type: none"> • Document amended to note "buildings and sites that do not reflect the character of the conservation area" rather than "negative"

Leicester Civic Society	<ul style="list-style-type: none"> • Full support expressed for both documents. Minor typographical errors and corrections relating to Conservation Area Appraisal. Comments regarding the historic boundary of Greyfriars site. Greening of the Conservation Area suggested. Suggestions for improvements to the area including New Street. 	<ul style="list-style-type: none"> • Welcomes the support and comments relating to improvements to the area. 	<ul style="list-style-type: none"> • Typographical errors and corrections amended • Improvements to the area including New Street and greening of the area will be address through the THI • Factual amendments suggested by Civic Society fact checked with the City Archaeologist, relevant amendments to document made.
Local Access Forum	<ul style="list-style-type: none"> • Requested a 'text only' pdf made available online. • Members suggest not enough heritage information including trails available in the area. • Members are aware of the ongoing improvements to the public realm within this area and enquire whether there are any future works still to be undertaken within the area as part of the Connecting Leicester programme. • Suggested that development of Southgate's bus depot site should be in strict accordance with both appraisal and management plan. 	<ul style="list-style-type: none"> • Welcomes member's comments. • Comments relating to cycling and future traffic works are not directly relevant to the conservation area appraisal or management plan; however the Highways team has been notified of comments. • Some limited public realm works are planned under the Townscape Heritage Initiative. • Planning permission was granted for development at the Southgates bus depot site, before the management plan was drafted. 	<ul style="list-style-type: none"> • Once the documents are adopted, a simple text only version will be produced and made available by request. • The Appraisal provides an informative document on the history of the area for all to access. Heritage talks and trails based on research within Greyfriars are scheduled to be delivered as part of the Townscape Heritage Initiative. • Limited public realm works undertaken as part of the Townscape Heritage Initiative will take into account cycling and access issues. • If the existing consented scheme on Southgates is not built, the management plan will be a material consideration in any new scheme which comes forward
Heritage Partnership	<ul style="list-style-type: none"> • Members were invited to provide comments on both documents. After presentation on proposed changes to the Conservation Area, members of the partnership welcomed the name change and alteration of the boundary. 	<ul style="list-style-type: none"> • Welcomes member's comments. 	<ul style="list-style-type: none"> • No amendment of the Conservation Area Appraisal or Management Plan are required.