

**Application No. 18/00230/REM**

**HM Young Offenders Institute Glen Parva, Tigers Road, Wigston, Leicestershire, LE18 4TN**

**Spokesperson's Representations - Mr N Hardy (Ministry of Justice)**

When I spoke to this Committee in June 2017 it was in support of the Outline Application for redevelopment of the site. The Outline Application was supported by a Masterplan which showed how the Ministry of Justice (MoJ) thought the site might be developed.

However, the external appearance of all of the buildings, the layout of the site, and landscaping were reserved for later approval. Since then: the design of the buildings has changed with a focus on ensuring the best possible relationship between new buildings and existing housing; the zoning of uses, and the location of staff and visitor parking, hasn't changed, but the detailed siting of buildings has, to be sensitive to uses across boundaries; opportunities for landscaping have been maximised; and all of these things have been presented in the Reserved Matters Applications.

Two of the Reserved Matters were approved at the Outline stage. The first was the scale of the development, or the maximum amount of floorspace allowed, and the maximum height of buildings. The second was means of access to the site - and the outline permissions granted by Blaby District and this Council confirm that: (a) the only access during construction and when operational will be from Tigers Road; and (b) there will be no access whatsoever (vehicular or pedestrian) from Crete Avenue.

Planning process meant that we submitted identical outline applications to both Councils - and requires that we submit identical Reserved Matters Applications to both Councils.

However, the report makes it clear that the issues for this Council to consider are narrow. This is for two reasons. First, whilst access from Tigers Road is a key part of the development, and is in Oadby and Wigston, that was approved at outline stage and is not for consideration again. Second, only a very small part of the site is in Oadby and Wigston, and none of the new buildings. The only elements in Oadby and Wigston are landscaping, a small section of road that serves the visitor parking and entry building, and the eastern boundary including alongside Crete Avenue.

We arranged an exhibition before the Outline Application was submitted - and a second before the Reserved Matters were submitted. The comments made by residents of Oadby and Wigston were consistent at both events, and are raised in the letters of objection referred to in the report. They focus on one key issue (apart from traffic) which is the concern about possible on street parking (staff and visitors) in Crete Avenue and Hindoostan Avenue.

The concern is that when the 5.2m fence is removed there is a risk that staff and visitors will park in the estate, rather than at the prison car parks. The MoJ and Interserve fully understand the reasons for resident's concerns. The Planning Statements submitted with the Outline and reserved matters applications confirm that: the proposals include about 420 parking spaces which is enough to support all staff and visitor needs, so there will be no need for staff or visitors to park in the estate; and the Applicants agree that the long term boundary treatment here should be impermeable so that if anyone did consider parking in

the estate they would be put off because they would have to walk a considerable distance via Saffron Road/Tigers Road.

We encouraged the Council to add conditions relating to boundary treatments. Condition 25 requires that the existing boundary treatment stays in place during demolition and construction. The recent application to partially discharge this condition confirms that the 5.2m fence and 2.4m concrete wall will remain throughout demolition and construction.

Condition 6 requires that the applicant agrees a new boundary treatment before implementation which will be installed before the new prison is occupied. A proposal will be put forward for consideration when an application to fully discharge Condition 6 is made - but there is no requirement for that as part of the Reserved Matters Applications.

We have indicated that the proposal is likely to be for a 2.4m high fence - which seems to be what residents would prefer - which will be impermeable and with materials to be agreed.

I agree also with the extra condition which Officers are proposing which requires details of how the new boundary treatment will tie into retained fences.

In summary, and as Officers have said, the issues for consideration by this Committee are narrow, with access having been approved and with all new built development being in Blaby. Even though they are narrow, they are important, and will be fully addressed by later submissions in relation to Condition 6.