To LPA

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20th May 2008

The Planning Inspectorate
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TEMPLE QUAY
Bristol
BS1 6PN

RECEIVED
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PINS AA PIP

Our Ref. 01069001
Your Ref. APP/K2420/A/08/2065069/NWF

Dear Sir/Madam

MOAT HOUSE RETIREMENT HOME, NEW ROAD, BURBAGE, LEICESTERSHIRE

As you will be aware the Parish Council submitted objections to this application when it was submitted to the local Planning Authority. I now enclose a copy of the Burbage Village Design Statement, which has been adopted by Hinckley & Bosworth Borough Council as supplementary planning guidance, and ask that you take into account this document when considering the appeal against the decision to refuse to grant planning permission for this development.

Yours faithfully

JC Perrin

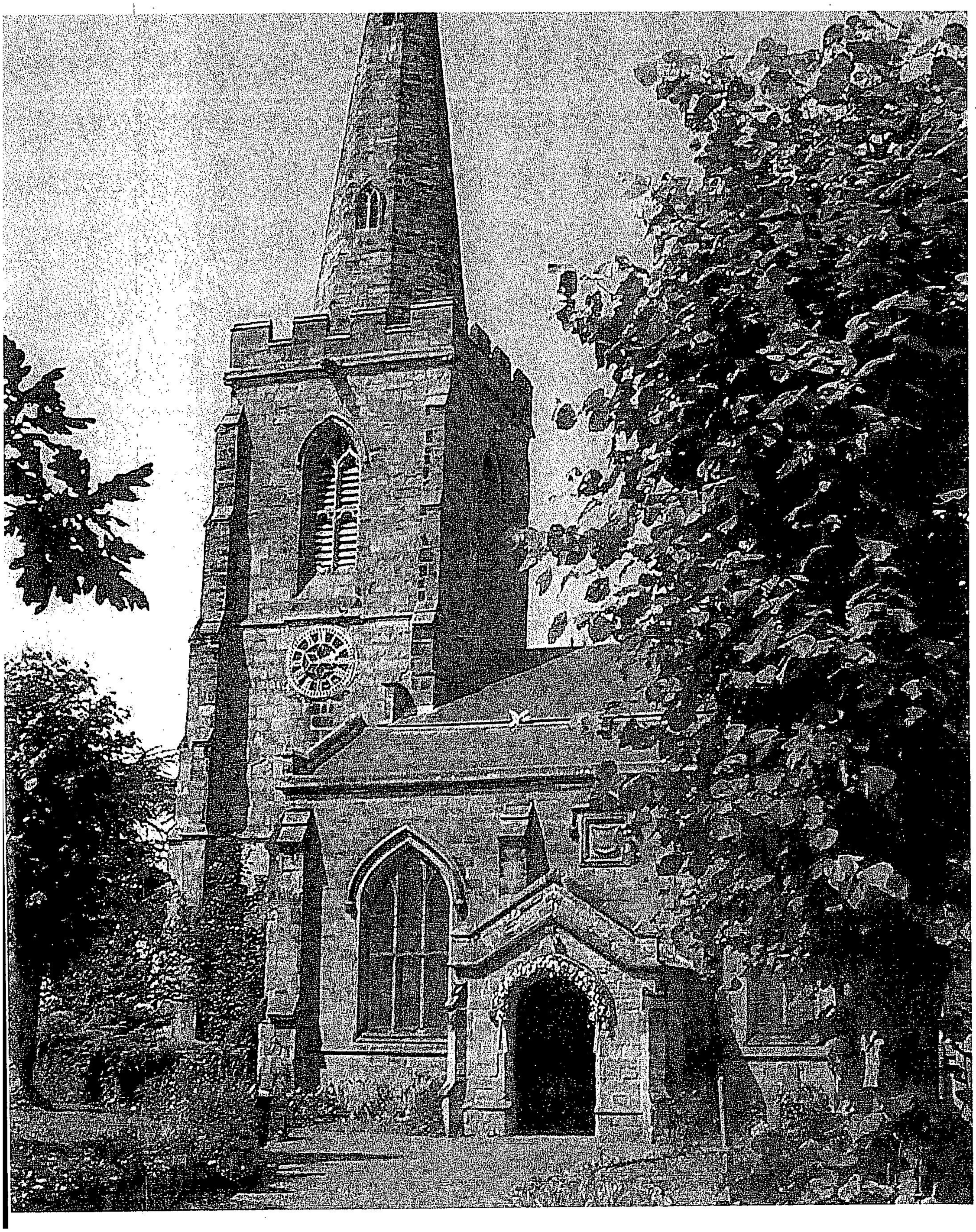
Julie Perrin
Parish Clerk

Hinckley & Bosworth Borough Council

Adopted June 2006

Local Development Framework

Burbage Village Design Statement



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INTRODUCTION

The Burbage Design Statement sets out the principles, design features and quality standards that should be adopted by those wishing to build, modify or extend property in the village of Burbage.

Burbage Parish Council has developed the Design Statement with support from officers of Hinckley and Bosworth Borough Council and the Leicestershire and Rutland Rural Community Council. The Design Statement forms part of the planning policy framework used by the Borough Council in making decisions on planning applications.

The Design Statement deals only with the village of Burbage and provides guidance at the most local level. It will inform and influence planning decisions in the village and will assist the Parish and Borough councils in assessing the impact of proposed development on the village.

The Statement, in so far as it relates to the Provisions of the Planning and Compulsory Purchase Act 2004, will be adopted by the Borough Council as a Supplementary Planning Document (SPD), providing local guidance to supplement the Hinckley and Bosworth Borough Local Plan, in particular policy BE1, and the relevant provisions of the Leicester, Leicestershire and Rutland Structure Plan (1996-2016).

Who is the Statement is for?

The Burbage Design Statement has been developed for:

- **The Parish and Borough Councils' Planning Committees** as a Supplementary Planning Document to the Hinckley and Bosworth Local Plan.
- **Developers**, their architects and designers, to explain what the community of Burbage expects to see in new and modified buildings.
- **Local residents**, to help them keep alterations and extensions in sympathy with the character of Burbage.

How should the Statement be used?

The Burbage Design Statement should be used to inform the formulation of designs to build, modify or extend property in the village regardless of scale. The Design Statement is intended to promote the following design process:

- A survey of the relationship between the site/ property and its surroundings, working with and respecting what is already there;
- Identification of the design opportunities presented by existing views, landscaping, built form, materials and details;
- Confirmation, in plan form, that this design process has been fully observed.

The Burbage Design Statement does not attempt to provide design solutions but rather to highlight the distinctive elements and characteristics of Burbage that should be considered in any new design.

Our village is a living entity and the design characteristics that are now so important to the community of Burbage have evolved over time. New development cannot and should not be disguised but with thought and a sympathetic approach, the new can complement and even enhance the old.

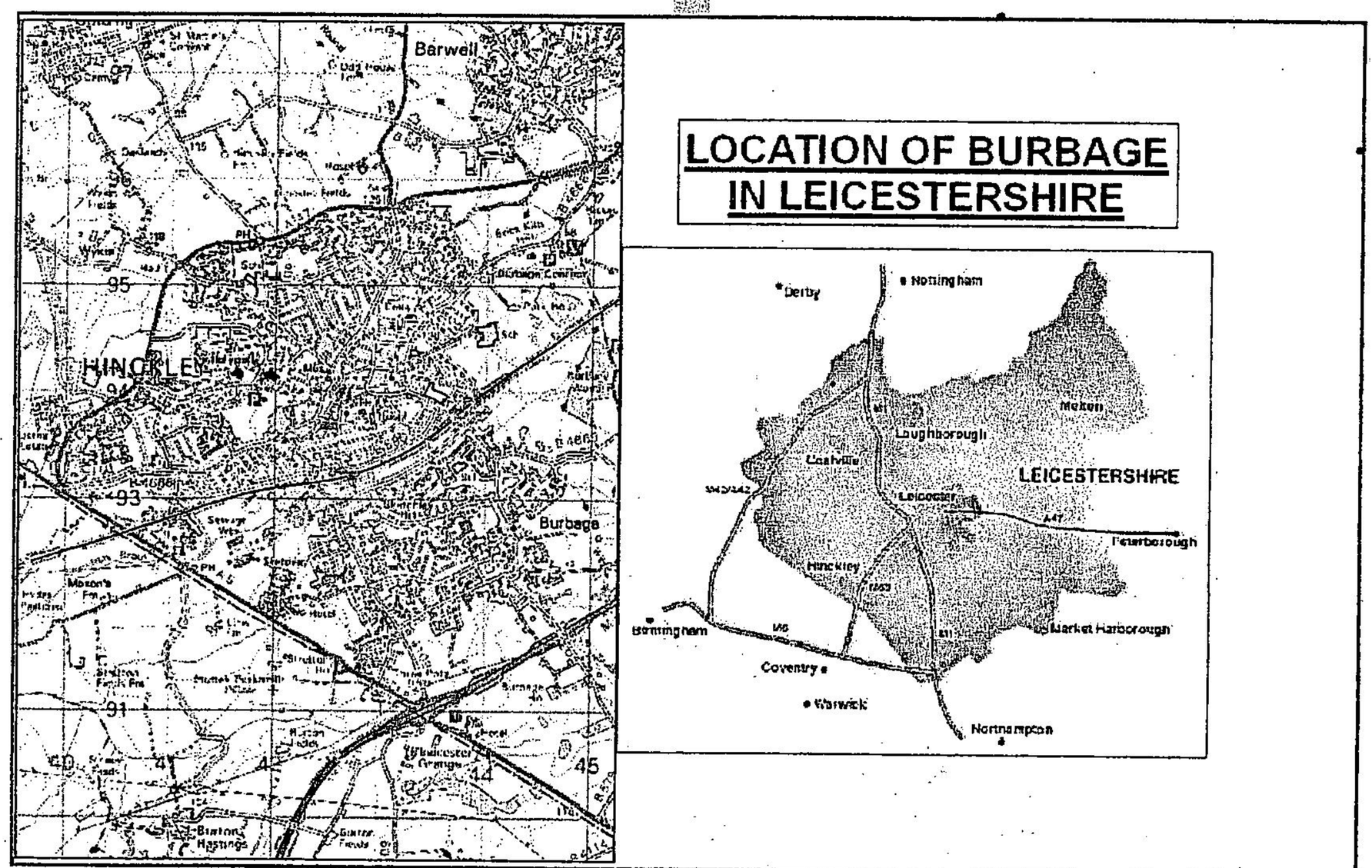
To maintain the individual character of the village and to protect the rural vista to meet the leisure and recreational needs of the community, residents feel strongly that the existing settlement boundary should be maintained and the remaining green fields around the village should be retained to meet the leisure and recreational needs of the community. However this document cannot, and does not, aim to control development. Instead it aims to help manage change and development if it occurs in Burbage, by providing guidance on the design and scale of development that will preserve and enhance the character of the village.

VILLAGE SETTING, COMPOSITION AND CHARACTER

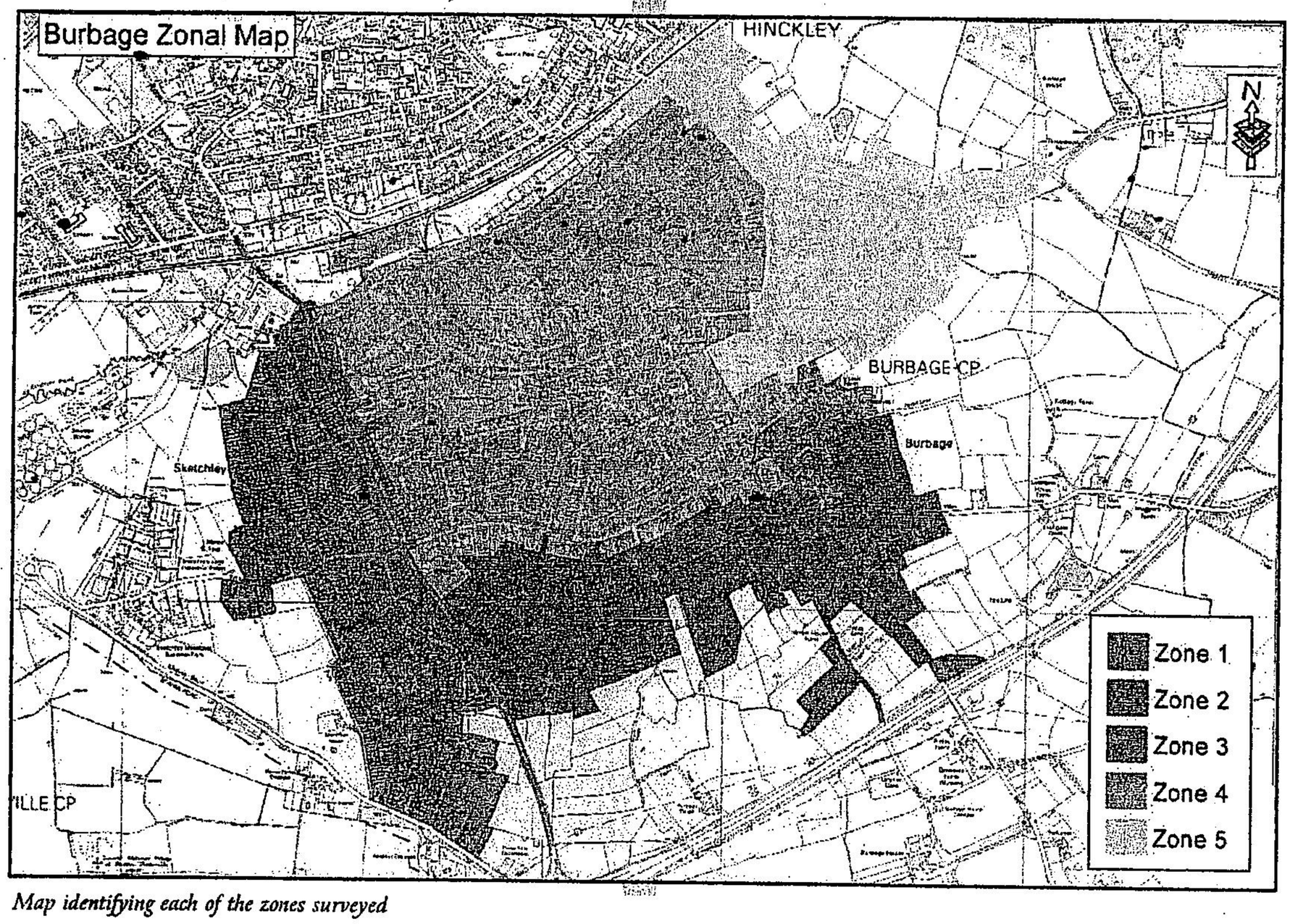
The village of Burbage is one of the most popular villages in the county of Leicestershire. Situated to the west of Leicester, on the boundary with Warwickshire, residents enjoy a semi-rural location with good access to major cities of the East and West Midlands via the national trunk road and motorway system.

The village falls within an area bounded by the A5 trunk road, to the south - forming the boundary with Warwickshire; the M69 between the M6 at Coventry and the M1 at Leicester to the east; Sapcote Road to the north and the railway line to the west.

In order to adequately describe the village's setting, composition and character, as well as some of its key design features, it was divided into five zones (see colour coded maps, identifying each of the zones in Annexe A). Each zone was surveyed and the following descriptions serve to provide some background to each zone, to identify important design features, transport gateways, landmark properties and features that need to be addressed if the character of the village is to be enhanced.



Map showing the location of Burbage, Leicestershire



Map identifying each of the zones surveyed

Zone 1: Conservation Area

General Description

The Conservation Area in the centre of the old village was established in February 1973. It lies between Hinckley Road to the north and Windsor Street to the south. The area is very important to residents as it retains many of the oldest and best architectural features of the village.

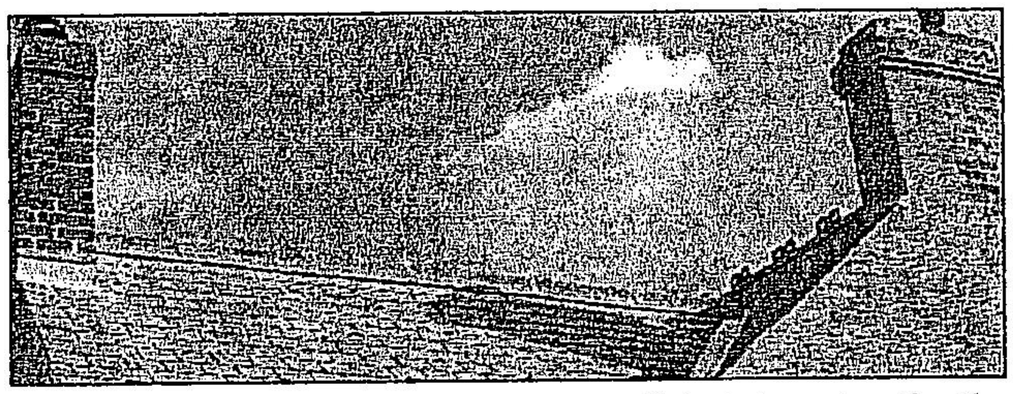
The properties are mainly residential although there are a small number of shops, two public houses, the Constitutional Club, St Catherine's Church and Burbage Congregational Church. The properties date from the early 16th Century (The Old Grange in Aston Lane - circa 1510) to Pilgrims Gate (mid 1980s) and Heritage Apartments (2003).

The fundamental character of the Conservation Area is created by the contrast of narrow and open spaces within the street scene. This variation is accentuated by the continuous terracing of houses built against or very close to the footpath. In addition there are a number of fine trees that form local points and together with the recently refurbished Horsepool, provide relief from the hardness of the built environment.

General Design Characteristics

Properties are generally of two or three storeys in short terraces of three or four, occasionally interspersed by individual residences. Chimneys are a key feature of the roofscape. Roofs are generally clay tile or slate although some have been refurbished with concrete tiles that are not in keeping with their surroundings. A number of properties have raised, decorative ridge tiles often in different colours to the roof tiles. Dormer windows are not prevalent and when they do occur they are out of character.

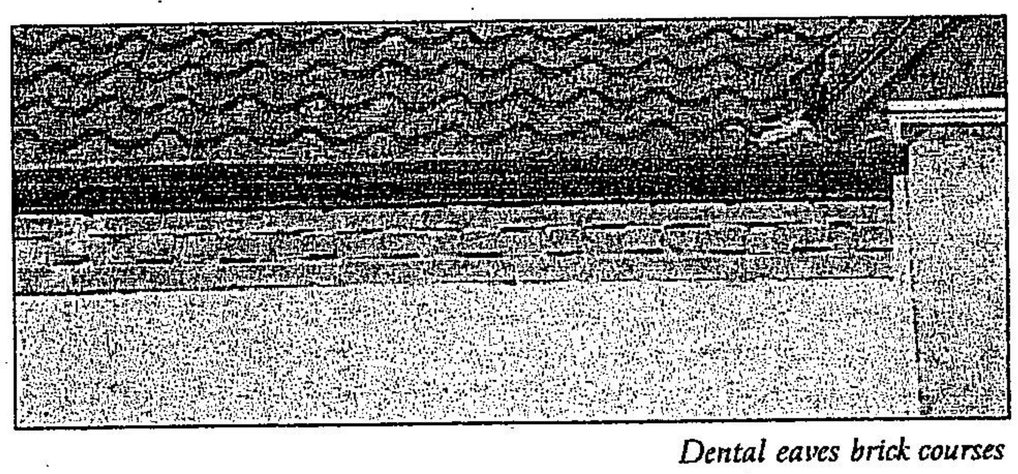
Many of the buildings on Church Street have traditional facia boards where others, particularly by the Horsepool, have dental eaves courses.



Raised, decorative ridge tiles



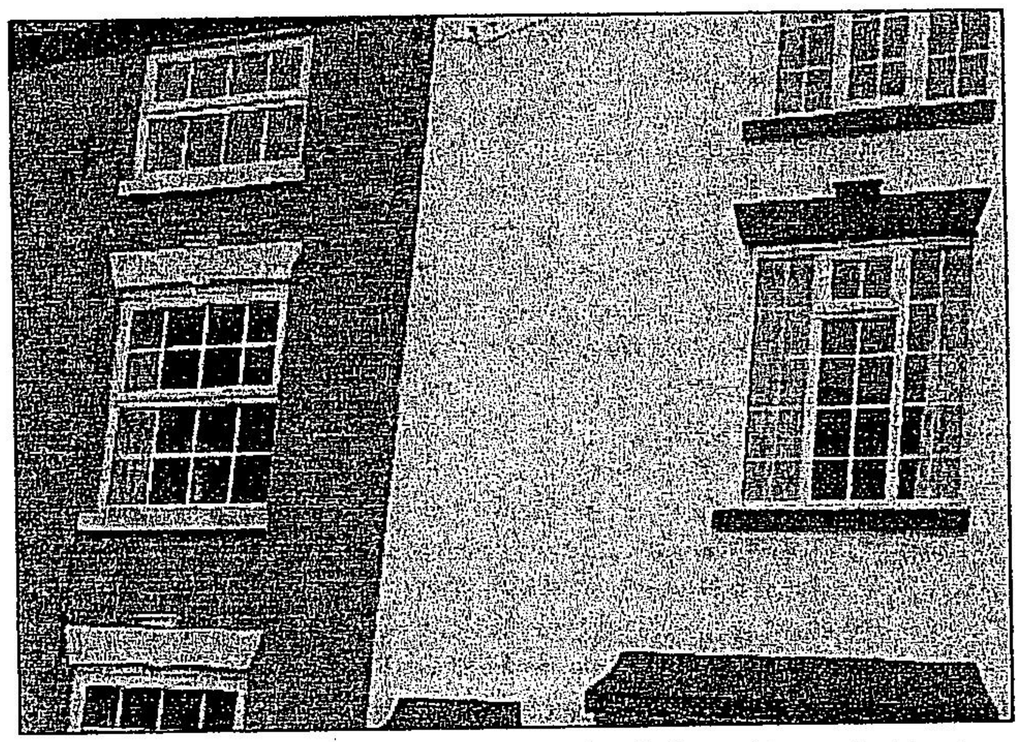
Traditional facia boards



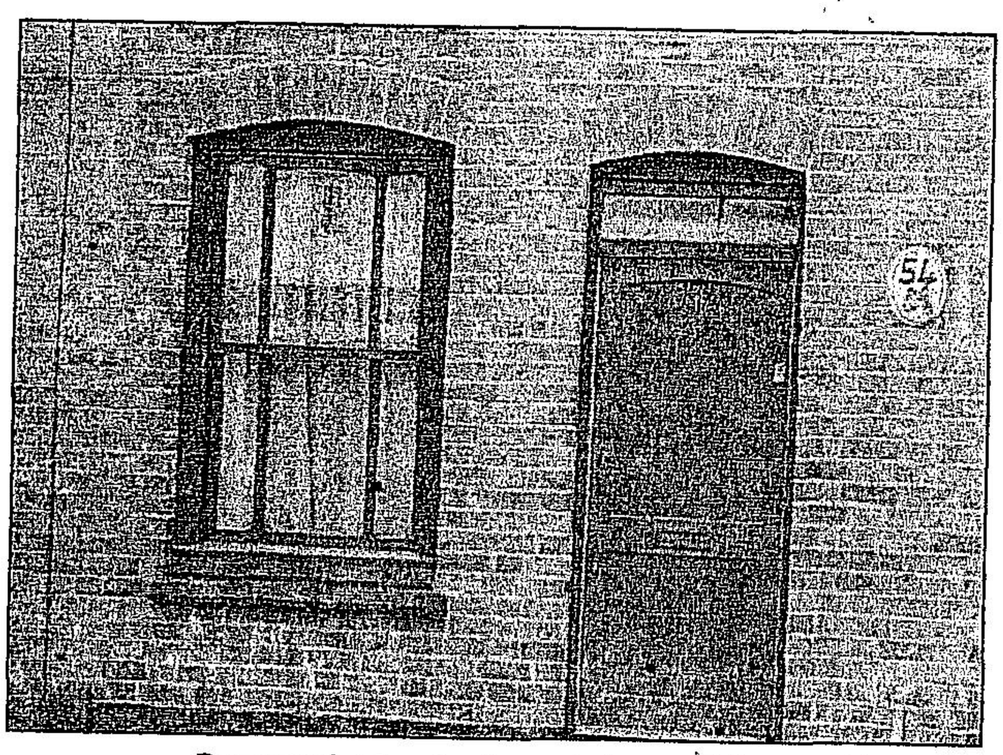
Dental eaves brick courses

Frontages are either brick or render although one or two have exposed timber framing. The oldest properties have 2-inch bricks and where rendered, the render is generally smooth.

Windows and doors tend to have either stone lintels or shallow brick arches above them. Stone lintels often have raised keystones, which is a feature in the Hinckley area. Sills are often stone or tile although some properties from the 1930s and 40s have wooden sills. Whereas windows in Church Street generally have a flat profile, bay windows become a feature on properties by the War Memorial.



Windows with stone lintels and sills. Window lintels featured have raised keystones



Decorative brick arches (over windows and doors) and brick sills

A number of properties have brick plinths made up of 3 or 4 courses of blue engineering brick. This is also a feature of the Burbage Congregational Church. Some properties have, in recent years, had porches or canopies added to them and these features are not in keeping with the Conservation Area.

The majority of properties do not have front gardens, instead front doors open directly on to footways. Other than in the Pilgrims Gate and Heritage Apartments developments, there is little off-street parking. The street scene is generally uncluttered by street furniture.

The provision of lampposts has been reviewed as there are at least three different types of lamppost of contemporary styles and materials and none are in keeping with their surroundings. A modern lamppost in a heritage style has been identified and funding is currently being sought to provide these throughout the Conservation Area.



Metal/concrete

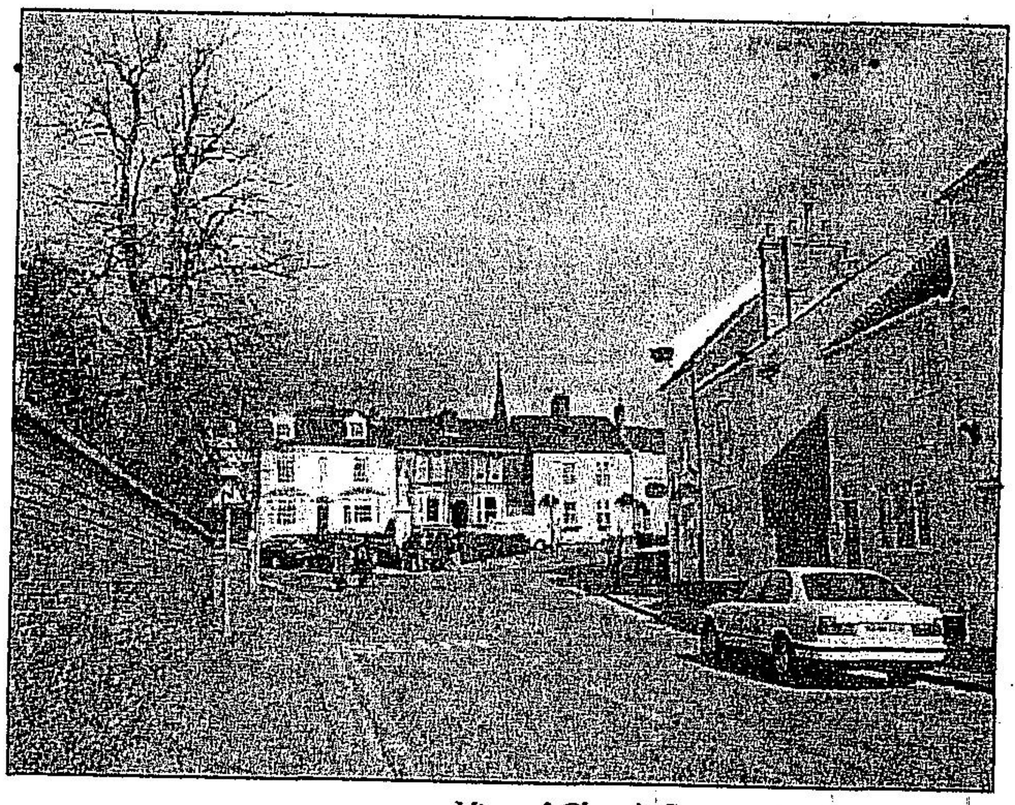


Metal

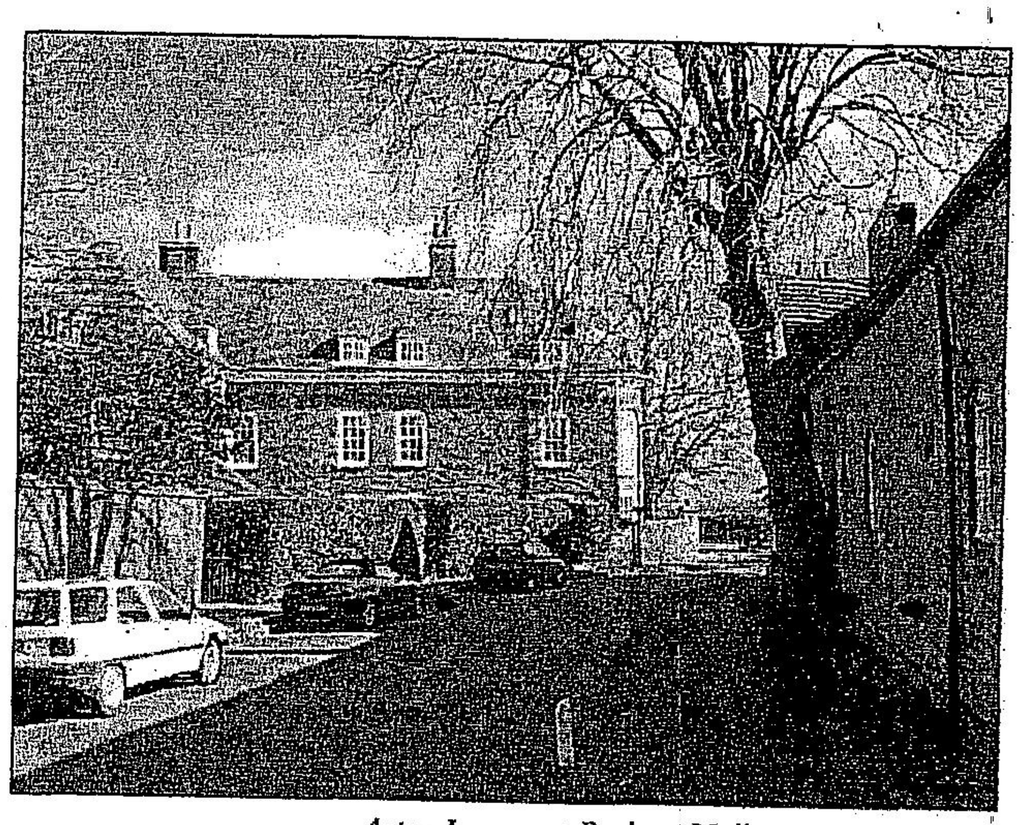


Concrete

There are a number of views worthy of protection. Any development allowed to interfere with these views would lead to a significant reduction in the visual amenity. Views to be protected include: Church Street, north towards War Memorial and the Church spire beyond; Aston Lane, past Burbage Hall, to open countryside; The Horsepool.



View of Church St towards War Memorial



Aston Lane past Burbage Hall to open countryside

Mature trees make an important contribution to the street scene. The trees in St Catherine's churchyard; on Church Street, opposite the Constitutional Club; in the gardens and on the roadside along Aston Lane; in the grounds of the Moat House Retirement Home in Pughes Close, adjacent to the War Memorial and those in the Horsepool are of particular importance.

Granite kerbstones are a feature of the area. However, in places concrete ones have replaced these. It is important that the granite kerbstones are preserved. When damaged or worn kerbstones are removed, they should be replaced by granite ones.

Summary of inappropriate features:

Concrete roof tiles

Dormer windows

UPVC windows

Bay windows (other than adjacent to the War Memorial)

Window shutters

Rough or patterned render

Concrete kerbstones

Modern, galvanised or concrete lampposts

Poorly proportioned walls and pillars (by the Horsepool)



Inappropriate dormer windows by the War Memorial



Cottages with inappropriate window shutters

Proposals for improvements within the Conservation Area:

1. The use of traditional materials and styles would enhance the area.

   Examples of this would include:

   - Wooden as opposed to UPVC window frames
   - No dormer windows to front elevations
   - Granite kerbstones throughout
   - Heritage lampposts throughout but locations also to be reviewed

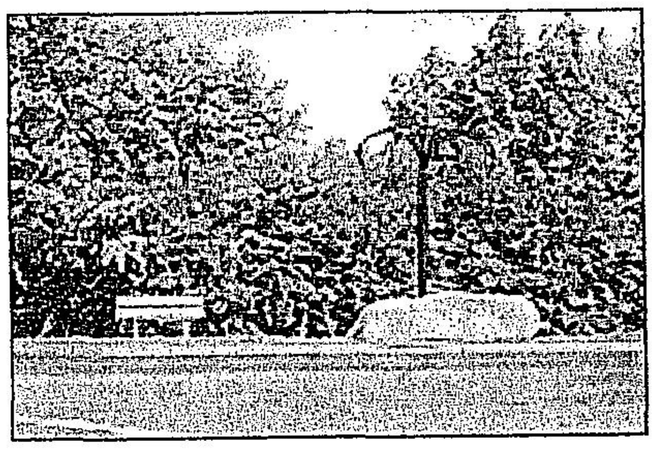
2. Traditional iron railings to be reinstated in front of the Constitutional Club in Church Street (This should include the removal of crazy paving fronting the building and erection of a new heritage lamppost).

Church Street is at the junction of Windsor Street and Lychgate Lane and the majority of the buildings fall within the Conservation Area. However the library and police office (built in the 1960s), Church Close and Pughes Close (small development of retirement homes built in the 1960s) are outside the Conservation Area (see Zone 2).

Zone 2: Coventry Road/Windsor Street/Lychgate Lane to the Southern Settlement Boundary.

General Description

Turning off Rugby Road into Coventry Road, visitors are greeted by a large granite stone bearing the name of the village in large, gold letters. Bardon Aggregates donated the stone to the Parish in 2003. Coventry Road leads into Windsor Street and eventually Lychgate Lane where Burbage cemetery is located. There are a number of roads leading off to the south and north. Originally both sides of the Coventry Road were noted for their rose and chrysanthemum nurseries and these were interspersed with Victorian housing until you approached the more densely built housing in Windsor Street. The nurseries have long been replaced with housing.



Entry into Coventry Road from Rugby Road.
The stone is called "The Burbage Stone"

The area has a mix of housing ranging from Victorian terraces, to large, modern detached homes. There are 4 small light industrial sites, 3 garages, the Liberal Club, Police Office, Library, Millennium Hall (incorporating the Parish Council offices), scout hut, Methodist church, a warehouse and riding school. There is also a range of shops, food outlets and

public houses, most of which can be found in Windsor Street.

The land between the southern settlement boundary and the M69 is mainly farmland and playing fields, crossed by a number of public footpaths. These fields are vital to the visual amenity and are key to the Parish Council's plan to provide future leisure and recreational facilities. Many residents feel that the area from Crossways up to and including Windsor Street, Salem Road and Victoria Road should be included in the Conservation Area.

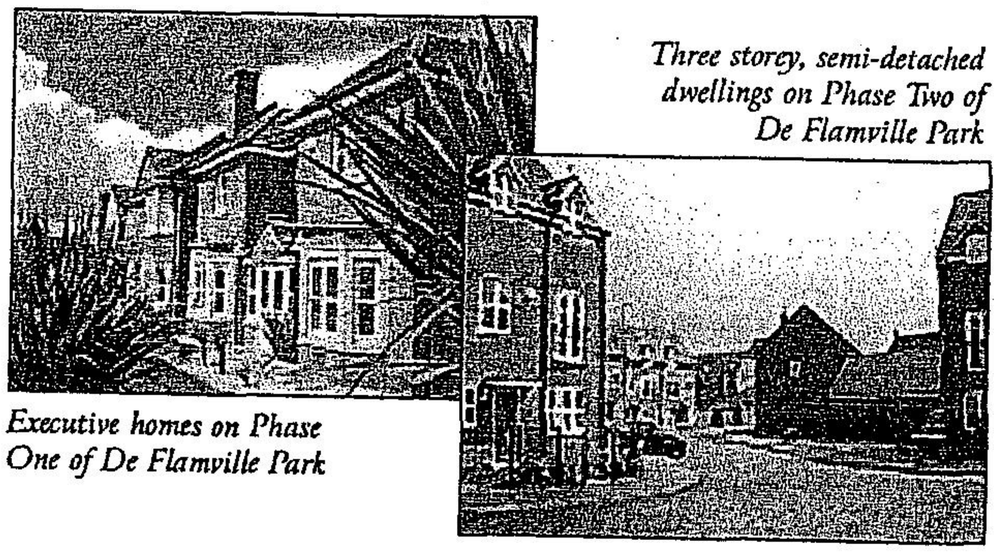
General characteristics.

De Flamville Park: The area is situated on the corner of Coventry Road and Rugby Road, on the approach to the village from the M69/A5 roundabout. The main road through the estate is Canberra Way. The properties were developed in two phases between 2000 and 2004. The first phase is characterised by 4 and 5 bedroom detached executive houses whereas 3 storey semi-detached town houses are a feature of the second phase.



De Flamville Park viewed from Rugby Road

The properties have porches or canopies. Those on the first phase have reconstituted stone/concrete lintels and sills and those on the second phase decorative brickwork above windows and doors. A number of properties have bay windows to the ground floor front elevations. Dormer windows are a feature on the second phase.

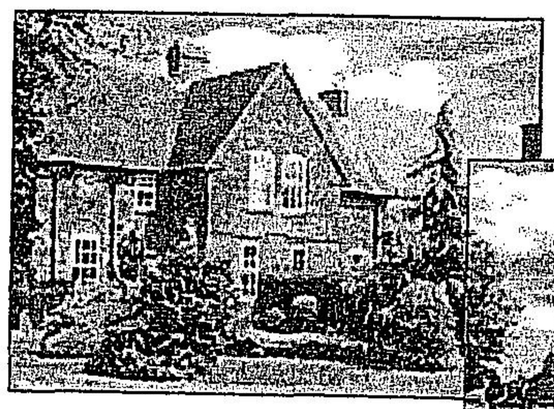


Three storey, semi-detached dwellings on Phase Two of De Flamville Park

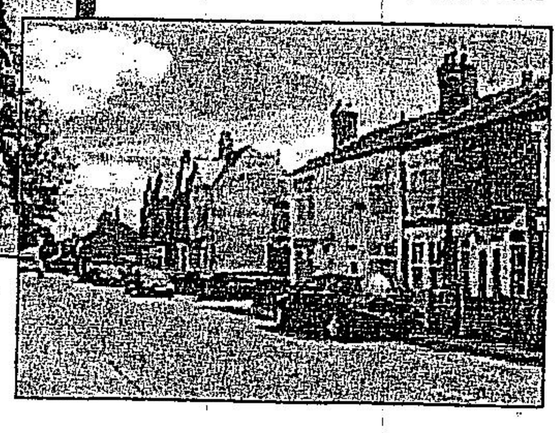
Executive homes on Phase One of De Flamville Park

The detached executive houses have chimneys but this is not a feature on the second phase three-storey properties. Another feature is the railings to the French windows to the first floor of the phase two three-storey dwellings. There is a mixture of open plan and enclosed front gardens. Enclosed front gardens have metal railings with occasional low walls. Most properties have driveways with garages and/or car standing. There is a green area incorporating a flood pool to the front of the development and a number of mature trees have been retained to enhance the street scene.

Coventry Road: runs west to east up to Windsor Street with various public footpaths off. There are a number of Victorian terraced, semi and detached houses.



Semi-detached Victorian houses



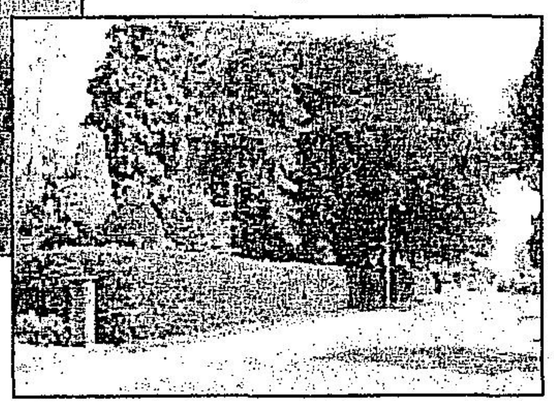
Victorian terraces and villas

Distinctive features of the Victorian houses include rendering or red brickwork, brick banding, stone lintels above the windows, flat clay or slate tiled roofs, traditional flat facia boards, decorative chimney breasts, decorative ridge tiles and decorative gable ends. Some properties have replaced the original windows and some are not in keeping with the character of the building. The Victorian terraced houses have very small, walled front gardens with no parking facilities. On the road parking and inappropriate parking on pavements is a significant issue for many residents.

In the 1930s and 1950s single design developments of semi-detached houses were built in this area. Houses have a mix of brick or rendered frontages and the main features are the bay windows, brick corners, generally large rear gardens and fenced front gardens. Many gardens have mature hedges and trees that enhance the street scene. Originally no garages were provided. In places, garages have been added but there are a variety of styles.



Semi-detached houses on Coventry Road



Coventry Road street scene

Development has continued over the years with regular infilling. These developments have not always been in character with their surroundings.



Inappropriate 1990s infill development

There are a number of jitties and public footpaths to the south and north but there are no controlled pedestrian crossings along this very busy road, which is a concern to residents.

The pavement from the Rugby Road junction to the west is wide but narrows as you approach Windsor Street. Telegraph poles are a feature of the street scene.

Grange Drive (and all cul de sacs off) - The properties were developed between the late 1970s to early 1980s in two main phases and consist of a limited number of designs including large detached bungalows, 3 and 4 bedroom executive detached houses and 1 and 2 bedroom starter homes of brick construction. All have small, open plan front gardens with ample garage/parking facilities. Some have double garages in the front garden, side on to the pavement, which obscures the view from their windows. There is an important small green area situated between Holly Close and Oak Close that separates the two main phases, breaks up the hard landscape and enhances the street scene.

Pyeharps - The area is defined as all properties in and off Pyeharps Road. Properties date from the early 1980s. The mix of housing includes three storey blocks of flats, terraced, semi- detached starter homes and small, detached bungalows and houses. Streets are narrow and the properties are very close together. Notably, there are no chimneys and limited garage/parking facilities which causes inappropriate street/pavement parking. The front gardens are of an open plan aspect with the exception of corner houses that have six foot fence panels to the pavement.



Starter houses in Grange Drive circa 1980

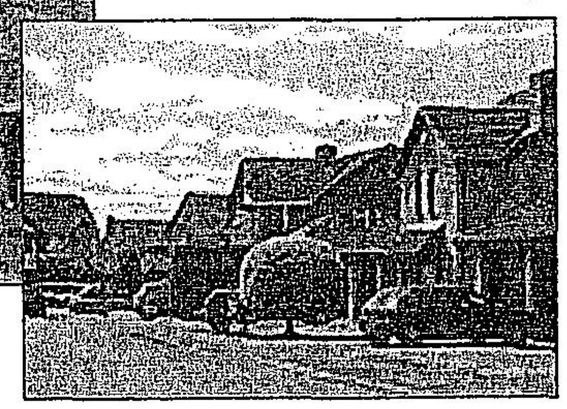


Executive homes in Grange Drive

Robinson Way - The area is defined as all properties in and off Robinson Way. The properties were developed in the late 1980s early 1990s and are of modern limited individual design. These include 3 and 4 bedroom detached houses and detached executive houses of brick construction with small gardens. All have an open plan front garden aspect with ample garage/parking facilities.



Flats in Willow Close off Pyeharps Road

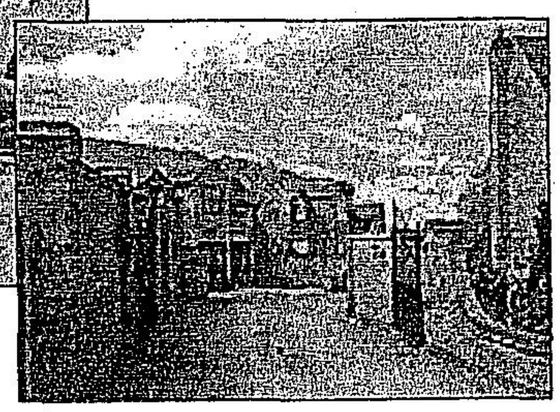


Robinson way

Cotes Road (and all the cul de sacs off) - Some or parts of roads are un-adopted. The properties were developed between the late 1980s to early 2000 and are of modern individual design. The housing mix includes flats, terraced houses, semi-detached and detached houses and bungalows, of brick construction. All have an open plan front garden aspect with adequate garage/parking facilities.



Modern terrace houses in the Spinney



Detached residences in Cotes Road

Bullfurlong Lane - Properties in Bullfurlong Lane are individually designed and consist of detached bungalows, semi-detached and detached executive houses, together with a small number of Victorian houses, all of brick construction. The houses were mainly built from the 1930s onwards. There has been some infilling in the 1960s and 1970s of modern designed houses. The majority of the front gardens are fenced/walled with mature hedges and trees and larger than average rear gardens. There are adequate garage/parking facilities. An interesting feature is that there are no house numbers. The pavements are narrow and the lane continues past the settlement boundary to various public footpaths and a farm.

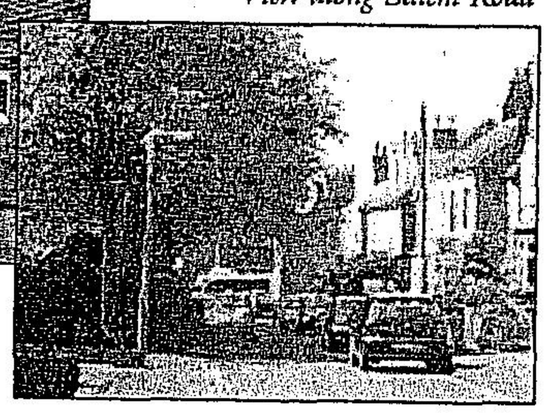


Street scene Bullfurlong Lane

Crossways - a small un-adopted lane with a mixture of Victorian cottages, houses and semi-detached houses and three bungalows, two built in the 1950s and the other in 2000.



View along Crossways from Coventry Road



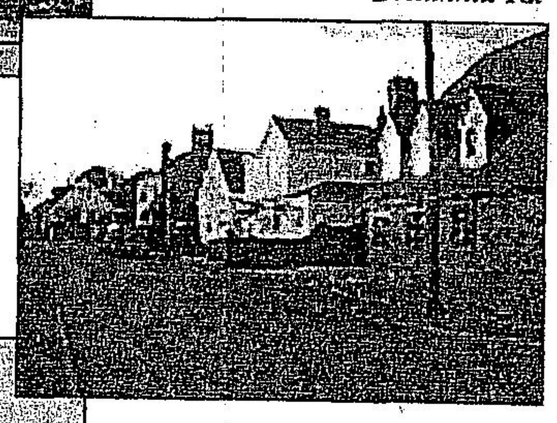
View along Salem Road

Victoria/Salem Road - There are a few original Victorian terraced, semi and detached houses that should be preserved. Some of the main features of the Victorian houses are the rendering or red brickwork, brick banding, lintels above the windows, flat, clay or slate tiled roofs, traditional flat facia boards, decorative chimney breasts, decorative ridge tiles and decorative gable ends. Some properties have replaced the original windows but a number are not in keeping with the character of the properties. The Victorian terrace houses have very small walled front gardens and no parking facilities. Other properties were built in the 1920s and are semi or detached houses of brick construction. Infilling of modern semis took place during the 1980s. Parking is a major problem in this area, especially as the pavements are narrow.

Britannia Road Area - Defined as Britannia Road (formerly Balls Lane) and all roads off. The housing mix ranges from Victorian houses to modern 1990s houses and flats to country homes. The detached properties are mainly of individual design and there has been a lot of infilling. The terraced houses date back to the late 1800s and the semi-detached houses were mainly built between the 1930s and 1950s. Some of the main features of the Victorian houses are the rendering or red brickwork, brick banding, lintels above the windows, flat, clay or slate tiled roofs, traditional flat facia boards, decorative chimneybreasts, decorative ridge tiles and no garages. Small front gardens are a feature. Some restoration work has been carried out but has not always been in keeping with the original features e.g. concrete tiles and UPVC replacement windows. The small dwellings lack adequate parking facilities. An important feature in Britannia Road is the Cambria Well ((geol: archaean-pre-cambrian system....a well/spring with welsh connections (druids)), located near to the bend. The Millennium Hall, scout hut and Britannia playing fields are accessed from Britannia Road.



Victorian cottages off Britannia Rd

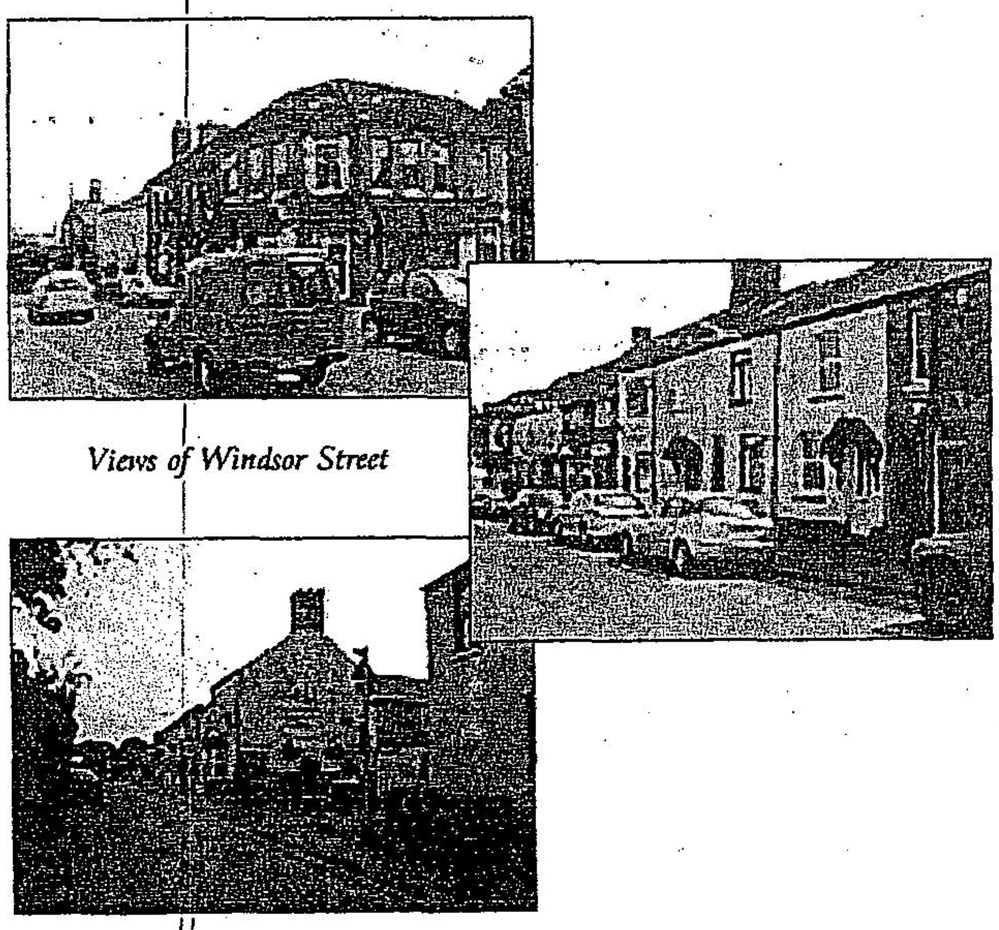


Detached houses in Britannia Rd



Cottages in Workhouse Lane

Windsor Street - Defined as Windsor Street and Strutt Lane. Mainly attractive Victorian, rendered, terraced properties, some in red brick, with retail premises to the ground floor, and a few detached cottages that residents feel should be protected. These properties give character to the village. Some of the main features are the rendering to the majority of the buildings, no front gardens, flat, clay or slate tiled roofs, traditional flat facia boards and chimneybreasts. Some restoration work has been carried out but has not always been in keeping with the original features e.g. concrete tiles and UPVC replacement windows. There is an industrial unit, church (Wesleyan Chapel, built in 1866, in red brick) and a range of shops, food outlets and public houses. Some infilling took place in 1990s which created Windsor Court an attractive development of flats, semi and detached houses with ample parking facilities. The concentration of commercial properties causes major parking problems in this area. There are no pedestrian crossings along this very busy road.



Views of Windsor Street

Lutterworth Road (south to M69 including Orchard Close, Fosse Close and Lodge Close) - This is one of the main gateways to Burbage. There are a wide variety of properties in age, style and construction including Victorian cottages, 1930s semis and large country houses. The detached properties are mainly of individual design.

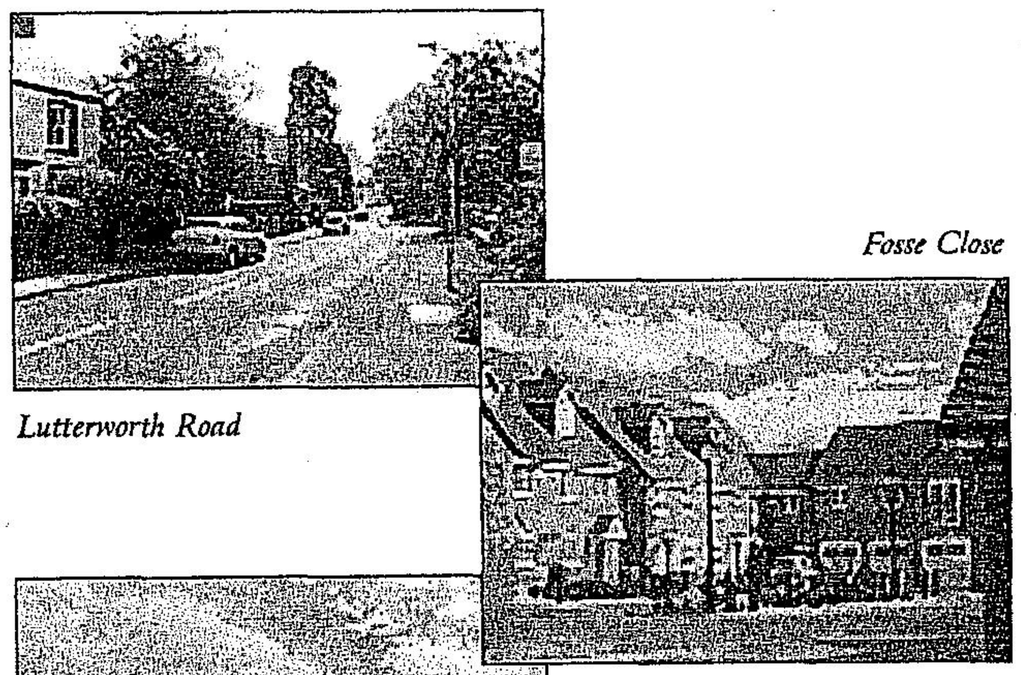
Much infilling has taken place including two detached bungalows in Lodge Close, a development of retirement bungalows on Lutterworth Road, dating from the 1970s, detached executive homes, built in the late 1980s, in Orchard Close and flats and 3 storey houses were developed in the early 2000s in Fosse Close.

There are a number of Victorian cottages, houses and buildings dating back to the late 1800s. Some of the main features of the Victorian houses are the rendering or red brickwork, brick banding, lintels above the windows, flat, clay or slate tiled roofs, traditional flat fascia boards, brick fascias, decorative chimney breasts, decorative ridge tiles and many with no garages. Some restoration work has been carried out but has not always in keeping with the original features e.g. concrete tiles and replacement windows. The small terrace dwellings lack adequate parking facilities. Around these properties there has been infilling with houses that are not always in keeping with the area.

In the 1920s and 1930s individually designed developments of terraced and semi-detached houses were built. These houses have a mix of brick and rendered finishes. Some have bay windows and front gabled roofs with generally large fenced front and rear gardens. Originally no garages were provided and the majority have now created parking facilities in their front gardens.

There are no pedestrian crossings along this very busy road, which is used to access the A5, and this is a cause for concern for residents.

Towards the M69 Junction there are nice views across the fields and meadows behind the houses that residents would like to see preserved.



Fosse Close

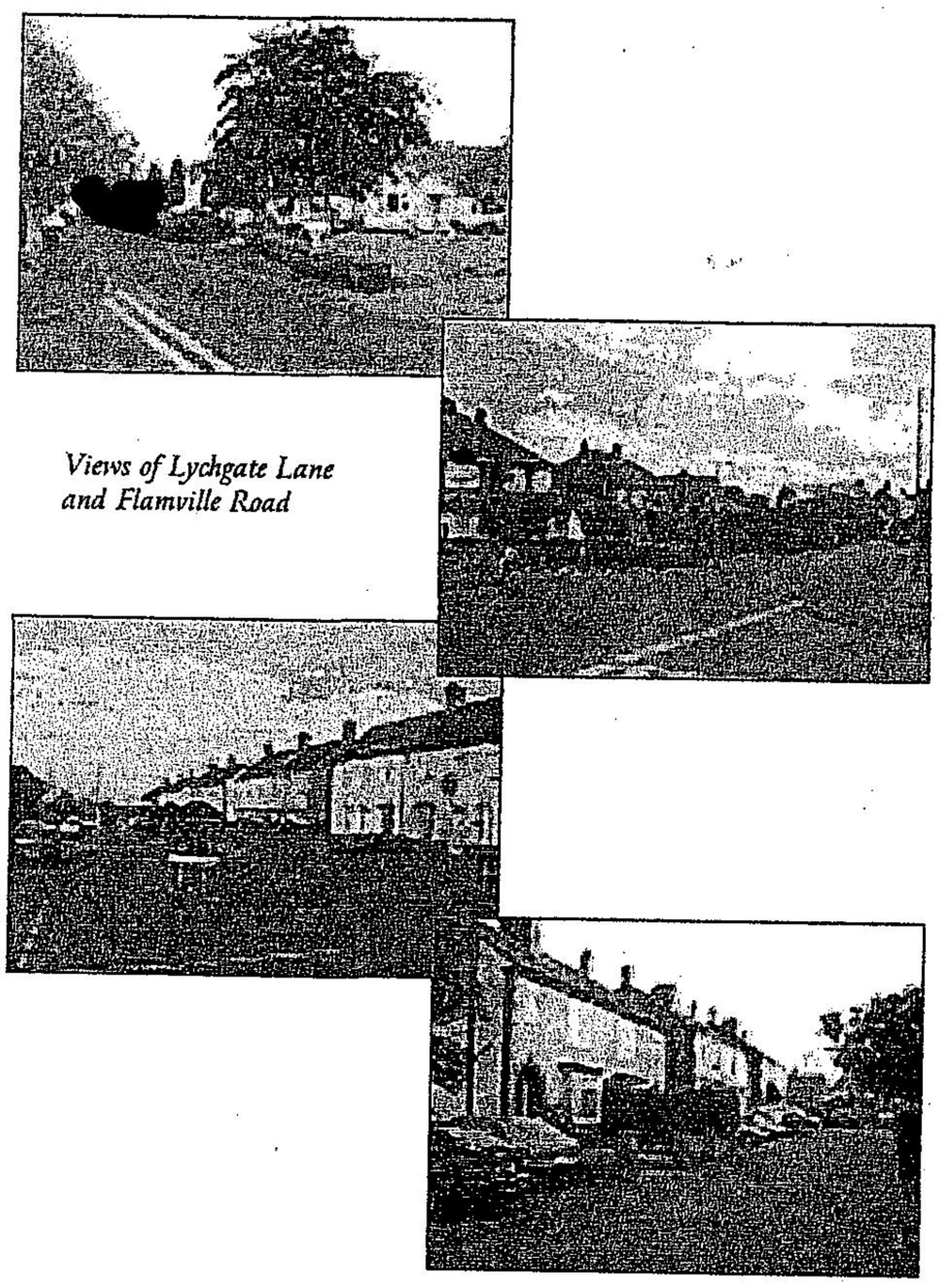
Lutterworth Road



Views across the meadows

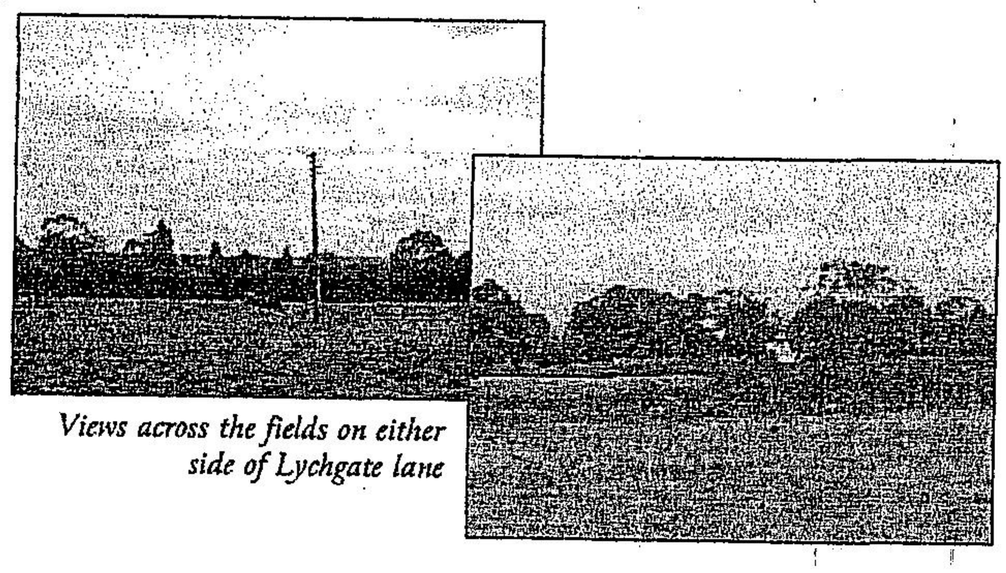
Lychgate Lane and Flamville Road to southern settlement boundary - There is a mix of housing ranging from Victorian cottages to a few modern detached houses. The detached houses and bungalows are mainly of individual design with large gardens. Many have mature hedges and trees that enhance the street scene.

In the 1920s and 1930s single design developments were built made up of terraced and semi-detached houses. Many of these properties form part of the council housing stock. These houses are a mixture of brick and rendered buildings and generally have large rear gardens and fenced front gardens. Originally garages were not provided but, where possible, garages have now been added although there are a variety of styles and a lack of parking facilities remains an issue.



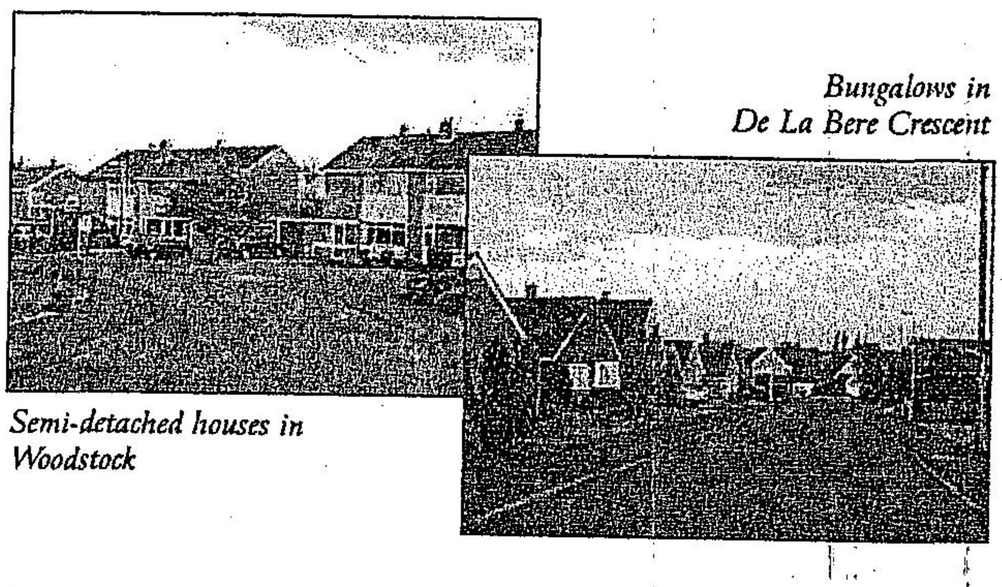
Views of Lychgate Lane and Flamville Road

Once past the settlement boundary there are fields that offer splendid views of open countryside. Residents would like to see these fields protected from development. Further down the lane there are two riding stables and the Burbage Cemetery. This is a narrow lane and speeding vehicles are a major concern for residents.



Views across the fields on either side of Lychgate lane

De la Bere/Woodstock - This area was developed between the late 1960s and early 1990s. The area has mainly standard designed detached bungalows, semi and detached properties of brick construction with garages and open plan front gardens. There are ample garaging/parking facilities.



Semi-detached houses in Woodstock

Bungalows in De La Bere Crescent

Lychgate Close (and all roads off) - This area was developed in the 1980s and early 1990s. with detached bungalows and houses. In the late 1990s and early 2000s semi and detached executive houses were added. There are ample garaging/parking facilities.



1980/90s detached houses

Late1990s/early 2000s detached houses

Zone 3: Rugby Road to the Western Settlement Boundary

General Description

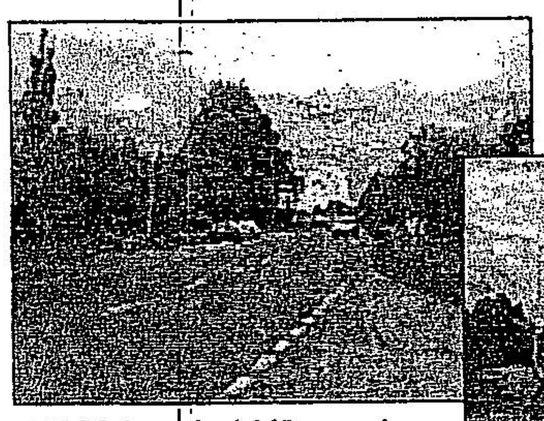
Originally three distinct areas (Three Pots, Sketchley Old Village and Brookfield Industrial Estate) separated by farmland (west of Rugby Road to the western settlement boundary). Over the years new residential estates have been developed on the farmland, merging the settlements together to form the western area of Burbage.

The properties in the area range from small terraced housing to large country homes with spacious grounds. There are three shops (Three Pots), one garage (A5), one hotel with leisure centre (Sketchley Old Village), a private orthopaedic clinic (Sketchley Old Village), two pub/restaurants (A5) and a range of businesses (Brookfield Road). There are two pools, originally used by the dye works that are now used recreationally for angling.

A tree lined public footpath and bridleway borders the western settlement boundary. Many of the trees have tree preservation orders (TPOs) on them.

General Design Characteristics

Rugby Road (the A4109 from the M69 Junction1 going north to the railway bridge) is one of the main arteries into Burbage and Hinckley and is extremely busy. From Junction 1 of the M69, it is a picturesque drive to the Three Pots Road roundabout. The approach to the roundabout is poorly designed and the roundabout itself has excessive cambers that should be addressed. Wide green verges, mature hedges and young trees form the boundary with the fields on either side. Residents feel strongly that these fields should be protected from development, (one is a district level 'Special Site of Scientific Interest') as they are an important visual and recreational amenity. It is noticeable there are no footways or cycle ways along this very busy stretch of road.

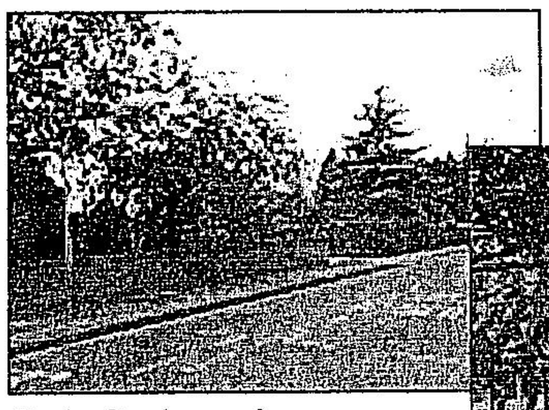


A4109 from the M69 towards Three Pots roundabout

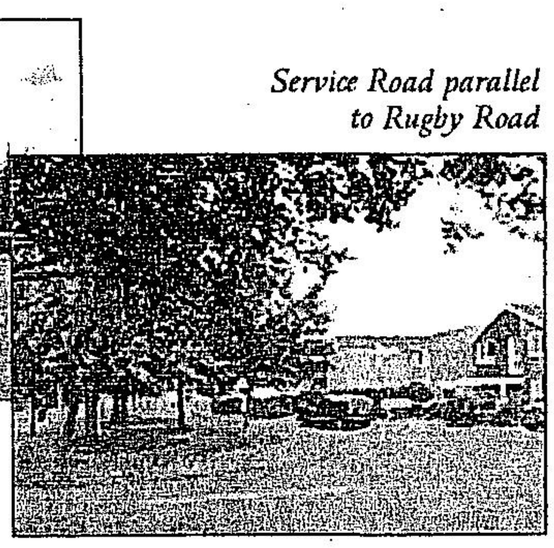


View to from Three Pots roundabout towards Sketchley Road roundabout

Continuing north to Sketchley Road roundabout there are again wide green verges with mature hedges and young trees concealing the housing estates on either side of the road.



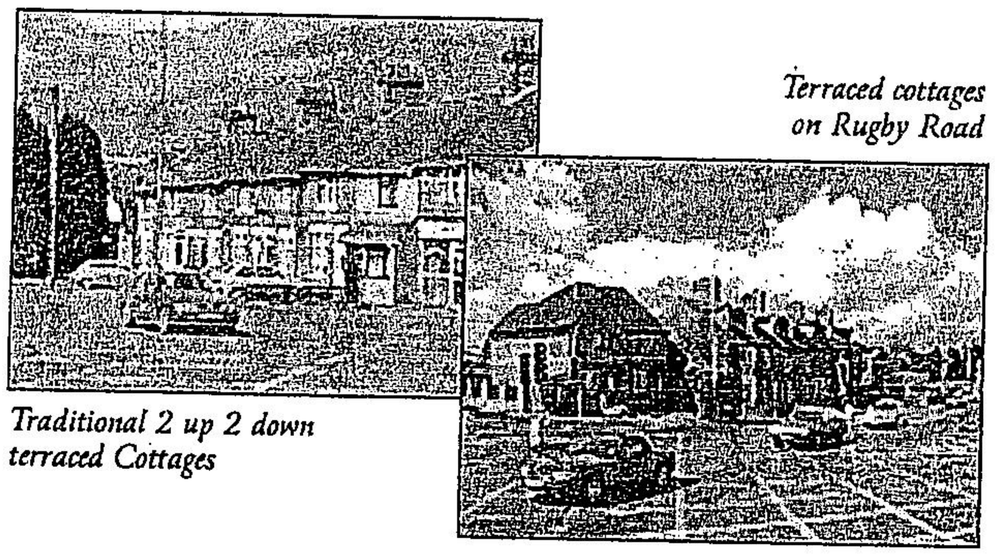
Rugby Road towards Brookside



Service Road parallel to Rugby Road

Further on towards Brookside traffic lights, there are mature trees and hedges to the executive properties on the left hand side with a narrow pavement. All have large front and rear gardens. On the right is a large grass verge with maturing trees planted at regular intervals and access to a service road running parallel to Rugby Road to a small number of 1970s style detached bungalows and houses. A large detached house has its frontage to the road. Afterwards there is a large grass verge with maturing trees at regular intervals and a service road to a number of 1950s semi-detached houses and a few detached houses. At the bottom of the hill there has been some infilling with 1970s style semi and detached houses. On the opposite side, after a narrow pavement, there is a grass verge with a few 1950s style semi-detached houses. There are adequate parking/garage facilities.

Continuing on to the railway bridge, there are, on the right, a number of traditional 2 up 2 down terraced cottages (one has been converted to a dog grooming parlour) and a couple of detached properties. These cottage properties lack parking facilities. On the right you can view Rugby Road playing fields, the dry cleaners, followed by a used car sales site. On the left there are eight traditional three storey terraced cottages. All of the cottages have chimneys and dormer windows. A couple have render as a feature. They have very small, enclosed, front gardens and lack garage and parking facilities. Further on towards Hinckley is the large Johnson's Apparalmaster industrial protective clothing factory and Brookfield Industrial Estate.



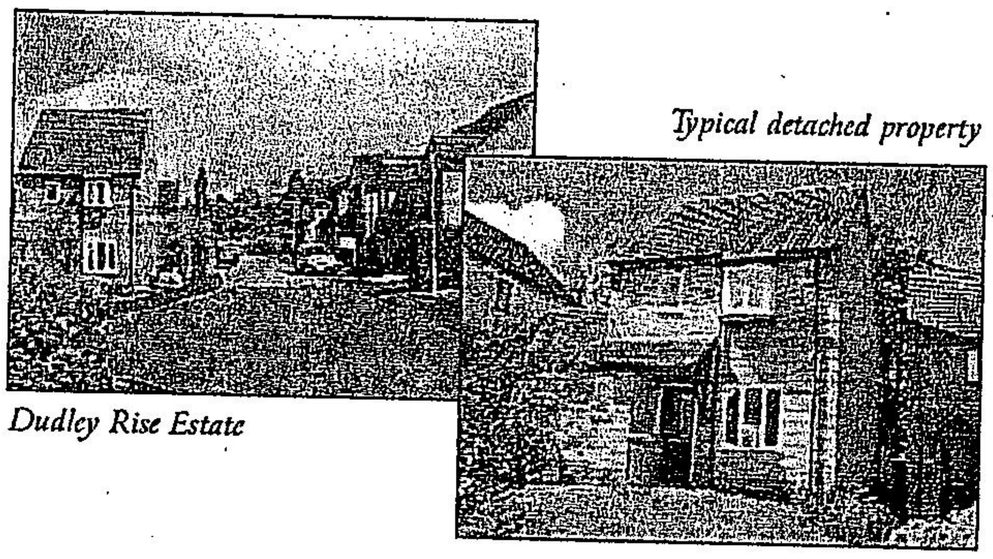
Terraced cottages on Rugby Road

Traditional 2 up 2 down terraced Cottages

Brookfield Industrial Estate - Apart from Johnson's Apparalmaster industrial protective clothing factory on Rugby Road, the remaining industry is all on Brookfield Road adjacent to the railway line. Originally the home of Sketchley Dyers/Cleaners, Johnston's is now the largest employment site within the settlement boundary although Sketchley Industrial Estate and Logix Park are large employment sites to the south, within the Parish boundary. Over time other businesses have been established in the area. As previously mentioned, there are two pools, previously used by the dye works that now offer recreational angling for residents.

Dudley Rise Estate - Comprising a series of cul de sacs, off Rugby Road, dating from the1990's, this estate has smaller brick built semi-detached and detached houses with small gardens. All have open-plan front gardens with reasonable garage/parking facilities. There are few mature trees in the street scene although individual properties have thriving hedges and a range of attractive shrubbery of young, often non-native, species.

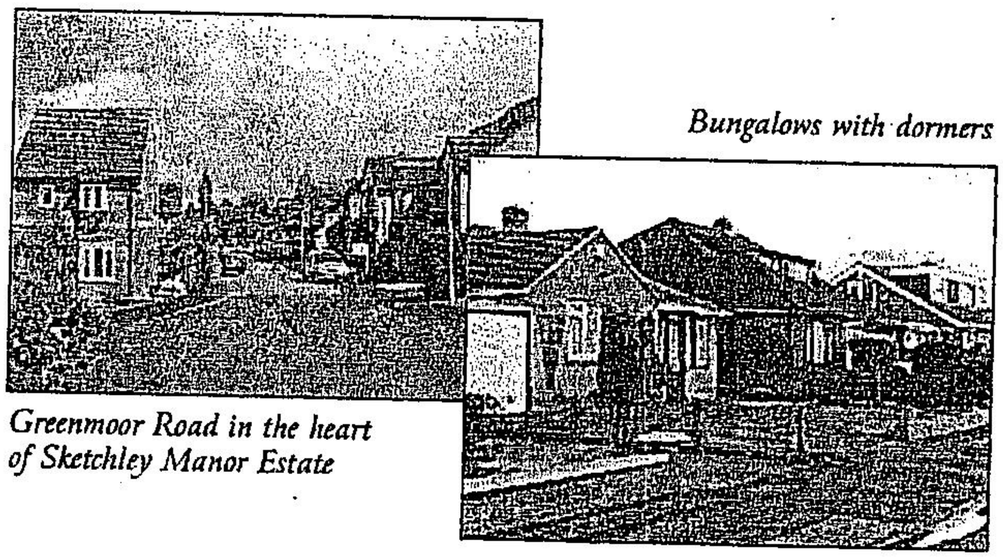
The notable design features include a coloured brick banding at first floor level, decorative brick features and box/canopy windows on the first floor. Roofs are of concrete tiles with a coloured stringcourse under the eaves and feature corners. There are no chimneybreasts on any of the properties.



Typical detached property

Dudley Rise Estate

Sketchley Manor Estate - This estate lies to the west of Rugby Road between Sketchley Lane to the south and Dudley Rise to the north. Sketchley Manor Lane and the fields down to the Nobbies form the western boundary. Greenmoor Road is the main artery through the estate. Properties are of individual design and consist of semi-detached and detached bungalows and houses, built from the 1950s onwards. The properties are mainly of brick construction but rendering is a notable feature on some dwellings.

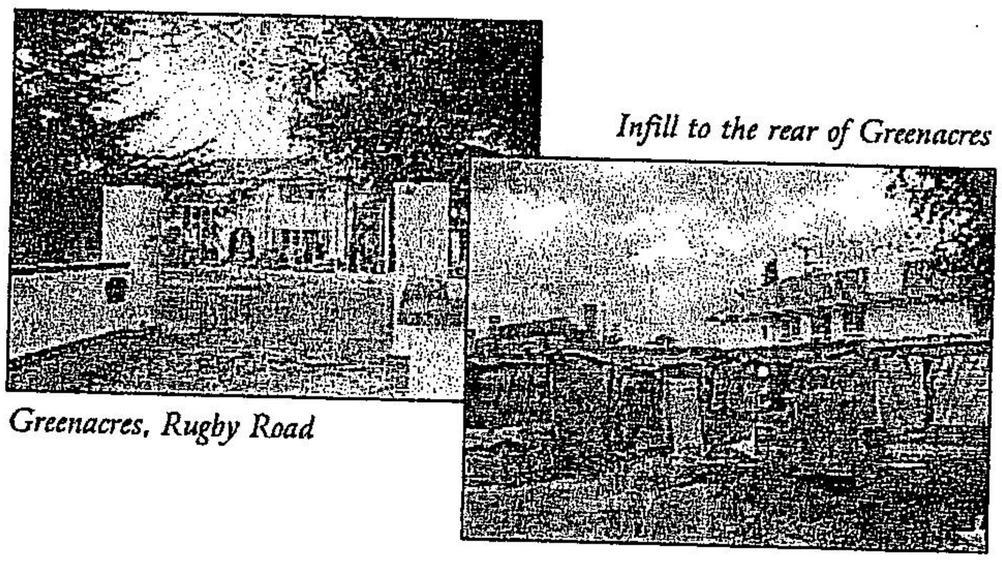


Bungalows with dormers

Greenmoor Road in the heart of Sketchley Manor Estate

As a number of the dwellings are bungalows, some residents have undertaken loft conversions but there appears to be no standard design for new dormer windows and in some roads this has created a diminution of the street scene.

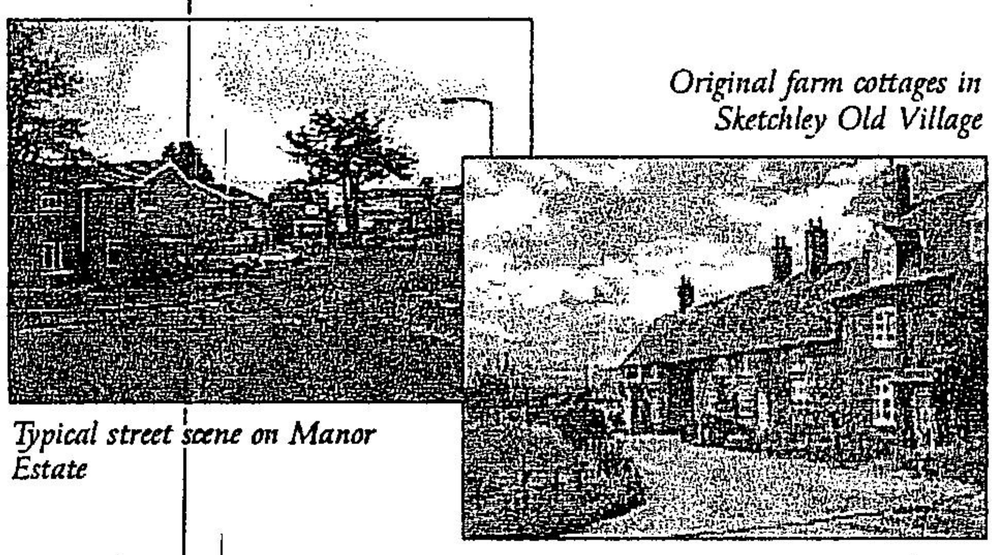
The majority of the front gardens have low front walls with drives and ample garage/parking. Properties have larger than average rear gardens. The streets have grass verges with many mature native trees planted at intervals between the road and pavement. Telegraph poles, carrying overland telephone cables, are also a notable feature of the street scene. There are a number of large executive homes, all of a unique design, along Rugby Road/Sketchley Lane/Sketchley Manor Lane with very large gardens. Recently, some gardens have been sold for housing development, e.g. Greenacres, and this has had a significant adverse impact on the visual amenity.



Infill to the rear of Greenacres

Greenacres, Rugby Road

Manor Estate - The area is defined as all properties in and off Manor Way. Properties on this mature estate are detached and of typical 1960s design. Although of brick construction, a key feature is the cladding to part of the front elevation between the ground floor and first floor windows, together with larger than average size windows. Notably, there are no chimneys, and the front gardens are open plan with drives and ample garage/parking facilities. Large, mature trees enhance the street scene.



Original farm cottages in Sketchley Old Village

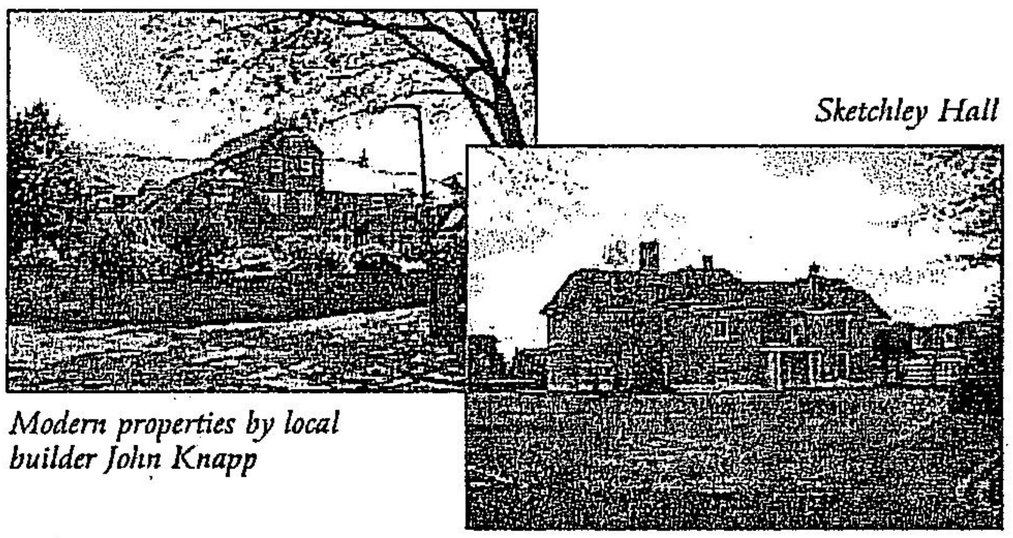
Typical street scene on Manor Estate

Sketchley Old Village - The area is defined as west of Sketchley Manor Lane to the western settlement boundary. The original properties were built in the 1800s and border onto the "Village Green" and are of a traditional brick design with some unusual features such as the chimneys, windows, roofs and guttering, which should be preserved. They have large gardens. There is no pavement in this area.

Across the Green to the west are views towards Nuneaton and beyond. Residents would like to see the surrounding fields preserved as they provide an area of separation between the old village and Sketchley Meadows Industrial Estate. There are also many mature trees and hedgerows worthy of preservation.

Since the 1990s, sympathetic development has taken place. Predominantly large executive detached houses of two and three storeys, the new properties are amongst the most expensive in the village. The dwellings have been constructed using traditional materials and utilise striking designs. They have mainly metal railings/walled front gardens with block paved driveways and ample garage/parking facilities.

One of the most impressive properties is Sketchley Hall, set in attractive grounds. The hall is now the home of The Priory Orthopaedic Clinic. These

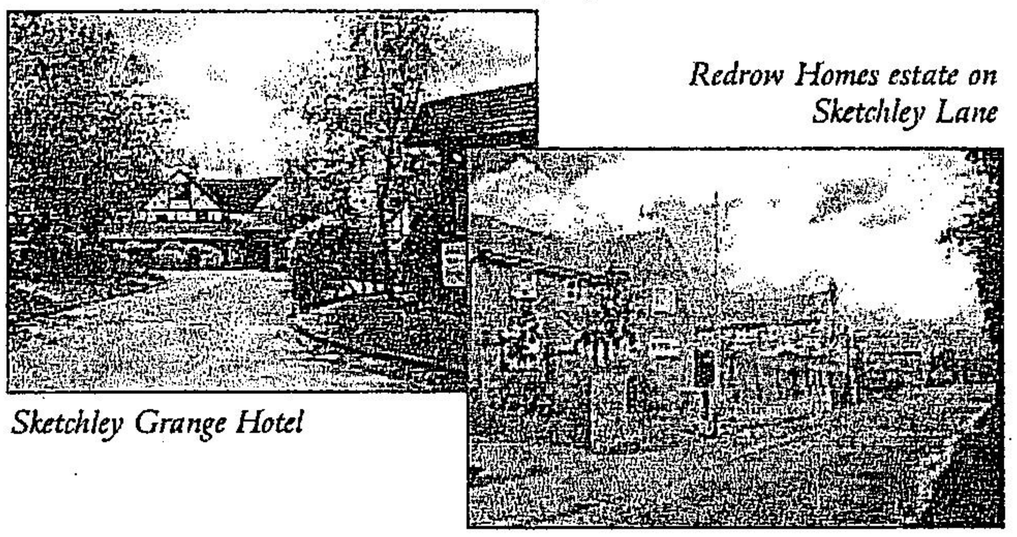


Sketchley Hall

Modern properties by local builder John Knapp

grounds are an important visual amenity. A section was sold for housing development in the 1990s and it is important that the remaining grounds are retained.

The area also boasts the Tudor style Sketchley Grange Hotel with its private leisure facilities.



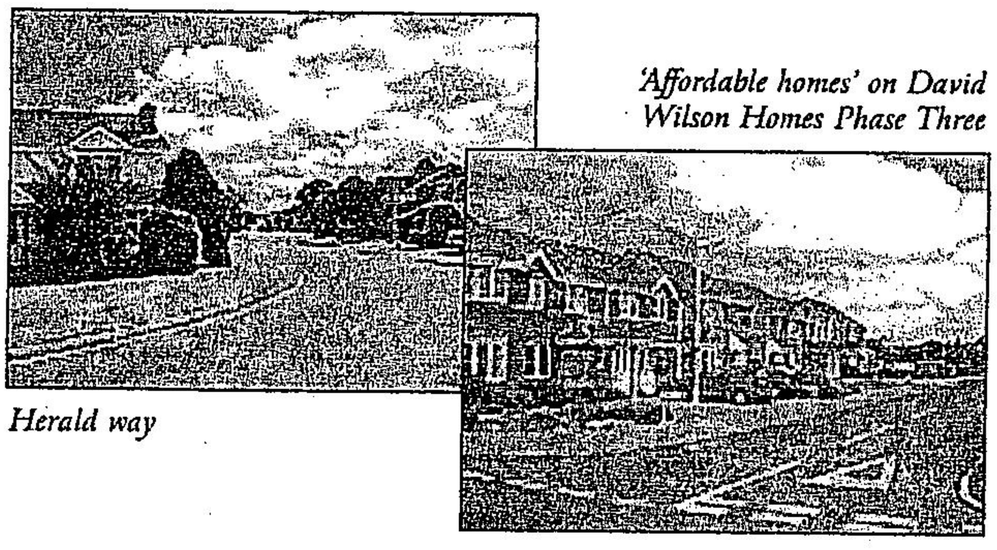
Redrow Homes estate on Sketchley Lane

Sketchley Grange Hotel

The riding stables off Sketchley Lane were demolished and infilled with a new development by Redrow Homes in the early 2000s. A key feature is the old holly hedge still bordering this development on the corner of Sketchley Lane and Sketchley Manor Lane. Some of the area still has telegraph poles.

David Wilson Homes Estate -The area is defined as Herald Way and the roads off, between Sketchley Lane and the shops at Three Pots. In recent years, Herald Way has become a rat run between Rugby Road and Wolvey Road. The estate has been developed in three phases since the late 1980s, the most recent being completed in the early 2000s. Each phase has between six and eight basic designs that are repeated at intervals throughout the development. It is, therefore, difficult to summarise the design features. Properties include detached bungalows, 4, 5 and 6 bedroom detached executive houses and a small number of 'affordable' semi-detached and town houses.

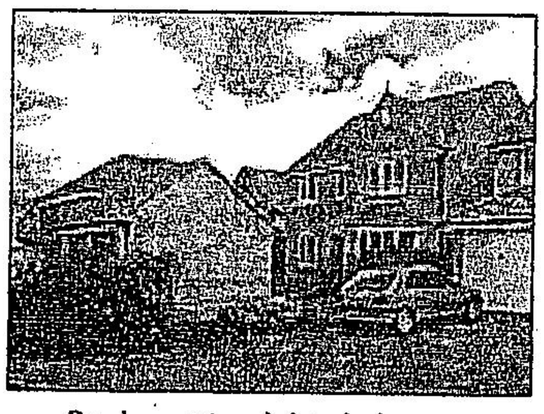
Although the 'affordable' properties met the definition used by Hinckley and Bosworth Borough Council at the time, they were sold privately and priced significantly above the regional average price.



'Affordable homes' on David Wilson Homes Phase Three

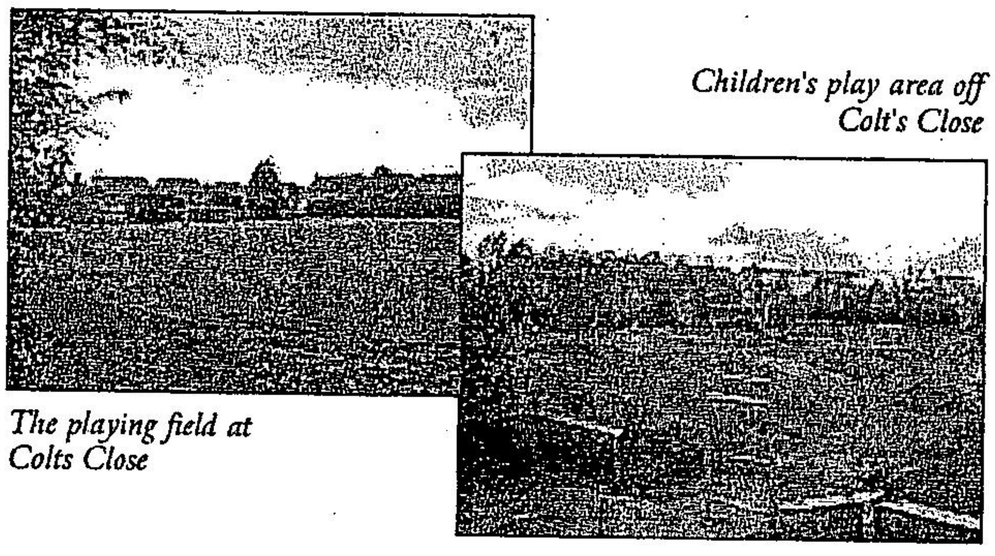
Herald way

The properties are of brick construction and a small number are partially rendered. All but the 'affordable' properties have chimneys. They have open plan front and enclosed rear gardens. Rear gardens, adjacent to roads, have brick garden walls. All other walls are of urbanised wooden panel fences. All of the detached properties have tarmac or block-paved drives and, generally, detached double garages. The 'affordable' semi-detached and town houses have driveways but few have garages. Some of the garages on Phase Three are not particularly well-sited and obscure views of and from the properties.



Poorly positioned detached garage

Most roads have grass verges between the road and pavement. A number of mature trees, particularly along the Bridle Path on the western boundary, have TPOs. Parts of the original hedgerows have been incorporated in the estate layout. There are a number of green areas throughout the development and a playing field, at Colt's Close, that includes a football pitch and children's play area, catering for the whole area.

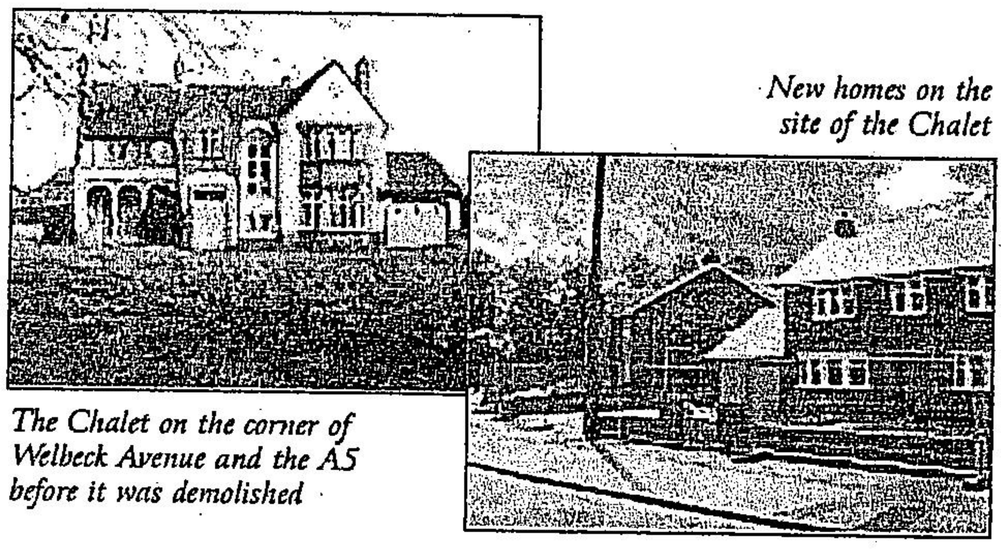


Children's play area off Colt's Close

The playing field at Colts Close

The playing field at Colt's Close is an important recreational facility for residents and should be preserved for future generations. This is particularly important given the significant deficit in leisure and recreational space and facilities in the village.

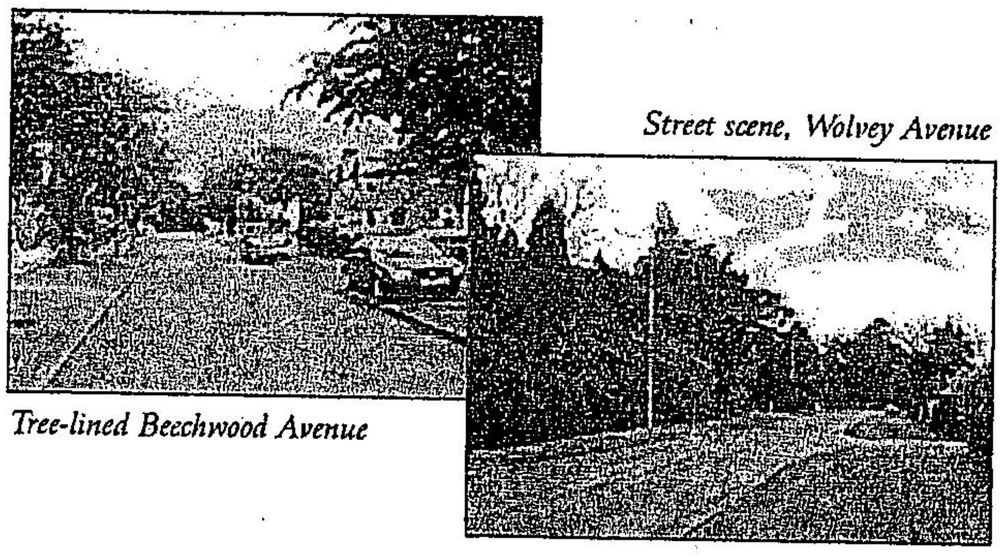
Three Pots Estate - The area is defined as Wolvey Road and all roads off, between the Rugby Road and A5. Most development took place between the 1920s and late 1950s with a mixture of terraced, semi-detached and detached houses and bungalows with larger than average back gardens. Many of the semi-detached dwellings, particularly those fronting Wolvey Road, feature bay windows and brickwork, with either render or pebble dash to the first floor. Many properties originally had arched, recessed porches although most are now either enclosed or have had protruding porches built on. There has been some recent infilling of modern designed houses that some appear out of character. The most recent infill development has been on a previously developed site in Welbeck Avenue, adjacent to the A5. This had been the site of a distinctive property, with large gardens known as the Chalet that was demolished in 2004 to make way for five detached properties.



New homes on the site of the Chalet

The Chalet on the corner of Welbeck Avenue and the A5 before it was demolished

One of the important features of the area is the tree-lined roads. Some roads are narrow and some of the houses lack garage and parking facilities. The majority of homes have fenced/walled front gardens. Telegraph poles are a feature of the street scene.



Street scene, Wolvey Avenue

Tree-lined Beechwood Avenue

The eastern side of Wolvey Road consists of a number of unique country homes with large gardens containing mature trees/shrubs backing onto open countryside. To the front is a large green verge with no pavement. Wolvey Road has become a rat run between Rugby Road and the A5 at peak times.

There are 2 pub/restaurants and a petrol station located along the A5 and 3 shops (post office /general store, hairdresser and sandwich bar) on the corner of Herald Way and Newstead Avenue. There is a serious lack of parking provision by the shops.

Zone 4: Sketchley Road/Grove Road to the Northern Settlement Boundary

General Description.

Apart from Sketchley Road/Grove Road this whole area was developed on farmland. Development commenced just after the Second World War when housing was at a premium and continued in phases up to the 1990s. The properties in this huge residential development can be divided into 4 distinctive categories:

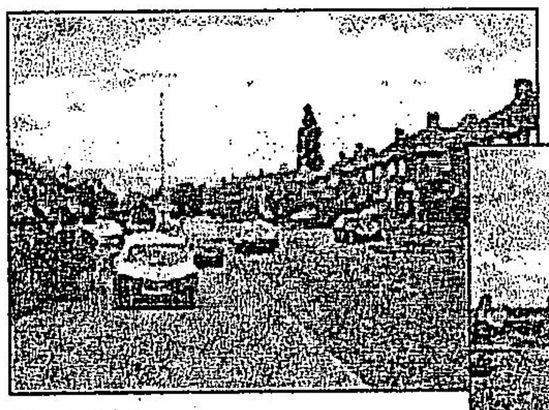
Brookside - Brookside (to Lash Hill Path), Featherstone Drive, Holt Road, Higham Way, Including all the side roads off.

"Flower Pot" Estate - Azalea Drive, Primrose Drive, Begonia Drive, Astor Way, Tilton Road, (including all the side roads off).

Monsell Youell Estate - Boyslade Road, Twycross Road, (including all the side roads off).

Individual Developments - Brookside from Lash Hill path to Hinckley Road and Brookside to Balliol Road. These are areas largely consisting of individually design properties or in some cases very small developments (up to 7/8 dwellings).

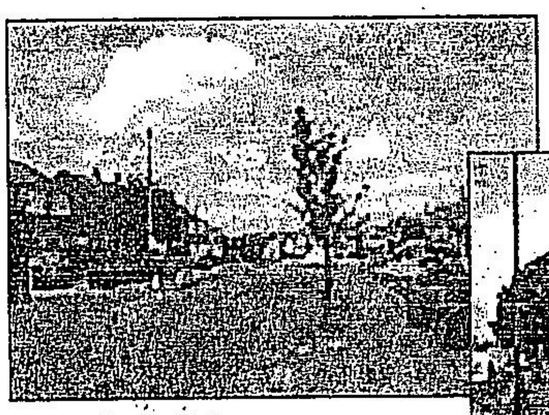
The Brookside, "Flower Pots" and Monsell Youell estates could be described as "themed" developments as they have been designed and built by a single developer (the Brookside area whilst being built by a number of local builders, the developer was Hinckley Town Council). In the main these individual developments, whilst containing a mixture of houses, bungalows and flats, share common design features.



Brookside



Flower Pot Estate- Azalea Drive



Monsell Youell Estate- Boyslade Road



Duport Road

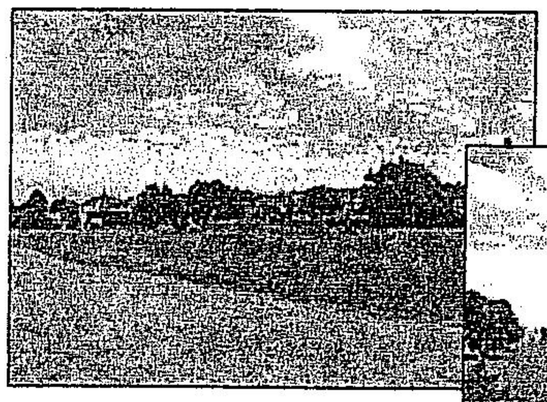
The individual developments consist of individually designed dwellings, privately built by local builders for customers. This grouping lies on the eastern boundary of the survey area.

The area includes Higham Way Baptist Chapel and Tilton Road Pentecostal Church. Medical facilities are located in Tilton Road (doctor's surgery) and Cowper Road (dental practice). The area has three retail zones (Brookside, Atkins Way and Tilton Road). All three contain a variety of shops and food outlets. There is also a garage and two public houses.

The area has four recreation grounds/informal open space areas at:

- Rugby Road - (Junction of Railway line and Rugby Road). This also contains Bowls and Netball facilities in addition to the normal swings and roundabouts.
- Brookside - (bordered by Holt Road, Fletcher Road and Higham Way)
- Sketchley Hill Farm at Tilton Road - Football, Swings and Roundabout.
- St Catherine's - (bordered by Far Lash and Hastings High School) primarily informal open space with no play equipment.

These areas are an important community asset and should be preserved. This is particularly important given the significant deficit in leisure and recreational space and facilities in the village.



Rugby Road Recreational Ground

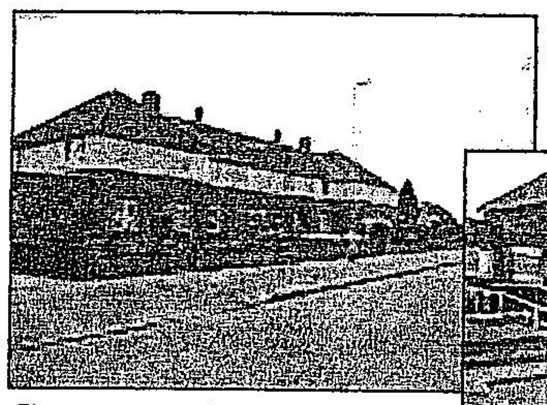


Brookside Recreational Field

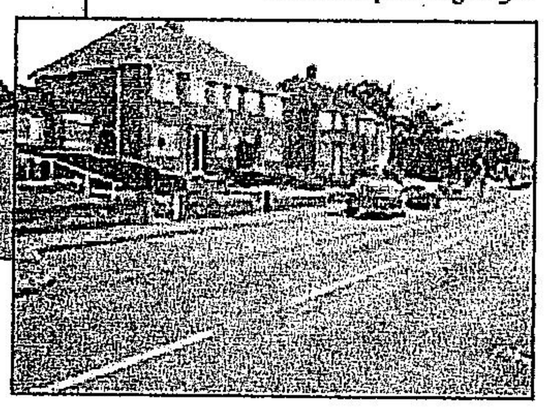
General Characteristics.

Brookside - This area (defined above) was designed and developed by Hinckley Town Council in the late 1940s and early 1950s. It originally consisted of mainly 3 bedroom semi and short terraces of four family properties, all having reasonable sized front and back gardens, which were either fenced or walled. Many of these properties also contained outhouses, forerunners of today's utility rooms. The primary roads are Brookside and Featherstone Drive and these have grass broad verges on at least one side.

Many off these properties have been sold off to private owners and have subsequently been modified to individual tastes and needs. Additionally, a number of the short terraces have been converted into flats both for the able bodied and the disabled. There is also protected living accommodation (Castle Close) for the elderly.



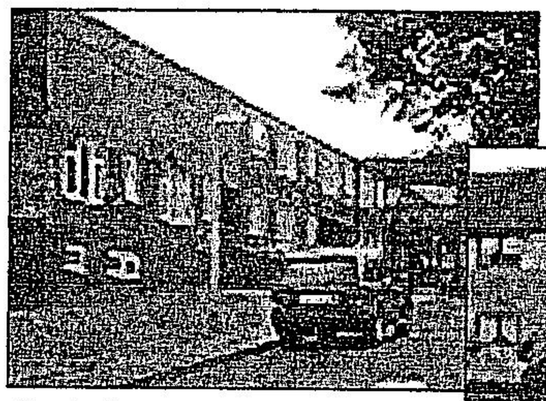
Short terraces of 4 properties in Featherstone Drive



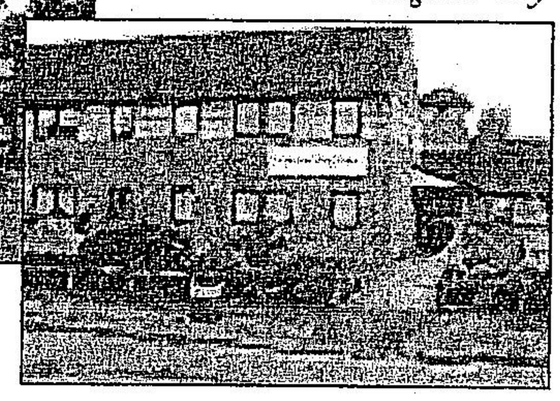
Brookside with its' residents parking bays

To a large extent the properties do not enjoy off road parking and therefore in a number of areas the grass verges suffer damage from vehicles. Resident parking bays have been introduced in some areas.

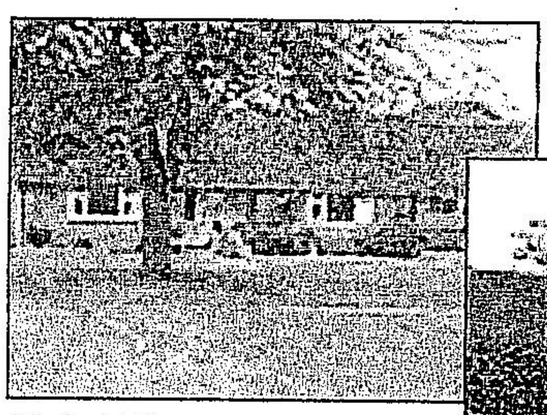
There are four residential care homes and sheltered housing schemes for the elderly in - Higham Way, Castle Court, Herford Way and Curzon Close (A community of individual bungalows suitable for single or couples, benefiting from the provision of a local warden).



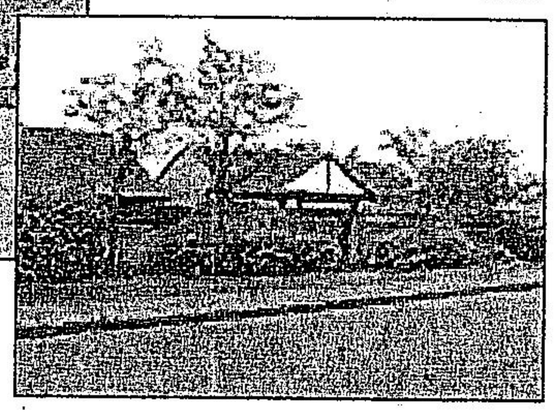
Castle Court



Higham Way



Herford Way



Curzon Close

There are two small retail outlet developments located in Brookside and Atkins Way that between them have a range of retail and food outlets and a public house. The only dentist in Burbage is located in Cowper Road.

There are two recreational grounds (Rugby Road and Brookside), allotments and two areas of 'Sites of Interest for Nature Conservation', known locally as 'Flood Relief Basin and Courting Stiles' between the railway line and Brookside.

There are no particularly noteworthy design features/characteristics.

Hastings middle school is located off Far Lash and the Baptist Chapel is in Higham Way.

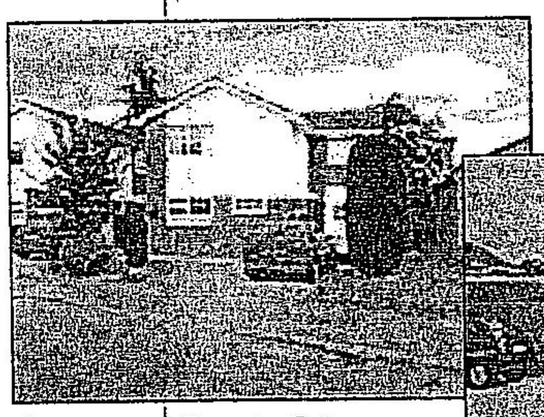
At Hastings, the original footpath has been declared a pedestrian/cycle route and is part of Hinckley Cycle Plan to be implanted in Burbage.

There are various jitties and public footpaths enabling residents to easily walk to schools and Hinckley town centre but there is a lack of pedestrian crossings along Brookside.

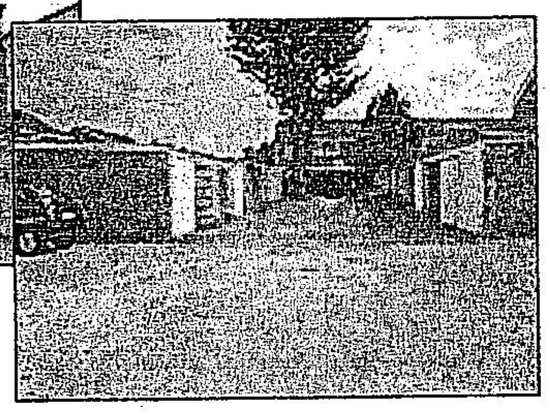
"Flower Pot" Estate - This area was designed and developed between the late 1960s and late 1980s by a single developer and thus the design can be described as "themed". It consists of 2, 3, and 4 bedroom detached and semi-detached houses and 2 and 3 bedroom semi-detached and detached

bungalows. Over the intervening years many of these have been modified or extended to suit individual owner needs. These modifications have in the main been sympathetic to the original "theme" but there are examples of inappropriate "improvements".

There is almost a complete absence of grass verges but the area does contain small areas of green open space. The responsibility for maintenance of these areas rests with the Parish Council.



Communal garages Azalia Drive



Properties in Begonia Drive

There are no particularly noteworthy design features/characteristics and all the properties display the particular fashion of the day.

A number of the properties share communal garages. These areas have often tended to become neglected and are a focus for anti-social behaviour. Communal garaging should not be encouraged in the future.

There is a care home for the elderly in Azalea Drive known as Hanover Court, which comprises a block of residences, suitable for single occupancy or couples, benefiting from communal areas. These also enjoy the provision or a resident warden.

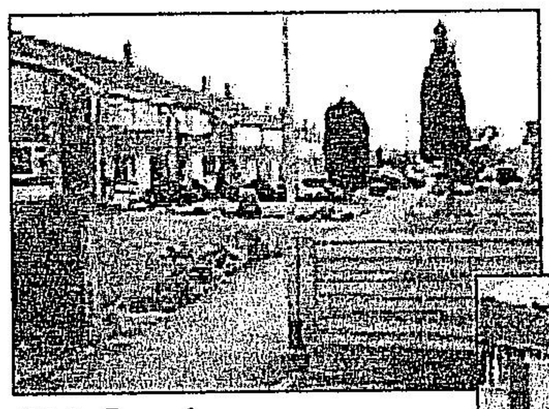
There is a small group of retail outlets located in Tilton Road with flats above. There is a public house is on the opposite side of the road. Further along the road are the Pentecostal Church, doctor's surgery and Sketchley Hill Farm recreational ground.

Monsell Youell Estate - Development of this area commenced in the early 1960s with Boyslade Road and was completed at the end of the 70s with Bowmans Green. The development consists of mainly detached and semi detached houses with 3 and 4 bedrooms, detached and semi detached bungalows with 2 and 3 bedrooms. In addition, in Twycross Road (at its junction with Boyslade Road) and in Swains Green, there are a small number of Town Houses. Buildings share a common style and brick colour.

The 4 bedroom properties (in their original condition) are contained within the Bowmans Green, Swains Green and Abbotts Green areas. The Bowmans Green properties, to the right (facing down the road from its junction with Twycross Road) were erected as "executive" housing. However they share the overall theme and style of the estate.

Edale Green is a jitty development with no roadway to the front of dwellings. There are communal garages to the rear.

Bowmans Green, Abbotts Green, Falconers Green and Millers Green all have grass verges to the front of properties.



Edale Green from Kilby Green



Linked semi-detached houses Twycross



Detached house Bowmans Green

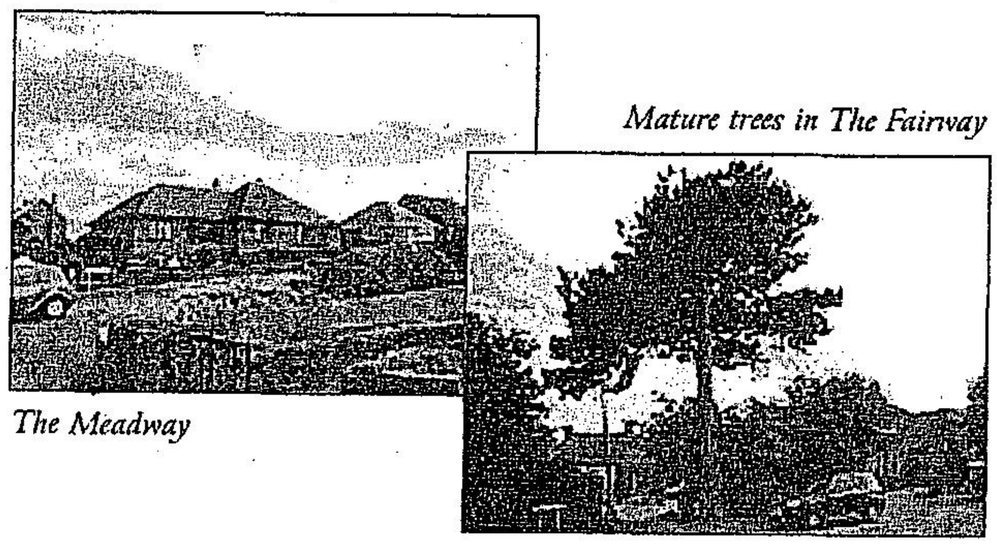
A feature of this development was the inclusion of "Greens" that are located in Abbotts Green, Swains Green and Millers Green. Falconers Green was swallowed up by a later infill development. Originally these were empty grassed areas, however, to make them more visually pleasing, residents have planted trees and shrubs. These areas have now become valuable additions to the street scene.



The 'Green' on Abbotts Green

Individual Developments - Prior to 1960 much of the development was by individual owners, or in some instances small individual builders. These developments can be found in - Brookside (between Lash Hill Path and Burbage Road), Duport Road, Atkins Way, Sharpless Road, Sunnyhill, The Meadway, The Fairway, Hill Rise, Forresters Road, Briar Close, Rose Wood Close.

A key feature of properties in these areas is their individuality. Modifications to these properties should be controlled so as not to detract from the original design.



Mature trees in The Fairway

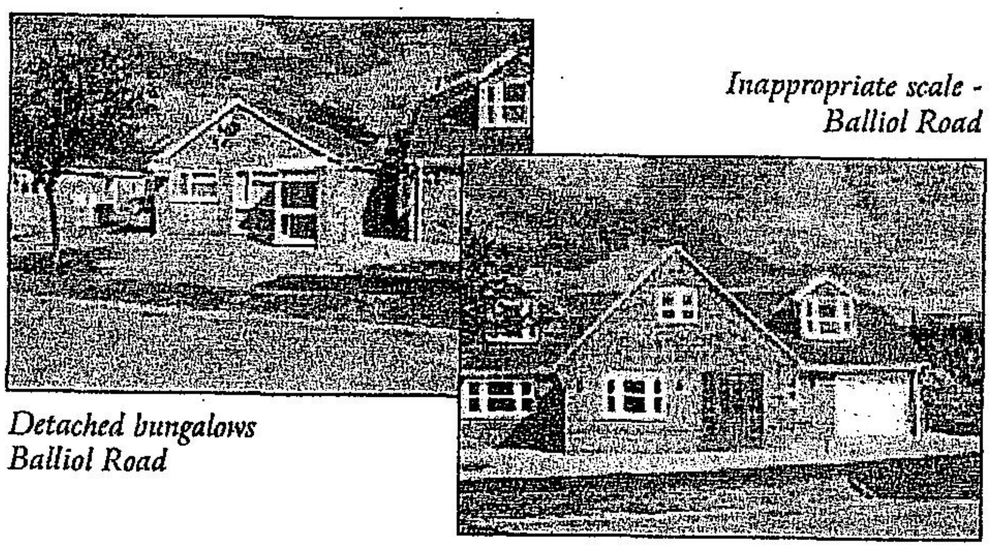
The Meadway

An additional feature that should be retained is the mature trees in the street scene.

It is possible to identify properties that were erected by individual builders as these tend to be semi-detached houses or bungalows. They share the distinction of quality building techniques employed by small family builders based in the area.

In addition to the developments identified above, a number of the smaller developments have taken place:

Balliol Road - detached and semi-detached bungalows of a common design.



Inappropriate scale - Balliol Road

Detached bungalows Balliol Road

However, there is an individually designed larger property, which, although very attractive, is inappropriate in this setting due to its scale and use of dormer windows.

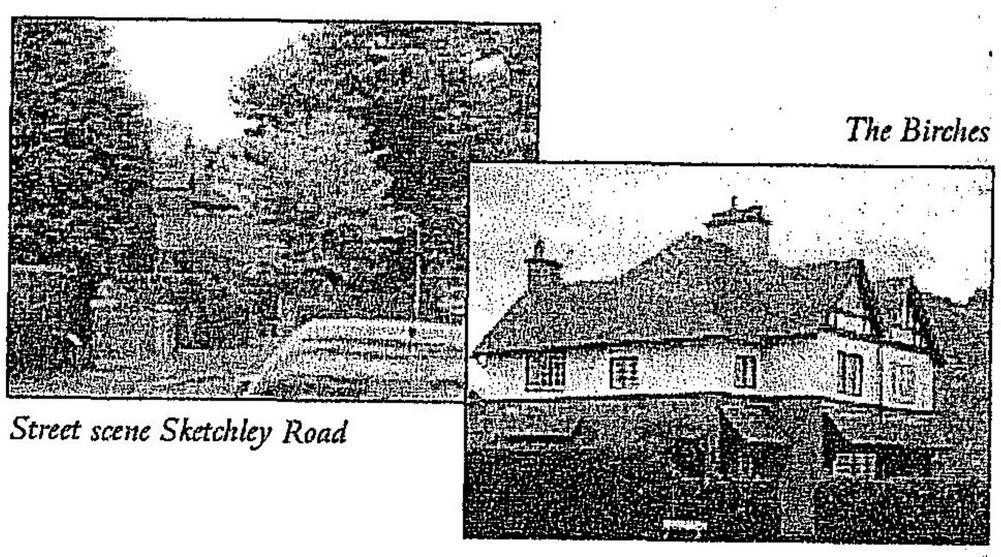
Falconers Green - a mixture of 3 and 4 bedroom properties all sharing a common theme and brickwork.

Sketchley Road - To the south the area is bordered by Sketchley Road, this being one of the gateways into the village from the Rugby Road. There are a number of jitties and public footpaths leading off.

Immediately to the right is Sketchley Hill School catering for both infant and junior age groups. Parking is a significant problem at school times.

Continuing towards the village centre, the properties on the right are mainly of pre-war construction and are a mixture of detached and semi-detached styles, amongst which there is the odd detached bungalow, these being built in the late 1930s to early 1940s. There are two retail units further on towards the village centre.

Beyond No. 79 the dwellings are of much older construction, often Victorian, dating from the late 1800s and early 1900s, these properties are primarily terraced houses (some being 3 stories). There are a number of properties of note. At the junction of Sketchley Road and Salem Road, stands a pair of villa type semi-detached properties named "The Birches". There is a sister property as one turns right into Salem Road.



The Birches

Street scene Sketchley Road

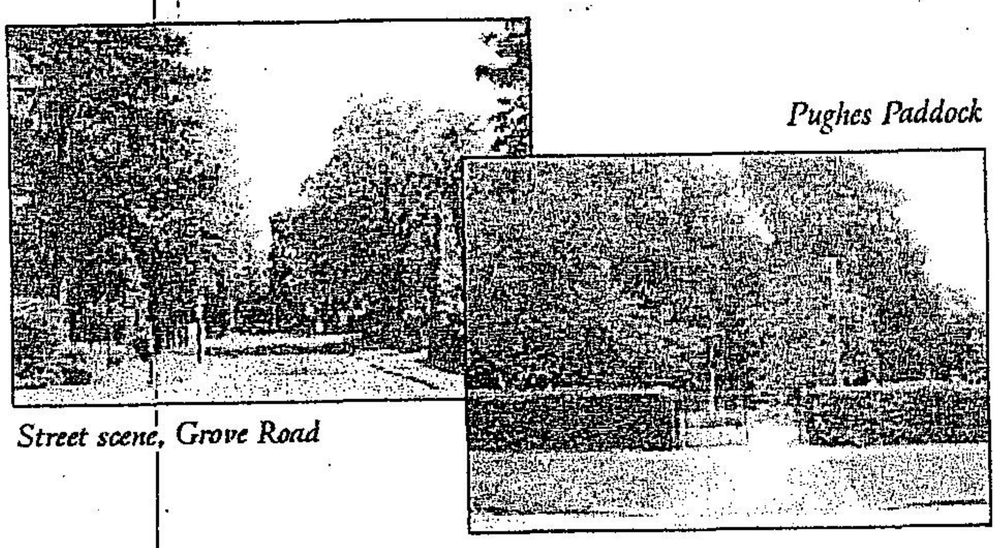
Some of the main features of the Victorian houses are the rendering or red brickwork, brick banding, lintels above the windows, flat clay or slate tiled roofs, traditional flat fascia boards, brick fascia's, decorative chimney breasts, decorative ridge tiles and many properties with no or small front gardens and no garages. Some restoration work has been carried out but this has not always been in keeping with the original features i.e. concrete tiles and replacement windows. The small terrace dwellings lack adequate parking facilities. Parking is a particular problem in this area.

Returning to the junction of Sketchley Road and Rugby Road the properties on the left from Nos. 186 to 142 are part of the "Flower Pot" development described earlier. The road continues on towards the village centre with a mix of detached and semi detached properties dating from the immediate pre-war period until the early 1950s.

From the junction with the Rugby Road through to the point of entry of Boyslade Road, the road is bordered with grass verges and small trees. These verges are in relatively poor condition due to the fact that residents regularly park vehicles on them.

The road changes its name to "Grove Road" at the point of its junction with Salem Road on the right and Twycross Road on the left. The early part of this road is characterised by very large properties (on both sides). These have extensive frontages with fine examples of mature trees. Most of these properties date from the late 1800s and early 1900s and were individually developed by their "professional" owners.

The Rectory, belonging to St Catherine's Parish Church, is situated at the junction of Grove Road and New Road. This is a relatively large property of modern design.



Pughes Paddock

Street scene, Grove Road

Grove Road is also the site of the Grove Road Infants School with its playing field to the rear. Parking is a significant problem at school times.

Pughes Paddock is a highly valued small park on land that was donated to the village. This area has suffered, in recent years, from acts of vandalism and this has led to the decision to fence and gate its perimeter. As a consequence, access is now only possible between dawn and dusk. Just beyond is Burbage Church of England Infant School.

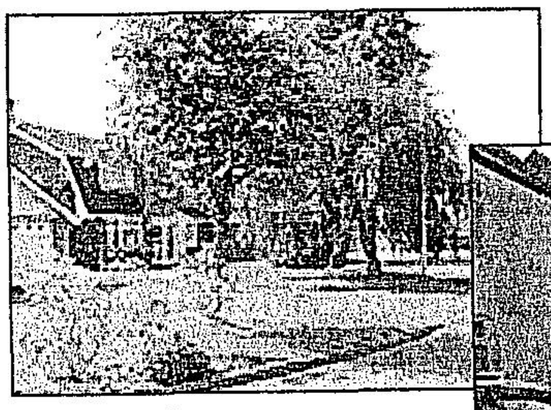
Leading off Grove Road are the following:

Grosvenor Crescent - a 1970s development of executive style houses and bungalows. These are all of individual design but are very recognisable in respect of style and building materials used. Significant features of the street scene are the mature trees and attractive, well-established gardens.

Grove Road extension - providing access to the Grove Road Junior School and its playing field (on the left). On the right, individually designed bungalows (Nos 34a, b and c) have been erected, the last of which dates from the late 1990s. Beyond the school entrance the nature of this access changes to that of a path, its purpose being to provide a secondary pedestrian entry to the Hinckley Road Recreation Ground. The path continues along the boundary and leads into Balliol Road at its junction with Sunnyhill South. At this point, to the right, there is a small Catholic Church.

Love Lane - a mixed development of older terraced properties and more modern bungalows which have been very tastefully introduced.

Grove Park - a modern development of 3 and 4 bedroom properties.



Grosvenor Cresent



Love Lane

Zone 5: Sapcote Road /Burbage Road /London Road to the Eastern Settlementary

General Description.

Around the year 1890 Burbage Road and Sapcote Road were devoid of houses with the exception of Outwoods House. Entering Hinckley Road at Burbage Turn (the junction of Burbage Road, Sapcote Road and Hinckley Road) the Old Toll House was on the right and the Cock Inn just up the hill on the left. Further on the right there was Lash Hill Farm now marked by a lone pine tree on the left of the Fairway. Next to come into view would have been Woodland Terrace even now little changed in appearance and

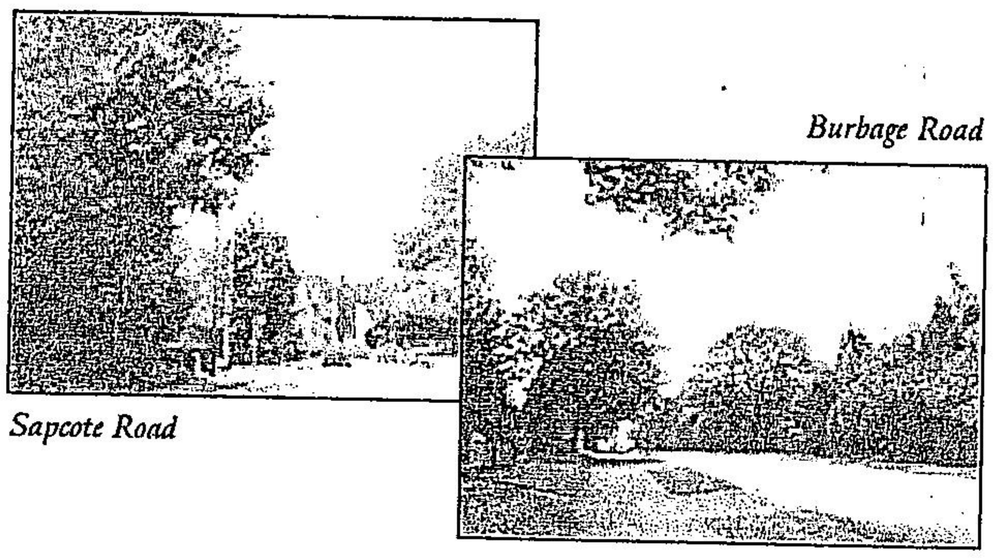
then Crossland Row (now School Close) and the old School. The Hinckley Road recreation ground has been the home of Burbage Cricket Club for over a hundred years.

Development between 1900 and 1940 consisted of a relatively small number of semi- detached and individual houses along Burbage Road and Sapcote Road, the first parts of Woodland Avenue and Forresters Road, and a number of new employment sites in Hinckley Road. Up until 1960 the only significant building was a prefab estate at the bottom of Woodland Avenue.

From 1960 to 1985 some 400 houses were built in the fields between Hinckley Road and Sapcote Road. These varied from small detached and terraced houses in The Meadows, Banky Meadow and Woodbank, to large executive houses on Salisbury and Cambourne roads. A further recreation ground and two small greens were provided and a large allotment site was retained. The old footpaths from Burbage to Barwell and from Aston Flamville to Hinckley were sadly distorted and the brook that crossed the area was largely piped in. A new Junior School was built off Grove Road.

Since 1985 development has been confined to house and flat building on previously developed land on Hinckley Road, mainly factory sites and the old School.

Today, the area provides a contrast between the piecemeal development along Sapcote Road, Burbage Road and Hinckley Road, and the planned estates wedged between them. The development of council housing from the pre-war tree-lined Woodland Avenue, to post-war prefabs and the compact Meadows estate provides an interesting history. Many of these houses are now privately owned or belong to housing associations. Extensions can be much more noticeable in the matching houses here than in the bespoke houses in say Cambourne Road.



Burbage Road

Sapcote Road

In Sapcote Road there is a garage, a small supermarket and a small industrial site. Burbage Road has a service station. In Hinckley Road there are a number of small retail/business premises. Off Woodland Avenue is an engineering factory. A community centre is located in The Meadows.

Sapcote Road and Burbage Road have mature and attractive trees by the side of the roads. These trees provide an important screen for at least some of the air and noise pollution created by increased traffic volumes.

There are a number of public footpaths particularly off Sapcote Road giving access to Burbage Common and Woods.

Speeding traffic does cause problems particularly at the bends in Sapcote Road and the junctions with Forresters Road and Woodland Avenue on Hinckley Road.

The area is generally well provided for with good access to motorways, Burbage Woods and Common and the Burbage Conservation Area. The remaining wedge of sloping green fields embracing Aston Lane to the east of St.Catherine's Church is highly valued by residents and should be protected. This would prevent the merging of Lychgate Lane and Sapcote Road housing and maintains an attractive visual amenity of the Church from the east.

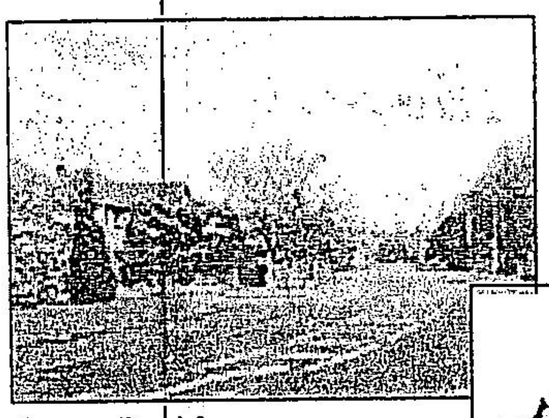
General Characteristics.

Sapcote Road from the M69 Junction 2 going north to the railway bridge is one of the main arteries to Burbage and Hinckley and is extremely busy. The drive from the M69 to Aston Flamville Road is very picturesque with open fields on the left and access to Burbage Woods on the right. It is noticeable that there are no footways along this stretch.

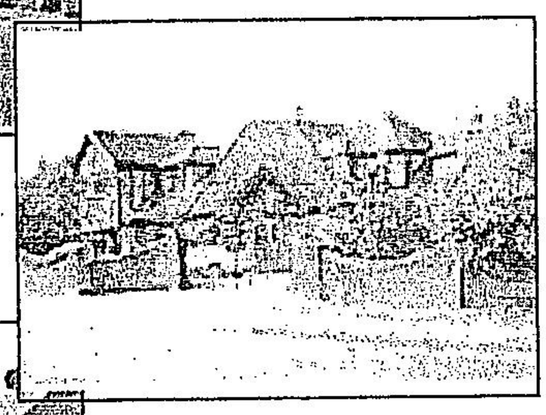
Junction 2 of the M69 only allows access to and from Leicester.

From Aston Flamville Road the houses are set well back from the meandering road and generally have long rear gardens. The area was really developed from the 1900s to 1960s with traditional bay windowed semi-detached houses and individually

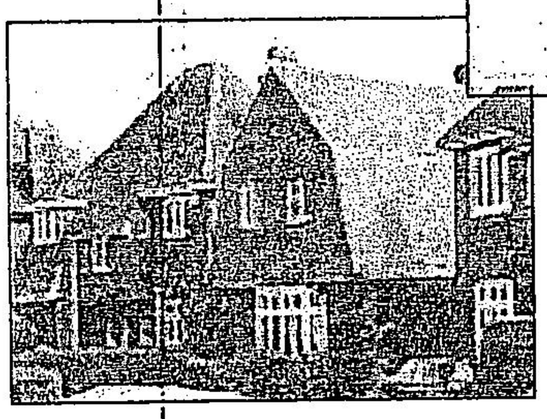
designed detached houses ranging from small 3 bedroom to large executive homes and varies from plain to the unusual in design. There has been some infilling, the majority of which has been appropriate. Houses on the east side have open rear views across farmland towards Burbage Woods.



Sapcote Road from Winchester Drive



Recent addition in Sapcote Road

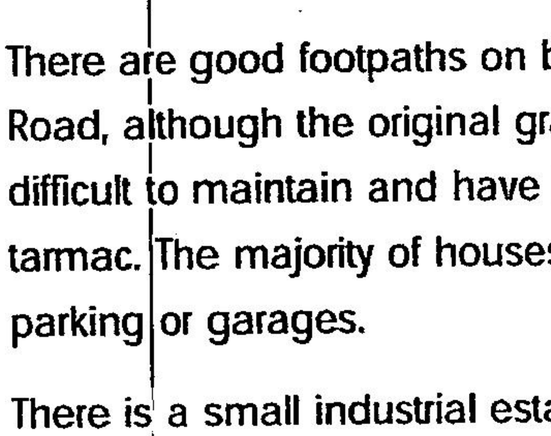


Older houses in Sapcote Road

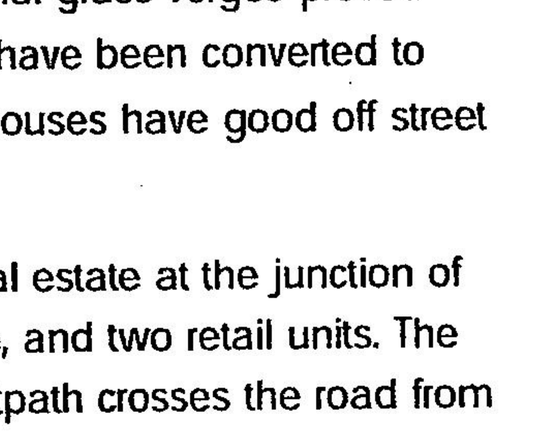
There are good footpaths on both sides of Sapcote Road, although the original grass verges proved difficult to maintain and have been converted to tarmac. The majority of houses have good off street parking or garages.

There is a small industrial estate at the junction of Hinckley Road, a garage, and two retail units. The Leicestershire Round footpath crosses the road from Winchester Drive.

Burbage Road - Sapcote Road continues north into Burbage Road. On the right is a large grass verge with maturing trees planted at regular intervals and access to a service road running parallel to Burbage Road to a small number of 1960/70s style detached bungalows and houses. Further on, the older semi and detached houses front Burbage Road. Some



Burbage Road - Service road and bubgalows



Burbage Road towards the traffic lights

have converted their front gardens to provide off street parking. On the left, mature trees and hedges dominate the rear fences of the executive properties in Hillside. Following on there are a few large detached houses on the right. All have large front and rear gardens.

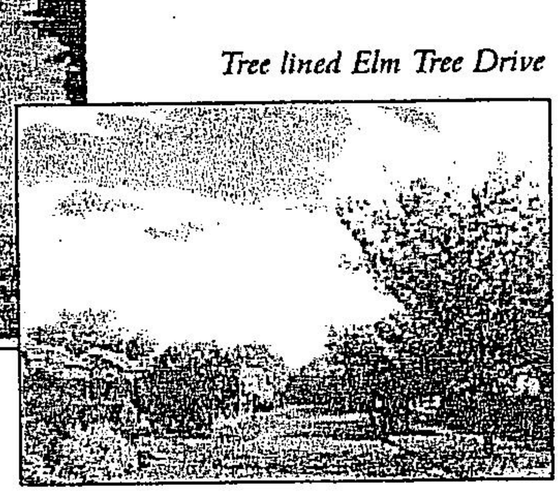
There is a service station prior to the railway bridge.

Apart from the busy traffic light controlled junction with Brookside, there are three side roads on the north side of Burbage Road of which the Outwoods and Woodgate Road are unadopted roads but do provide access to footpaths leading to Burbage Common and Woods. Elm Tree Drive leads to Outwoods House and The Coppice, a small development of large 1990s executive detached houses. All houses in these roads are of individual design. There is a timber merchant down Outwards.

The traffic lights are the only pedestrian controlled crossing point of this very busy road, which is the main route to John Cleveland College.



Outwoods House



Tree lined Elm Tree Drive

Hinckley Road from Sapcote Road continues to Church Street in the centre of Burbage and over half is tree lined. This is the main route to the centre of Burbage from Hinckley. Hinckley Road has a variety of types of housing including the 1960s detached bungalows, pre-war semi-detached houses set well back from the road, Regency Court, 1980s three storey flats, Victorian houses, Woodland Terrace with small front gardens, Stocking Leys, a 1990s mews development, the 1990s School Close estate of mixed town and detached houses and more recently, the two/three storey flats development at the Leys built in the early 2000s.

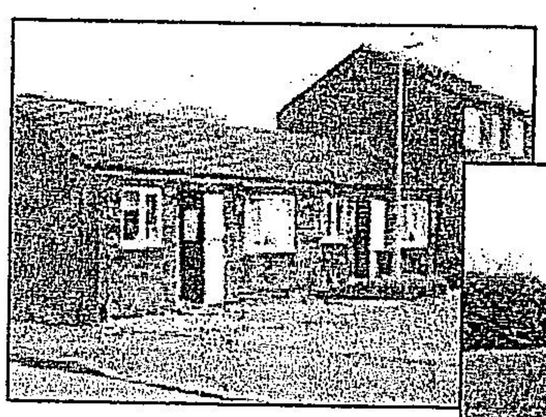
The left side of the road is fully developed but on the right, between the houses, there is the open space of Hastings School field. There is also a small car park and access to Hinckley Road recreation ground.

Some of the main features of the Victorian houses are the rendering or red brickwork, brick banding, lintels above the windows, flat clay or slate tiled roofs, traditional flat facia boards, decorative chimney breasts, decorative ridge tiles, decorative gable ends and no garages. Some properties have replaced the original windows and some are not in keeping with the character of the building. The Victorian terraced houses have very small, walled front gardens with no parking facilities. On the road parking is an issue for many residents.

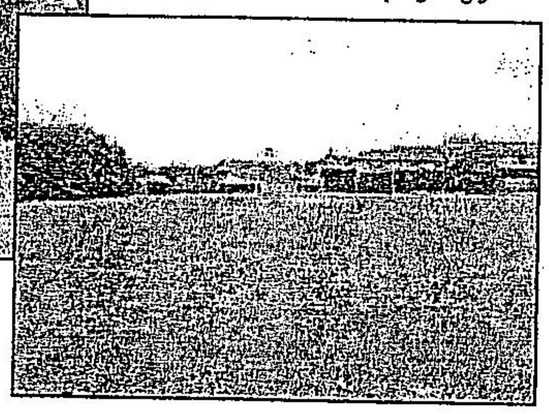
Woodland Avenue leads off Hinckley Road - The original houses are all semi-detached, of brick construction with slate roofs and part rendered front and rear elevations. Some have bay windows and others have added porches. The small front gardens originally had blue-bricked walls with piers and iron railings, but the railings were removed during the war. Again, in recent years, most of the acacia trees in the front gardens, which lined the road, have been lost in favour of car parking.

There are long back gardens which originally looked over allotments on both sides of the road. In the late 1940s the road was extended to create Banky Meadow with the erection of prefabricated bungalows of steel and asbestos sheet construction. These were laid out in rows at right angles to Woodlands Avenue with access via footpaths only. Although plain in appearance they had built in kitchens, central heating and good-sized front and rear gardens containing a corrugated iron coal store. Car parking is a major issue.

Around 1975 the prefabs were replaced by well-spaced semi-detached houses on the left and part of the Meadows complex on the right, both sides then becoming part of Woodland Avenue.



Meadows style in Woodlands Avenue



Woodland Avenue playing field

Near the top of Woodland Avenue (Hinckley Road) there is a service road leading to a small engineering factory and a recreation ground that provides an important recreational facility for residents. Opposite the service road there is a rough drive to the site of some 60 allotments.

The Meadows leads off Woodland Avenue - was developed in the 1970s originally as Council Housing. Since then some are now privately owned or belong to a housing association. There is a range of properties including flats, terraced housing and small bungalows. There are seven private detached bungalows on the left.

The properties are mainly constructed out of red brick, some having a porch, with no or very small front gardens. There are three small cul-de-sacs with no car access. Several car-parking areas are hidden behind the houses. A green and a small grass area again hidden behind houses enhance the street scene.

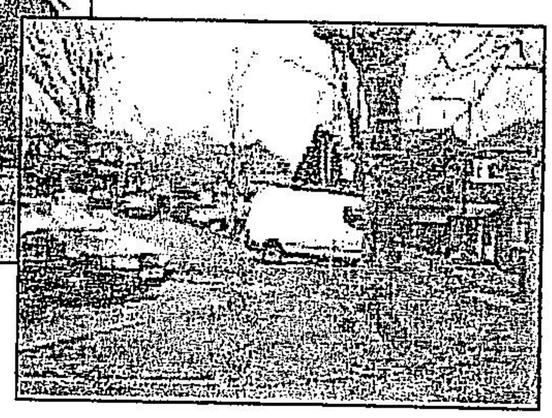
There are jitties through to Woodland Avenue recreation ground, which was converted from an allotment site. Further jitties then lead up beside the Church to Hinckley Road.

There is a Community Centre, which allows residents to meet together for social functions. A bus service runs every 15 minutes during the day giving good access to Hinckley Town centre.

In common with many areas in the village, street parking is a problem.

Banky Meadow and Woodbank (off Woodland Avenue) - Banky Meadow, built from the 1950s, has three styles of housing: semi-detached houses, which back on to Woodland Avenue and all of a similar design; blocks of flats with two different styles on either side, and red brick housing, similar in format to The Meadows.

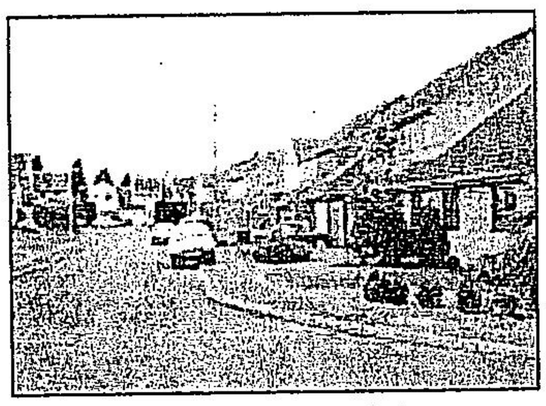




Banky Meadow

The area has a mixture of fenced and open plan front gardens with no garages. There are parking bays but these are insufficient for the number of cars parking in the area.

Woodbank contains a mix of private semi-detached, bungalow and terraced housing all having unfenced small front gardens and small rear gardens. Several back on to the Sapcote Road industrial estate.

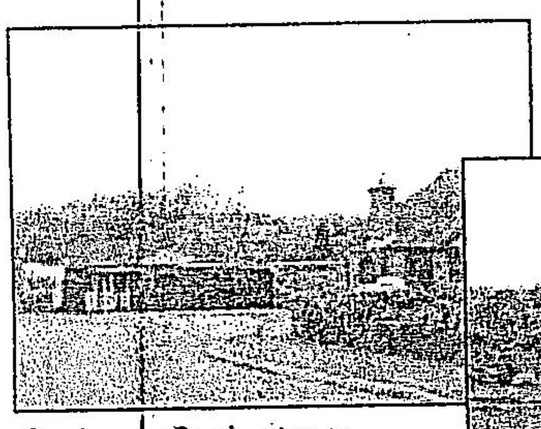


Entrance to Woodbank from Banky Meadow

Winchester Drive leads off Sapcote Road and gives access to Salisbury Road/Cambourne Road and all cul de sacs off. The majority of this area was developed from the 1960s to 1985.

There is a mix of semi-detached houses, detached bungalows, chalet style houses, detached houses and larger executive houses in a reasonably spacious estate. Some extensions rather spoil the visual aspect and this is not helped by many gardens being converted to car parking. However, large bespoke houses where individual extensions have been added appear to make little difference to the visual aspect. Where houses are side on to the road attractive fencing and shrub planting has been used to good effect. The contours of the ground have led to some problems of overlooking.

To the south, towards the M69, there are sloping fields that provide an attractive visual amenity. Residents would like to see these fields retained. However the open grazing fields and the proximity of the M69 to the east can lead to noise disturbance.



Cambourne Road - view to M69

Cambourne Road - view to copse in recreation ground

Access can be gained to the Leicestershire Round walk from Sherbourne Road and to the old village centre via a jitty from Cambourne Road.

Winchester Drive is often used as a rat run to Burbage centre when Sapcote Road has traffic queues going into Hinckley.

MATURE AREAS

Whereas the previous section provided a detailed description of the five zones in Burbage, the guidance now turns to mature areas, spread throughout the village, in order to highlight an important community asset. Burbage has witnessed considerable residential development in recent years. Many successful developments have higher densities than in the past. However, the development of some sites, particularly in the more mature areas of the village, has given cause for concern. Mature areas, in the context of this document, are high quality residential areas in terms of design, layout and landscaping that ensure a more attractive and sustainable residential environment. These generally date from Victorian, Edwardian and inter-war periods and were built to low or medium densities. There are also other, newer areas within the village that also possess the attributes that would classify them as high quality areas.

These areas are often attractive and desirable locations that are amongst the village's most important assets (A register of areas conforming to this definition can be found in Annexe B to this SPD). Whilst it is anticipated that pressure for new residential development at high densities in these areas will continue, this could erode the unique character that makes these areas so special. Whilst many high quality mature areas in the village do not merit designation as conservation areas, their environments and characters should not be harmed by inappropriate development. There is a key relationship between environmental quality and levels of economic activity. The diversity of different residential environments and the maintenance of high quality mature areas are essential elements in ensuring a balanced portfolio of residential properties and areas across the village.

New developments will be expected to contribute, in terms of their design and landscaping, to the

enhancement of the village's environment and proposals for new developments should not detract from the overall environmental quality and character of these areas.

Character

The individual characteristics of mature areas vary, generating areas of different character. The principal element present, that makes these areas different to others in the village, is the significant degree of harmony of the positive characteristics creating these high quality environments. Character can be defined by a combination of a number of measurable factors including built form, special composition, architectural style, enclosure and levels of vegetation.

Built Form - This relates to the type of residential units (detached, semi-detached, terraced etc), as well as their depth, width and height. High quality areas dating back to the Victorian and Edwardian periods are generally represented by large detached or semi-detached houses of at least 2 storeys, often with subordinate rear wings. Inter-war properties are generally smaller in size, ranging from detached, semi-detached to terraced properties. Out buildings such as former coach houses and detached garages also contribute to the character as well as areas of hard landscaping and the provision of car parking.

Spatial Composition - The space between buildings is as important as the actual buildings in influencing the character of an area. Victorian and Edwardian properties are generally set in generous grounds, often with significant space between neighbouring dwellings and set back from the highway. Inter-war properties are often set tighter together on fairly narrow plots with reasonable distances back from the highway and deep rear gardens. Corner plots are regularly given more space to the side to enable a degree of openness at the junction.

Architectural Style - Arrangements of features such as porches, bay windows and chimneys as well as the texture, colour and pattern of external materials contribute to the architectural style of a building or area. Victorian properties constructed of red brick and slate tiles may contain ground floor bay windows and large chimney stacks projecting from the end gables. Semi-detached inter-war dwellings, constructed of a mix of facing brick and render of clay tiles, may contain double height bay windows and smaller, centrally located chimneys.

Enclosure - The layout, size and means of enclosure of gardens, as well as the width and location of any access points identify the enclosure of a cartilage or area. The degree of privacy to gardens can influence the character of an area. Mature high quality areas normally have deeper building lines and boundary treatments, such as brick; stone walls, fences, railings and hedgerows that achieve a reasonable level of privacy to the dwellings frontage.

Density - HBBC has adopted a design-led approach to density which seeks to make efficient use of land, taking into account factures relating to the quality of development and its impact on surroundings. It requires that new residential development should not detract from the character of the surrounding area of existing high quality residential environment.

Levels of Vegetation - The presence of trees, hedgerows, lawns and other landscaped areas have a fundamental impact on the character of an area. High quality mature areas often have high levels of vegetation along boundaries, or within semi-private areas. Trees within private areas are often visible between or above buildings, or other street scene vantage points, giving a well-vegetated or woodland character to an area.

Large, well-vegetated gardens can also give a sense of openness and tranquillity, offering a sense of retreat to occupiers of dwellings in the area. Such large areas of green space that are visible from the street scene and/or by occupiers of a joining or nearby properties can be a significant visual amenity and of public value where such areas of space in and around housing and domestic gardens are of high quality and public value there character should be maintained and enhanced.

GUIDANCE NOTES

Guidance Note (GN)1: Mature Areas

Higher density residential schemes are not normally appropriate for high quality mature areas. Many of these areas do not warrant formal designation as conservation areas or for the protection of individual dwellings. However, it is reasonable and desirable to ensure that their distinctive characters are not harmed when new development takes place. The starting point for a new residential development in a high quality mature area should be through a detailed context appraisal to determine the character of the area using the factors indicated above. The appraisal should also include an assessment of the contribution the existing site gives to the character of the area. All application submissions must include a design statement containing this context appraisal which should describe how the proposal will relate to the identified character of the site and area. The proposal should be informed by the context appraisal undertaken and its findings respected. Proposals in high quality areas should consider the following design criteria:

Plot Size - Building plots should be appropriate size (width, depth and shape) to reflect the typical form of plots in the area.

Building Form - The frontage width, depth and height of the main building should be in keeping with those in the context. Secondary parts of the building should be subordinate to the scale and design of the main building. The amount of floor space provided in the building should normally be similar to other buildings in the area.

Building Siting - New buildings should respect established building lines/set backs from highways. Separation distances between buildings should also respect the separation distances which generally characterise the area.

Landscape and Boundary Treatment - Proposals should retain important landscape and boundary features such as trees, hedgerows and walls. New landscaping and boundary treatments should reflect those present in the area. Large gardens that are of significant visual amenity and public value should not be lost.

Design Styles - Proposals are not required to copy or pastiche existing design styles in an area. Innovative and contemporary designs that respect their context are encouraged. References to existing architectural forms, fenestration, proportion of solid/void areas and external materials will be encouraged. A new development within a high quality mature area could easily appear unrelated to that area.

The key is to ensure that a development does not harm the distinctive character of an area. Proposals that undermine and harm the positive characteristics of a designated high quality mature area will be resisted.

GN2: Design Principles

2.1 The historic environment of the village should be conserved and, wherever possible, enhanced.

2.2 Houses should be matched in terms of design and scale with neighbouring properties.

2.3 Any future development should conserve the variety of housing which is a characteristic of the village and should include an appropriate mix of units, in terms of size and tenure, to meet the needs of the community.

2.4 Off-the-shelf suburban housing designs, which are typically repeated throughout the country with no acknowledgement of local character and distinctiveness, should be resisted in favour of designs that draw on the local vernacular and are appropriate in scale and style with the village's environment.

2.5 There should be a greater emphasis on well designed, smaller and more affordable units to offset the recent tendency to build large executive houses.

2.6 Any future development should reflect the basic settlement character with houses tending to front onto lanes and roadways.

2.7 Extensions, conversions and alterations should use materials and be of a design and scale compatible with original buildings.

2.8 Where appropriate, housing designs incorporating small office accommodation, which would enable residents to work from

home, thus reducing their dependency on the car and road congestion at peak times, should be considered.

2.9 The re-use of larger detached properties set in spacious grounds should be considered to preserve the visual character and landscape setting of such properties and their surroundings. This could apply to conversion for both residential and commercial use.

2.10 The use of energy-saving features that can be sensitively incorporated and designed should be considered in new developments.

2.11 The siting of new buildings should be examined from all directions. Developers should follow Hinckley and Bosworth Borough Council's guidance on providing a design statement with planning applications and ensure statements show how new developments, extensions and conversions would appear in relation to their overall surroundings and adjacent properties.

2.12 Garages should be of a scale compatible with the residences they serve and should not be visually obtrusive. Detached garages should have pitched rather than flat roofs.

GN3: The Street Scene.

3.1 Traffic-calming measures should be in sympathy with the village's rural nature. The installation, at the main entry points into the village, of sensitively designed gateway features, incorporating appropriate traffic signs should be considered. So, too, should the installation of repeater speed-restriction signs, together with carriageway restrictions and, where appropriate, reduced speed limits. Speed humps are not favoured as a means of traffic calming. In all cases features should be so designed as to promote safe use by all road users.

3.2 New road cycle path and footway layouts should be configured and dimensioned to give priority to pedestrian movements, to improve pedestrian safety and to avoid unnecessarily wide areas that merely encourage speeding vehicles or attract indiscriminate parking.

3.3 The cycle network in the village is a key and important feature of the character of Burbage. Developers should give consideration to the Hinckley Area Cycle Network Plan, as it impacts upon Burbage.

3.4 Roundabouts should be attractively landscaped and where appropriate should incorporate sculptured features.

3.5 Additional footways should be created in order to improve pedestrian safety (see Burbage Community Plan - Action Plan).

3.6 Safe and attractive crossing points for pedestrians and cyclists should be introduced to facilitate safe movement throughout the village. There is also a need for additional controlled crossing points (see Burbage Community Plan - Action Plan).

3.7 Safe pedestrian routes should be developed to enable residents to walk to school, work or local shops in safety.

3.8 The use of modern 'low noise' road surfaces should be used when constructing new, or resurfacing existing, through roads.

3.9 The historic signposts and milestones are part of the character of the village and should be preserved. Developers are asked to keep temporary signs at development sites to an absolute minimum and to remove them as soon as the works are completed. Similarly, estate agents are asked to remove signs promptly after sales are completed.

3.10 The impact of street signs should be minimised wherever possible, without impairing safety. The need for street signs should be reviewed and opportunities taken to combine them.

3.11 Where street lighting is required it should not cause unnecessary light pollution and should be in keeping with its surroundings. For example, in the Conservation Area street lighting should be of a design that enhances the street scene. Where security lighting is installed on houses and outbuildings it should be sensitively designed and sited.

3.12 Careful consideration should be given to additional public seating in the village and

included in any new development. It should be suitably placed in good view and be welcoming to local residents.

3.13 Wherever possible, an improvement in the quality and a reduction in the quantity of street furniture e.g. telecommunication terminal boxes, is encouraged throughout the village. The use of appropriate (vandal-resistant) materials and colours would help to blend these items into the village environment.

3.14 Where trees or hedgerows die or are removed in residential areas they should be replaced by native species. New developments should consider incorporating native species of trees and hedgerows.

3.15 Where telegraph poles and electricity pylons are not a feature of an area, developers should arrange with the local electricity and telephone companies to have cables laid underground rather than on posts above ground.

3.16 Utilities companies should be required to resurface whole pavements disturbed by repair/installation work rather than merely patching localised areas.

GN4: Soft Landscaping

4.1 The use of native hedging plants, shrubs and trees should feature as boundaries to any new houses and be maintained or replaced where necessary on existing ones. Hard edges of walls, fences or other structures should be avoided.

4.2 Where quick growing varieties are planted, developers and residents should be mindful of their possible future impact on the environment, e.g. screening out sunlight to adjoining properties and root damage to the foundations of buildings if they are allowed to grow unchecked.

4.3 In general, trees should only be removed where they are dead or diseased or where structural damage is likely to occur.

4.4 Where developers and residents apply to remove trees that are protected by a Tree Preservation Order (TPO) that die or are diseased they should replace them with trees of a species and size recommended by the Local Authority at their own expense.

4.5 Any new development on the edge of the village should conserve or enhance the soft landscaped edge by using locally native species in planting schemes.

GN5: Environment

5.1 Wildlife habitats should be protected and enhanced. These should include existing SINC sites, Sketchley and Soar Brooks and all the main footpaths in Burbage. Attractive tree and hedge lined approaches to the village at Rugby Road, Sapcote Road, Lutterworth Road, Lychgate Lane and Aston Lane should be protected and wherever possible enhanced.

5.2 Mature trees and wooded areas, hedges, verges and water features are vital habitats for wildlife. They should be conserved and only in exceptional circumstances should their removal be permitted.

5.3 Open spaces, including garden areas have the potential to encourage a variety of wildlife should, where practicable, be positively managed, protected and enhanced.

5.4 Wildlife corridors should be identified, protected and enhanced e.g. embankments, brooks, hedges etc.

5.5 Any future development should seek to ensure that the biodiversity of Burbage is conserved and enhanced.

5.6 With regard to new development, measures to reduce pollution, e.g. tree screens and earth bunds, should be considered.

GN6: Leisure and Recreation

6.1 Recreation grounds, greens, public footpaths, allotments and bridleways that are important amenity features should be conserved, maintained and kept accessible for all. These areas should be protected for the community.

6.2 Opportunities for informal countryside recreation for all sections of the community should be encouraged.

6.3 Allotments should be preserved for present and future generations.

6.4 Land identified in Annex C to the Burbage Community Plan 2004 to 2016 has been earmarked for future leisure and recreational use.

GN7: Designing Out Crime

7.1 When presenting proposals for new development, extensions or conversions, developers should demonstrate that they have considered and incorporated appropriate anti-crime design features, both in terms of the layout design and in the elements of physical security.

7.2 Proposals for industrial, commercial or retail development should consider incorporating a range security features including CCTV.

7.3 To create safer environments alleyways serving the rear of properties should be gated. Alleyways that are not over looked provide useful access and escape routes for criminals and do not provide an essential route for the public, should be closed (using the appropriate procedures). Alleyways that provide an essential route at night and where an alternative safe route is not available should be well lit.

7.4 Lighting schemes should be reviewed to ensure that vulnerable areas are adequately lit. Where new lighting is provided it should be of a type that gives good colour rendition.

7.5 Play areas should be highly visible.

7.6 The use of appropriate (vandal-resistant) materials will be encouraged.

GN8: Other Guidance

8.1 The character of the village is defined not just by its buildings, walls and trees but also the spaces and views between them as these contribute to the setting. These characteristics should be maintained.

8.2 The creation of some open areas in recent developments with no clear purpose or function should, in future, be avoided.

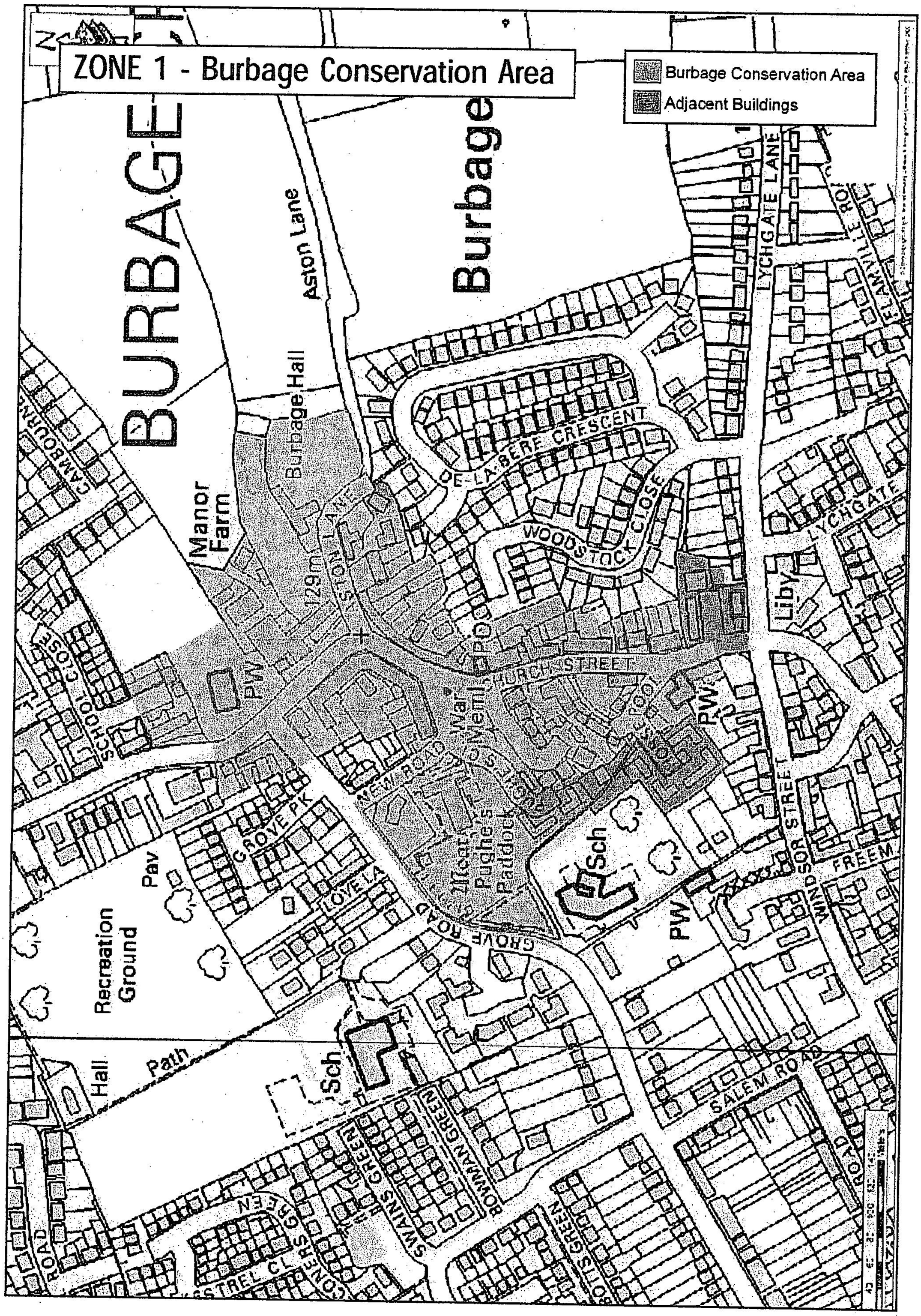
8.3 Any conversion of existing buildings for commercial use should be undertaken sympathetically and in a way that reflects the local character of the village.

8.4 Proposals for shop frontages and retail/ commercial signage, particularly in Church Street /Windsor Street, should be in keeping and not obtrusive.

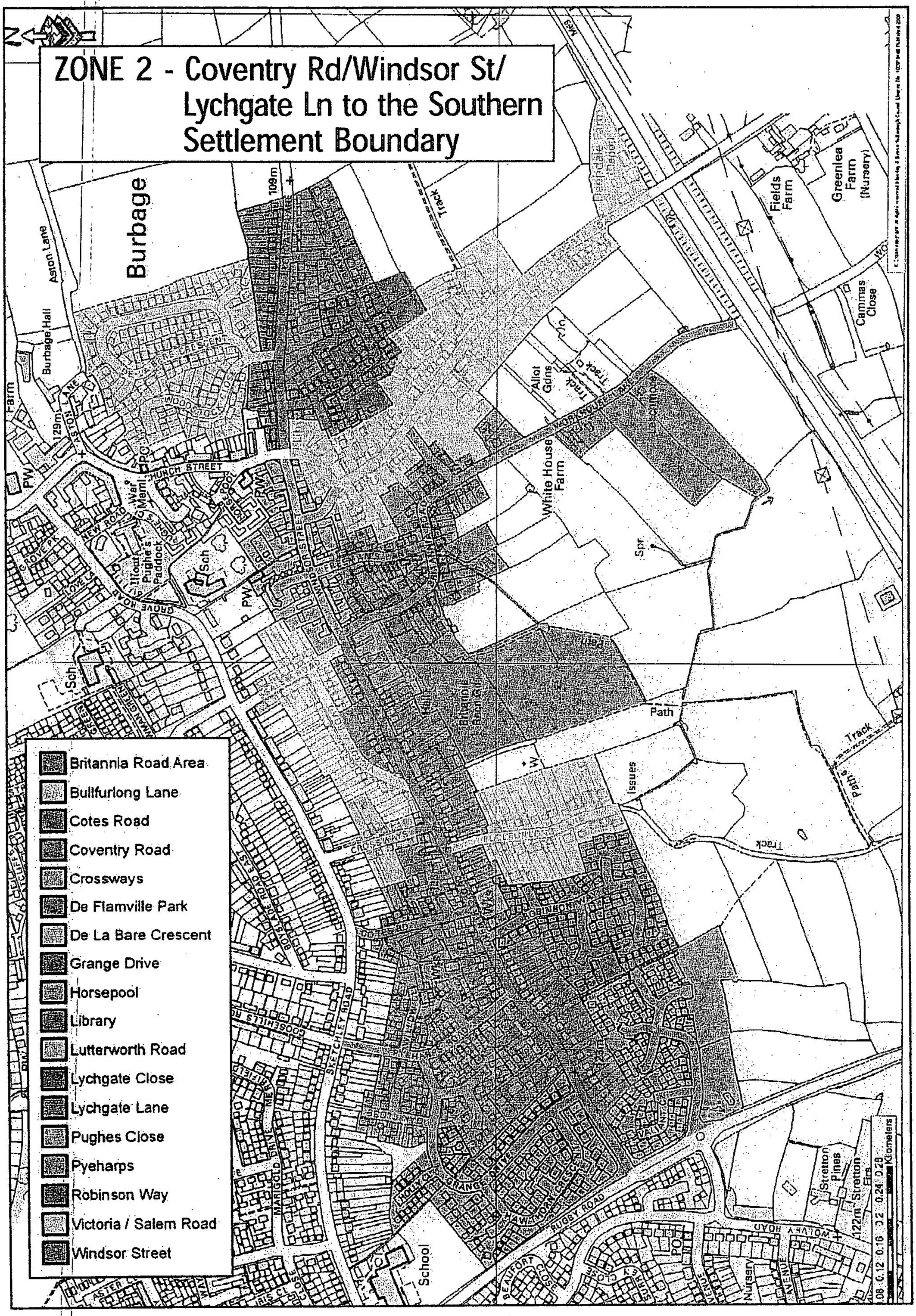
8.5 Wherever possible and practicable, additional provision should be made for secure disabled, cycle and motorcycle parking.

ANNEXE A

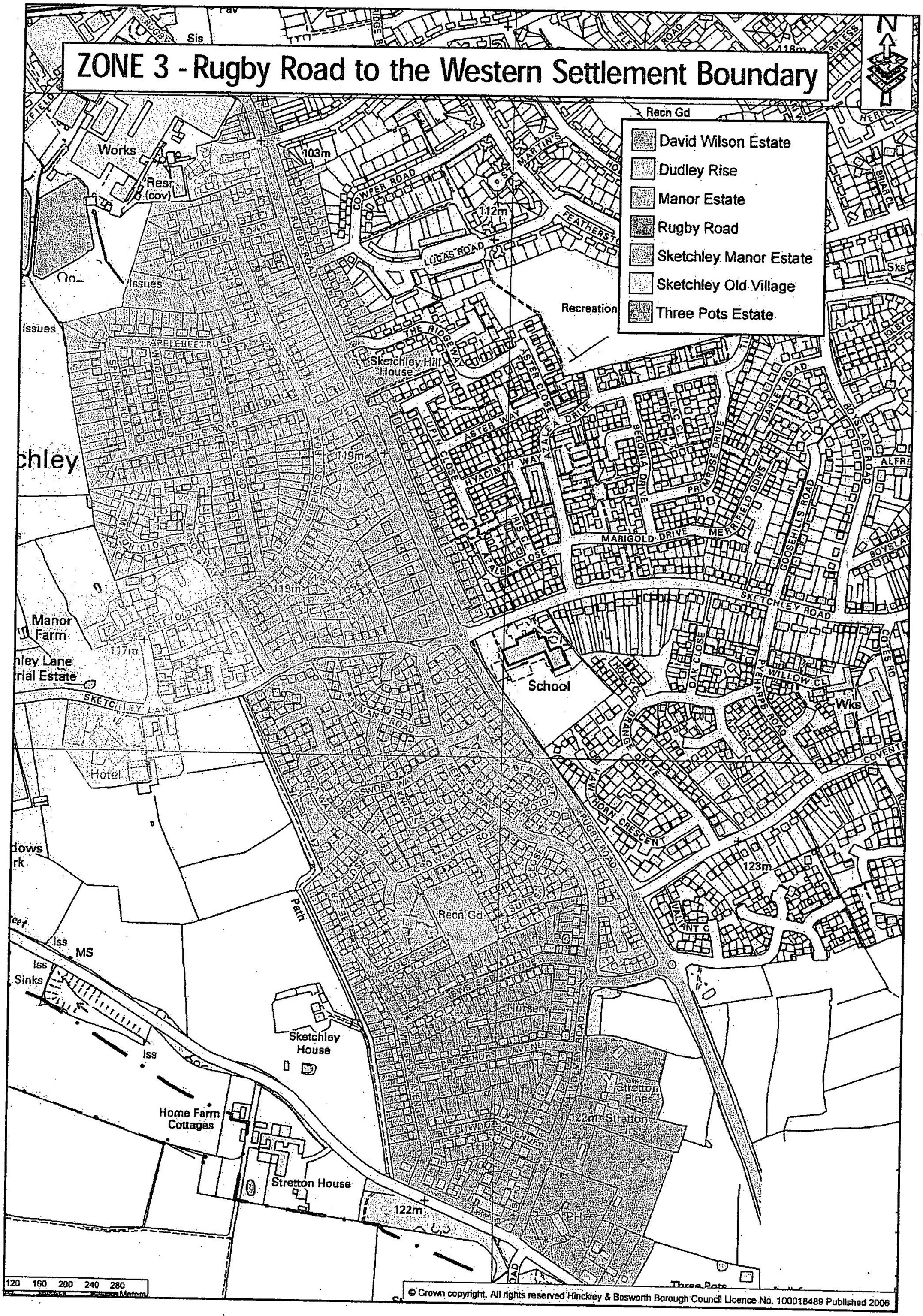
Maps identifying each of the five zones used to describe the village's setting, composition and character.


ZONE 1 - Burbage Conservation Area
Burbage Conservation Area
Adjacent Buildings
BURBAGE
Burbage
Aston Lane
Burbage Hall
Manor Farm
CAMBOURNE
SCHOOL CLOSE
PW
DE-LA-BERE CRESCENT
WOODSTOCK CLOSE
LYCHGATE LANE
LYCHGATE
CHURCH STREET
Sch
GROVE PK
LOVE LA
GROVE ROAD
Recreation Ground
Path
Hall
SWAINS GREEN
BOWMAN GREEN
SALEM ROAD
ROAD

ZONE 2 - Coventry Rd/Windsor St/ Lychgate Ln to the Southern Settlement Boundary



ZONE 3 - Rugby Road to the Western Settlement Boundary



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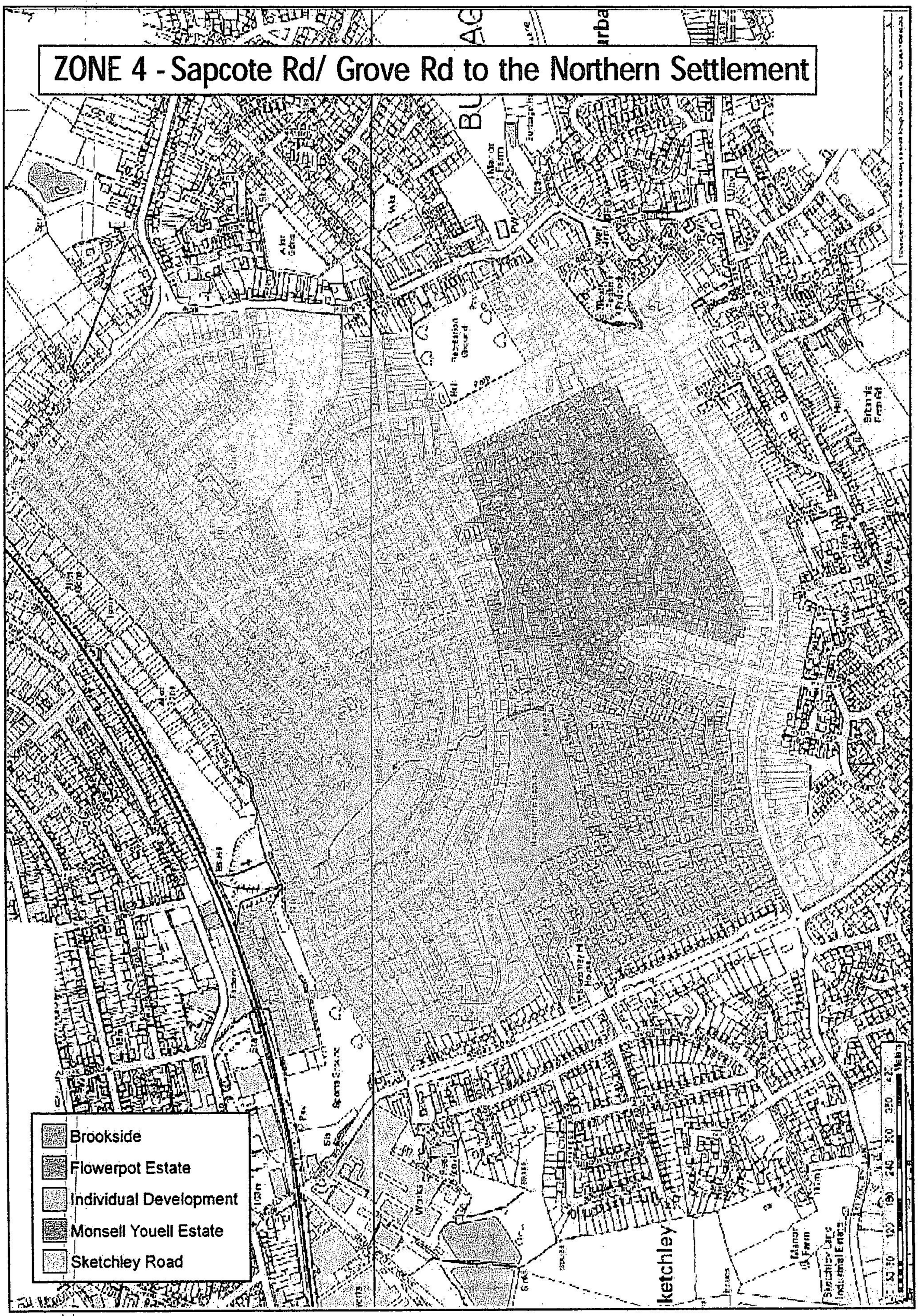
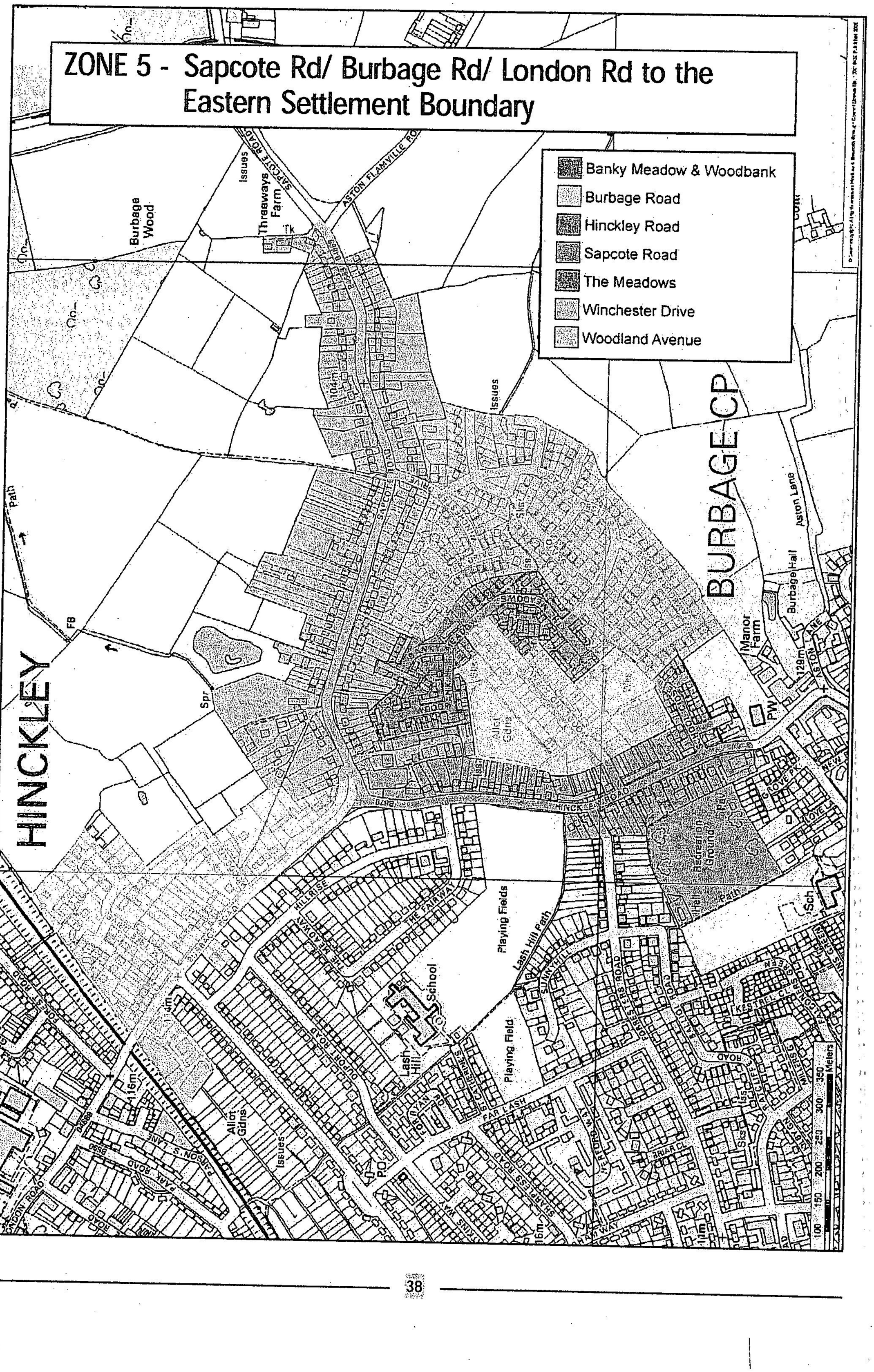
ZONE 4 - Sapcote Rd/ Grove Rd to the Northern Settlement



ZONE 5 - Sapcote Rd/ Burbage Rd/ London Rd to the Eastern Settlement Boundary



ANNEXE B

Areas/Properties falling within the Mature Areas Definition

ZONE 1

Conservation Area.

ZONE 2

Grange Drive and roads off between Coventry Road and Holly Close.

Properties on Bullfurlong Lane.

20 Coventry Road.

Windsor Street between Salem Road and Windsor Court (including The Sycamores public house).

Swallow Cottage, Lutterworth Road.

Property on corner of Lutterworth Road and Britannia Road (Flavell's).

Frizby's bungalow, Lutterworth Road.

ZONE 3

Properties on the eastern side of Wolvey Road.

Properties on north side of Sketchley Lane.

Properties to the east and north of the Green in Sketchley Old Village.

Sketchley Hall.

Sketchley Hall Farm (Rugby Road).

Properties to the west of Sketchley Road between Sketchley Lane and Aldridge Road.

David Wilson Homes Estate between Sketchley Lane and Colts Close.

ZONE 4

Properties on both sides of Grove Road between Twycross Road and the entrance to the Junior School (including Grosvenor Crescent).

Hill Rise, The Meadway and The Fairway.

ZONE 5

Both sides of Sapcote Road between Aston Flamville Road and Hinckley Road.

Both sides of Burbage Road between Hinckley Road and Brookside.

Properties on the settlement boundary between Woodgate and the railway line.

ANNEXE C

Local Listing of Properties in Burbage

Part of the village of Burbage has been designated as a Conservation Area and a number of individual buildings have been individually listed by the Department of Heritage (See Part Two of the Burbage Community Plan - Preserving and Enhancing Burbage's Heritage). These building have, therefore, already been given a level of protection in planning and development terms.

However, many Burbage residents are concerned that other areas and buildings in the village are not adequately protected from inappropriate development. Planning Policy Guidance (PPG) 15 states:

It is also open to planning authorities to draw up lists of locally important buildings, and to formulate local plan policies for their protection, through normal development control procedures. But policies should make it clear that such buildings do not enjoy the full protection of statutory listing. (6.16)

Following the example of an increasing number of local planning authorities, the Parish Council has proposed to Hinckley and Bosworth Borough Council that a system of Local Listing be developed for Burbage in order to encourage the preservation of buildings of local interest. Although residents understand that such a listing would offer no statutory protection, it would serve two important purposes:

- Highlighting buildings of importance to the local community in terms of character, architectural merit, history or local significance.
- Alerting the planning authorities to take particular interest when planning applications, likely to impact on these buildings, come forward.

Following a public consultation exercise, a draft list of properties in the village to be considered for inclusion in a Local List has been produced. Should Hinckley and Bosworth Borough Council approve the principle of a Local Listing Scheme, the Parish Council would welcome the opportunity to work with officers to develop criteria for properties to be included in the Listing and to discuss the range of policies that would be required in the Local Plan and subsequently the Local Development Framework to offer those properties some protection from inappropriate development.

Planning Appeals

Wildlife Briefings

LEGISLATION BRIEFING FOR BIRDS



1. The Wildlife and Countryside Act 1981 provides statutory protection to all wild birds. This fulfils Great Britain's obligations under the EC Wild Birds Directive.

2. Under Section 1 it is an offence to intentionally kill, injure or take any wild bird, take damage or destroy the nest of any wild bird while that nest is in use or being built, or take or destroy an egg of any wild bird.

3. Under Section 1(5), It is an offence if any person intentionally or recklessly disturbs any wild bird or disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young or disturbs dependent young of such a bird. Both the Dartford Warbler and the Woodlark are listed in Schedule 1.

4. The Inspector's attention is drawn to:

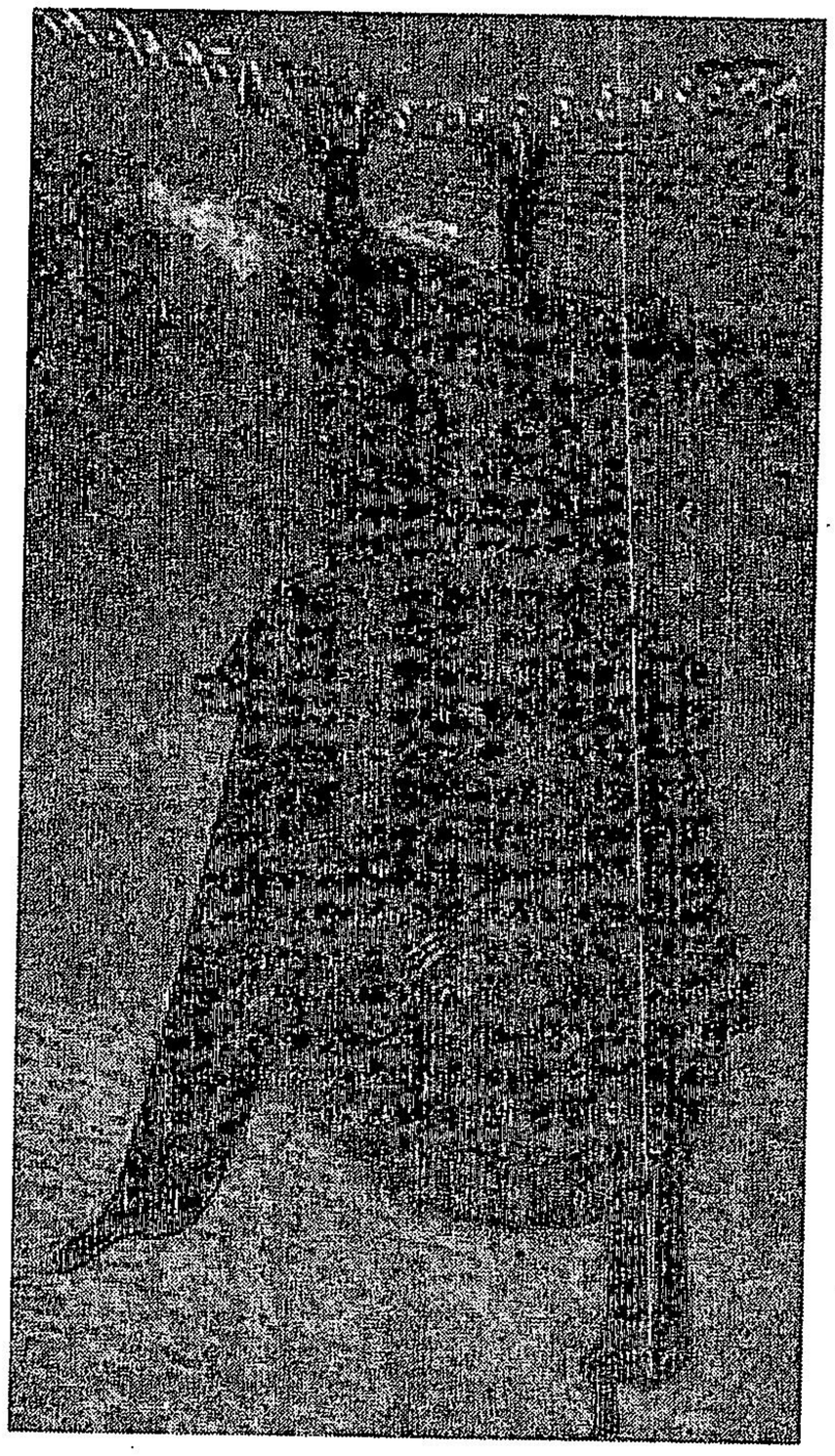
- The Wildlife and Countryside Act 1981, in particular section 1.
- The Countryside and Rights of Way Act 2000, Section 5(a), Schedule 12.
- Planning Policy Statement 9 on Biodiversity and Geological Conservation (PPS9).

Page Author: Bridget Loney
Last Updated: 25 May 2007
Page Owner: Webteam

Planning Appeals

Wildlife Briefings

LEGISLATION BRIEFING FOR BATS



1. Bats are protected species under Schedule 5 of the Wildlife and Countryside Act 1981, and the EC Habitats Directive 1992, which is implemented in Great Britain by the Conservation (Natural Habitats &c.) Regulations 1994. This makes it an offence to intentionally kill or injure bats, or to damage, destroy or obstruct access to their roosts. As from 31 January 2001, the Wildlife and Countryside Act 1981 was amended by the Countryside and Rights of Way Act 2000. The amendment makes it an offence to recklessly disturb bats or recklessly damage or obstruct access to any structure or place that bats use for shelter or protection.

2. It should also be noted that Great Britain is a Party to the Convention on Conservation of Migratory Species of Wild Animals (Bonn 1980), including its Agreement on the Conservation of Bats in Europe (EUROBATS). Under the Agreement, Parties are obliged to identify areas which are important to the conservation of bats, including for shelter, protection or feeding, and protect such sites from damage or disturbance.

3. Developments affecting European Protected Species such as bats will require a licence from Defra to derogate from the protection afforded to these species under the provisions of the 1994 Regulations. Before a licence can be granted, three tests specified in regulation 44 of the 1994 Regulations, must be satisfied:

- That there is "no satisfactory alternative";
- That the derogation is "not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range";
- That the development is "in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment".

4. Regulation 3(4) of the 1994 Regulations places a duty on "every competent authority in the exercise of any of their functions, shall have regard to the

requirements of the Habitats Directive so far as they may be affected by the exercise of those functions".

5. I draw your attention to the first and third of these requirements. In order to determine whether a development meets these criteria, the Department will need information from the body, which granted planning permission on how these tests were addressed. In cases where this is the local planning authority, the specific information which the Department would require is the relevant report to the Planning Committee on a planning application and the minutes of the meeting at which the application was decided (or equivalent documentation).

6. The inspector's attention is drawn to:

- Numbers 39, 40 and 44 of the 1994 Regulations.
- Sections 9, 10, and 24 of the 1981 Act.
- Planning Policy Statement 9 on Biodiversity and Geological Conservation (PPS9).
- Section 5(a), Schedule 12, Countryside and Rights of Way Act 2000.

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Last Updated: 25 May 2007
Page Owner: Webteam

Planning Inspectorate,
Room 3/22,
Temple Quay House,
2 The Square,
Temple Quay,
Bristol BS1 6PN.

J.D.McNaughton
22 Pougher Close
Sapcote
Leicestershire
LE 9 4JL

1st May 2008

Dear Sir/Madam,

Description : ERECTION OF RESIDENTIAL CARE HOME
Location : Moat House Retirement Home,New Road,Burbage, Hinckley,Leics.

Appeal Reference Number : APP/K2420/A/08/2065069/NWF.

1 The size of the proposed building grossly overwhelms this very important part of the Conservation area, and should be rejected.
2 Any loss of trees would be greatly detrimental to this finely balanced area of Conservation.
3 The offer of Financial Contributions to Library facilities cannot compare to the irretrievable loss that will be caused to the Conservation Area should this proposed building be allowed.
4 A Conservation Area is;-An area specially protected by law against undesirable changes (Oxford Dictionary).

Yours Faithfully

J.D.McNaughton

Howland, Jenny

From: Alison White [Alison.White@hinckley-bosworth.gov.uk]
Sent: 14 May 2008 13:14
To: Team P2
Subject: Moat House Retirement Home - 2065069

<<100030507195.tif>> <<IndexData.txt>> Attached copy of a letter received from Leicestershire County Council.

Alison White
Deputy Administration Manager
Development Services
Hinckley & Bosworth Borough Council
Council Offices, Argents Mead
Hinckley, Leicestershire LE10 1BZ
Tel 01455 238141 Ext 5777
Fax 01455 619897

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www.planningportal.gov.uk/wps/portal?pageName=APPLY&PpAction=location_uri&select_location=K2420

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Howland, Jenny

From: Alison White [Alison.White@hinckley-bosworth.gov.uk]
Sent: 14 May 2008 13:14
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Hinckley, Leicestershire LE10 1BZ
Tel 01455 238141 Ext 5777
Fax 01455 619897

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www.planningportal.gov.uk/wps/portal?pageName=APPLY&PpAction=location_uri&select_location=K2420

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14 MAY 2008

Leicestershire County Council

RATED A COUNCIL

Sarah Humphries
Planning Service
Hinckley & Bosworth Borough Council
Council Offices
Argents Mead
Hinckley
Leicestershire LE10 1BZ

DEVELOPMENT SERVICES
14 MAY 2008
RECEIVED

Date: 14th May 2008
My ref:
Your ref:
Contact: Andrew Tyrer
Phone: 0116 305 8223
Fax: 0116 265 7297
Email: atyrer@leics.gov.uk

Dear Sarah

Town and Country Planning Act 1990 (as Amended)
Description Erection of residential care home :
Location: Moat House Retirement Home, New Road, Burbage, Hinckley, Leicestershire:
Appeal ref no. APP/K2420/A/08/2065069/NWF

I refer to your letter of the 24th April 2008 about the appeal which has been lodged in relation to planning application reference no. 07/01066/FUL for the erection of a residential care home.

On the 7th November 2007 the County Council were consulted by Hinckley and Bosworth Borough Council (HBBC) (under the agreed protocol) about the developer contribution requirements in relation to the proposed development.

The County Council response was sent on the 30th November 2007 to the Borough Council and the developer contributions requirements were made in accordance with the Leicestershire, Leicester and Rutland Structure Plan 1996 to 2016 Policies Strategy Policy 11 and the criteria, standards and formulae within the County Council's adopted Statement of Requirement for Developer Contributions in Leicestershire (SRDCL).

The Borough Council were advised that the levels of development contributions would be for a Library Facilities contribution of £1590. There were also comments made in relation to highways and ecology. (see attached).

The contribution/s are based on national and local policies and guidance. The main national policy framework for developer contributions is embodied in the Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991) and Circular 05/2005 - Planning Obligations, provides the 'ground rules' for negotiations. In addition the key County Council (CC) adopted policy at the time the comments were made was contained within the Leicestershire, Leicester and Rutland Structure Plan (1996 to 2016) under Strategy Policy 11.

Strategy Policy 11 Developer Contributions of the Leicestershire Leicester and Rutland Structure Plan 1996 to 2016 states:-

"Developers should meet the requirements for and the costs of relevant infrastructure and facilities and other resources required to support the development. A comprehensive assessment of this requirement will be made"

In addition the adopted Statement of Requirements for Developer Contributions in Leicestershire guidelines (SRDCL) adopted in December 2006 (with the interim revision made in December 2007) sets out the expected levels and types of contributions towards all County Council services, including education, highways and transportation, civic amenity sites, library services, country parks, and (where appropriate) museum and cultural planning, adult social care, and other recreational facilities.

It is intended that the SRDCL provides a consistent approach across Leicestershire, and be adopted by each Local Planning Authority in Leicestershire in support of its own supplementary guidance for its own services.

This statement has been adopted as Leicestershire County Council policy for dealing with developer contributions towards County-wide services and infrastructure and has been produced in consultation with a wide range of relevant bodies including the Local Planning Authorities within Leicestershire.

In appropriate cases this statement will form a material consideration in the determination of planning applications and could form the basis for grounds for refusing a planning application if the requirements are not met. In some instances, it may be possible to make development proposals acceptable through the use of planning conditions (see Circular 11/95). Where this is not the case, it might be possible to make development acceptable through the use of planning obligations.

The role of the SRDCL is to provide guidance which develops the policies set out in the Leicestershire, Leicester and Rutland Structure Plan, district Local Plans and emerging Local Development Frameworks and will be kept up to date through regular review. The guidance will also provide a procedural framework to ensure that the current requirements are known and applied at the decision making stage.

The County Council consider that it is reasonable and justifiable contribution in relation to the scale and size of the development and would offset the impacts of the proposed development would have in relation to the demands placed on library facilities requirements. The County Council therefore request the Borough Council ensures:-

a) that the representations/consultation responses made by the County Council at the original planning application stage are forwarded to the Planning Inspectorate and copied to the Appellants;

b) the Borough Council's appeal statement incorporates the County Council's developer contribution requirements. This is to ensure that, if in the event that the inspector is mindful to uphold the appeal, adequate provision is made through the section 106 contributions (or a unilateral undertaking) to ensure that adequate provision is made for the County Council's service requirements.

Yours faithfully

Andrew Tyrer
Developer Contributions Officer
Tel: 0116 305 8223
E: atyrer@leics.gov.uk

MS OUTLOOK RESPONSE TEMPLATE

Please send your response by MS Outlook to Judith Turner

or by e:mail to jeturner@leics.gov.uk

To: Head of Environment and Heritage	From: Head of Commercial &Support Services
Planning Control FAO: Andrew Tyrer Extn: 7053	Date: 20 November 2007

NOTIFICATION PROCEDURE ON DEVELOPER CONTRIBUTIONS

DEVELOPER/S:	Adept Care Group
LOCATION:	Moat House Retirement Home, New Road, Burbage
PROPOSAL:	Residential
REFERENCE NO:	2007/1066/04
LCC OFFICER'S NAME:	Paul Love

I would advise that the above proposal would result in the following service requirements, for which contributions should be sought from the developer:

Based on the scale of this development in respect of additional users of the existing library facilities we would be looking for a contribution of £1,590 towards the costs of books, materials and other facilities. This would be spent over a period of 12 months.

"This request is based on the following formulae for contributions:

	1 bedroomed houses	*@ £26.44 per house*
	2 bedroomed houses	*@ £52.87 per house*
	3/4/5 bedroomed houses	*@ £61.68 per house*
60	*1 bedroomed apartments*	*@ £26.44 per apartment*
	2 bedroomed apartments	*@ £52.87per apartment*
	3/4/5 bedroomed apartments	*@ £61.68 per apartment*

(rounded to nearest £10)

** If the configuration should change the requirement should be revised in accordance with the above formulae"

2007/1066/04
ADEPT CARE GROUP - ERECTION OF 60-BED RESIDENTIAL CARE HOME - MOAT HOUSE RETIREMENT HOME, NEW ROAD, BURBAGE GRID REF: 444135 292544

LCC Highways Officer: Andy Gatward
Highway Observations sent to: Sarah Humphries
Signed off date: 26/11/2007

Conditions

Before first use of the development hereby permitted, turning facilities shall be provided within the site in order to allow vehicles to enter and leave in a forward direction. The turning area so provided shall not be obstructed and shall be available for use at all times.

Reason: To enable vehicles to enter and leave the site in a forward direction in the interests of the safety of road users.

For the period of the construction of the development within the site, vehicle wheel cleansing facilities shall be provided within the site and all vehicles exiting the site shall have all tyres and wheels cleaned, as may be necessary, before entering the Highway.

Reason: To reduce the possibility of deleterious material (mud, stones etc) being deposited in the highway and becoming a hazard for road users.

For the period of the construction of the development, vehicle parking facilities shall be provided within the site and all vehicles associated with the development shall be parked within the site.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of development of the site leading to on-street parking problems in the area during construction.

Before the development hereby permitted is first used, off-street car parking provision shall be made within the application site in accordance with the submitted plan. The parking area shall be surfaced, marked out prior to the development being brought into use and shall be so maintained at all times.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.

Before the development hereby permitted is first used, cycle parking provision shall be made to the satisfaction of the LPA and once provided shall be maintained and kept available for use in perpetuity.
Reason: In the interests of the sustainability of the development and to encourage alternative transport choice.

No pedestrian or vehicular access shall be created from Grove Road to the development site.
Reason: To remove the possibility of vehicle parking occurring within the Highway in the vicinity of the site.

Note(s) to Planning Officer

The Highway Authority is satisfied from the submitted Transport Assessment, and its own assessment of the likely traffic impact of the site, that the proposal is unlikely to have a detrimental impact, in terms of road safety and congestion, on the surrounding road network.

The off street car parking facilities shown within the curtilage of the site are generally in accordance with the Highway Authority's off street parking standards. Given the location of the site in relation to the Highway, and off street parking controls within the vicinity of the site, the proposal is unlikely to result in parking occuring within the Highway. The Highway Authority would not wish to see any pedestrian access created from Grove Road as this could encourage visitors to park on Grove Road in close proximity to the school which would not be in the best interests of Highway safety.

Andrew Tyrer
Environment and Heritage Services
Community Services Department
LCC - County Hall
Glenfield
Leicestershire LE3 8TE

14th November 2007
NX/INF/LOC/1408.70 (3985)
2007/1066/04
Kirsty Gamble
0116 267 0006
0116 267 7112
kgamble@leics.gov.uk

Dear Andrew,

Notification Procedure on Developer Contributions: 2007/1066/04 – Adept Care Group – Erection of 60-bed residential care home – Moat House Retirement Home, New Road, BURBAGE, HINCKLEY. Grid Ref: 444135 292544.

Thank you for your letter of 13th November 2007 regarding the above planning application.

We note that trees, which are potential bat roosts and sites for nesting birds, are to be affected by the proposals. We recommend, therefore, that the developer be required to replace lost habitat by planting trees and shrubs on site as standards and within hedgerows, where appropriate. The boundaries of the site may be a suitable location.

All species used should be native to Britain, common to the parish and of local stock, if possible, as they will be of most benefit to the wildlife of the area.

We hope that our comments and recommendations will be of use to you. Please use the price list enclosed with previous correspondence.

Yours sincerely

Kirsty Gamble
Project Officer – Ecology
Historic and Natural Environment Team

Please note: Our information and recommendations result from our best knowledge of the site to date. It may change if further information is discovered. It remains the responsibility of the applicant to ensure that no protected species or their habitat is damaged during the works. The best method of achieving this is for a suitably experienced and licensed ecologist to conduct a full survey for protected species at the appropriate time of year in appropriate weather conditions. For instance, if there is a pond/water body within 500m of the site a survey for great crested newts will be required.

MS OUTLOOK RESPONSE TEMPLATE

Please send your response by MS Outlook to Judith Turner

or by e:mail to jeturner@leics.gov.uk

To: Director of Community Services	From: Director of Children and Young People's Service
Planning Control FAO: C J Noakes Extn: 7054/53	Date: 29/11/07

NOTIFICATION PROCEDURE ON DEVELOPER CONTRIBUTIONS

DEVELOPER/S:	Adept Care Group
LOCATION:	Moat House Retirement Home, New Road, Burbage
PROPOSAL:	60 bed residential care home
REFERENCE NO:	2007/1066/04
LCC OFFICER'S NAME:	Chris Page

I would advise that the above proposal would result in the following service requirements, for which contributions should be sought from the developer.

Please note this is a provisional figure and confirmation should be sought before being taken to the Committee which deals with planning decisions.

DfES Cost Multipliers are updated annually on March 31st. Accordingly, new contribution figures should be sought after that date since the amounts below will change .

As this development is a residential retirement home, an education contribution will not be requested.

However if the nature of this development should change, we would expect to be consulted again.

Total requirement: £0

NOTIFICATION PROCEDURE ON DEVELOPER CONTRIBUTIONS

2007/1066/04
ADEPT CARE GROUP - ERECTION OF 60-BED RESIDENTIAL CARE HOME - MOAT HOUSE RETIREMENT HOME, NEW ROAD, BURBAGE GRID REF: 444135 292544

From: Samantha Wain
Sent: 26 November 2007 14:12
To: Judith E. Turner
Subject: RE: DEVELOPER CONTRIBUTIONS- 2007/1066/04 - ADEPT CARE GROUP - BURBAGE
Importance: High

There will be no claim for Developer Contributions for the above as the development is for business use and as such will not affect usage of the CA site at Barwell.

Regards

Sam

Samantha Wain

Waste Management Technician
Leicestershire County Council

Tel: 0116 265 7237

fsc

Planning App Ref: 07/01066/FUL
ADEPT CARE GROUP

Moat House New Road

Burbage
Leicestershire
LE10 2AW

Site Ref: 100030507195

Moat House New Road

Burbage
Leicestershire
LE10 2AW

Leicestershire County Council

RATED A COUNCIL

Planning Inspectorate
Room 3/22
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

14th May 2008

Date:
My ref:
Your ref: Andrew Tyrer
Contact: 0116 305 8223
Phone: 0116 265 7297
Fax:
Email: atyrer@leics.gov.uk

Dear Sirs

Town and Country Planning Act 1990 (as Amended)
Description Erection of residential care home :
Location: Moat House Retirement Home, New Road, Burbage, Hinckley, Leicestershire:
Appeal ref no. APP/K2420/A/08/2065069/NWF

I refer to your letter of the 24th April 2008 about the appeal which has been lodged in relation to planning application reference no. 07/01066/FUL for the erection of a residential care home.

On the 7th November 2007 the County Council were consulted by Hinckley and Bosworth Borough Council (HBBC) (under the agreed protocol) about the developer contribution requirements in relation to the proposed development.

The County Council response was sent on the 30th November 2007 to the Borough Council and the developer contributions requirements were made in accordance with the Leicestershire, Leicester and Rutland Structure Plan 1996 to 2016 Policies Strategy Policy 11 and the criteria, standards and formulae within the County Council's adopted Statement of Requirement for Developer Contributions in Leicestershire (SRDCL).

The Borough Council were advised that the levels of development contributions would be for a Library Facilities contribution of £1590. There were also comments made in relation to highways and ecology (see attached).

The contribution/s are based on national and local policies and guidance. The main national policy framework for developer contributions is embodied in the Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991) and Circular 05/2005 - Planning Obligations, provides the 'ground rules' for negotiations. In addition the key County Council (CC) adopted policy at the time the comments were made was contained within the Leicestershire, Leicester and Rutland Structure Plan (1996 to 2016) under Strategy Policy 11.

Environment and Heritage Services, Community Services Department
Leicestershire County Council, County Hall, Glenfield, Leicestershire LE3 8TE
Telephone: 0116 232 3232 Fax: 0116 305 7370 Minicom: 0116 305 7374
Email: sustainabledevelopment@leics.gov.uk

Alan Morrison, Director of Community Services

www.leics.gov.uk

INVESTOR IN PEOPLE

Strategy Policy 11 Developer Contributions of the Leicestershire Leicester and Rutland Structure Plan 1996 to 2016 states:-

"Developers should meet the requirements for and the costs of relevant infrastructure and facilities and other resources required to support the development. A comprehensive assessment of this requirement will be made"

In addition the adopted Statement of Requirements for Developer Contributions in Leicestershire guidelines (SRDCL) adopted in December 2006 (and subsequently revised with an interim review in December 2007) sets out the expected levels and types of contributions towards all County Council services, including education, highways and transportation, civic amenity sites, library services, country parks, and (where appropriate) museum and cultural planning, adult social care, and other recreational facilities.

It is intended that the SRDCL provides a consistent approach across Leicestershire, and be adopted by each Local Planning Authority in Leicestershire in support of its own supplementary guidance for its own services.

This statement has been adopted as Leicestershire County Council policy for dealing with developer contributions towards County-wide services and infrastructure and has been produced in consultation with a wide range of relevant bodies including the Local Planning Authorities within Leicestershire.

In appropriate cases this statement will form a material consideration in the determination of planning applications and could form the basis for grounds for refusing a planning application if the requirements are not met. In some instances, it may be possible to make development proposals acceptable through the use of planning conditions (see Circular 11/95). Where this is not the case, it might be possible to make development acceptable through the use of planning obligations.

The role of the SRDCL is to provide guidance which develops the policies set out in the Leicestershire, Leicester and Rutland Structure Plan, district Local Plans and emerging Local Development Frameworks and will be kept up to date through regular review. The guidance will also provide a procedural framework to ensure that the current requirements are known and applied at the decision making stage.

The County Council consider that it is reasonable and justifiable contribution in relation to the scale and size of the development and would offset the impacts of the proposed development would have in relation to the demands placed on library facilities requirements. The County Council therefore request the Borough Council ensures:-

a) that the representations/consultation responses made by the County Council at the original planning application stage are forwarded to the Planning Inspectorate and copied to the Appellants;

b) the Borough Council's appeal statement incorporates the County Council's developer contribution requirements. This is to ensure that, if in the event that the inspector is mindful to uphold the appeal, adequate provision is made through the section 106 contributions (or a unilateral undertaking) to ensure that adequate provision is made for the County Council's service requirements.

Yours faithfully

Andrew Tyrer
Developer Contributions Officer
Tel: 0116 305 8223
E: atyrer@leics.gov.uk

MS OUTLOOK RESPONSE TEMPLATE

Please send your response by MS Outlook to Judith Turner

or by e:mail to jeturner@leics.gov.uk

To: Head of Environment and Heritage	From: Head of Commercial &Support Services
Planning Control FAO: Andrew Tyrer Extn: 7053	Date: 20 November 2007

NOTIFICATION PROCEDURE ON DEVELOPER CONTRIBUTIONS

DEVELOPER/S:	Adept Care Group
LOCATION:	Moat House Retirement Home, New Road, Burbage
PROPOSAL:	Residential
REFERENCE NO:	2007/1066/04
LCC OFFICER'S NAME:	Paul Love

I would advise that the above proposal would result in the following service requirements, for which contributions should be sought from the developer:

Based on the scale of this development in respect of additional users of the existing library facilities we would be looking for a contribution of £1,590 towards the costs of books, materials and other facilities. This would be spent over a period of 12 months.

"This request is based on the following formulae for contributions:

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(rounded to nearest £10)

** If the configuration should change the requirement should be revised in accordance with the above formulae"

NOTIFICATION PROCEDURE ON DEVELOPER CONTRIBUTIONS

2007/1066/04
ADEPT CARE GROUP - ERECTION OF 60-BED RESIDENTIAL CARE HOME - MOAT HOUSE RETIREMENT HOME, NEW ROAD, BURBAGE GRID REF: 444135 292544

From: Samantha Wain
Sent: 26 November 2007 14:12
To: Judith E. Turner
Subject: RE: DEVELOPER CONTRIBUTIONS- 2007/1066/04 - ADEPT CARE GROUP - BURBAGE
Importance: High

There will be no claim for Developer Contributions for the above as the development is for business use and as such will not affect usage of the CA site at Barwell.

Regards

Sam

Samantha Wain

Waste Management Technician
Leicestershire County Council

Tel: 0116 265 7237

2007/1066/04
ADEPT CARE GROUP - ERECTION OF 60-BED RESIDENTIAL CARE HOME - MOAT HOUSE RETIREMENT HOME, NEW ROAD, BURBAGE GRID REF: 444135 292544

LCC Highways Officer: Andy Gatward
Highway Observations sent to: Sarah Humphries
Signed off date: 26/11/2007

Conditions

Before first use of the development hereby permitted, turning facilities shall be provided within the site in order to allow vehicles to enter and leave in a forward direction. The turning area so provided shall not be obstructed and shall be available for use at all times.

Reason: To enable vehicles to enter and leave the site in a forward direction in the interests of the safety of road users.

For the period of the construction of the development within the site, vehicle wheel cleansing facilities shall be provided within the site and all vehicles exiting the site shall have all tyres and wheels cleaned, as may be necessary, before entering the Highway.

Reason: To reduce the possibility of deleterious material (mud, stones etc) being deposited in the highway and becoming a hazard for road users.

For the period of the construction of the development, vehicle parking facilities shall be provided within the site and all vehicles associated with the development shall be parked within the site.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of development of the site leading to on-street parking problems in the area during construction.

Before the development hereby permitted is first used, off-street car parking provision shall be made within the application site in accordance with the submitted plan. The parking area shall be surfaced, marked out prior to the development being brought into use and shall be so maintained at all times.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.

Before the development hereby permitted is first used, cycle parking provision shall be made to the satisfaction of the LPA and once provided shall be maintained and kept available for use in perpetuity.
Reason: In the interests of the sustainability of the development and to encourage alternative transport choice.

No pedestrian or vehicular access shall be created from Grove Road to the development site.
Reason: To remove the possibility of vehicle parking occurring within the Highway in the vicinity of the site.

Note(s) to Planning Officer

The Highway Authority is satisfied from the submitted Transport Assessment, and its own assessment of the likely traffic impact of the site, that the proposal is unlikely to have a detrimental impact, in terms of road safety and congestion, on the surrounding road network.

The off street car parking facilities shown within the curtilage of the site are generally in accordance with the Highway Authority's off street parking standards. Given the location of the site in relation to the Highway, and off street parking controls within the vicinity of the site, the proposal is unlikely to result in parking occuring within the Highway. The Highway Authority would not wish to see any pedestrian access created from Grove Road as this could encourage visitors to park on Grove Road in close proximity to the school which would not be in the best interests of Highway safety.

MS OUTLOOK RESPONSE TEMPLATE

Please send your response by MS Outlook to Judith Turner

or by e:mail to jeturner@leics.gov.uk

To: Director of Community Services	From: Director of Children and Young People's Service
Planning Control FAO: C J Noakes Extn: 7054/53	Date: 29/11/07

NOTIFICATION PROCEDURE ON DEVELOPER CONTRIBUTIONS

DEVELOPER/S:	Adept Care Group
LOCATION:	Moat House Retirement Home, New Road, Burbage
PROPOSAL:	60 bed residential care home
REFERENCE NO:	2007/1066/04
LCC OFFICER'S NAME:	Chris Page

I would advise that the above proposal would result in the following service requirements, for which contributions should be sought from the developer.

Please note this is a provisional figure and confirmation should be sought before being taken to the Committee which deals with planning decisions.

DfES Cost Multipliers are updated annually on March 31st. Accordingly, new contribution figures should be sought after that date since the amounts below will change .

As this development is a residential retirement home, an education contribution will not be requested.

However if the nature of this development should change, we would expect to be consulted again.

Total requirement: £0

Andrew Tyrer
Environment and Heritage Services
Community Services Department
LCC - County Hall
Glenfield
Leicestershire LE3 8TE

14th November 2007
NX/INF/LOC/1408.70 (3985)
2007/1066/04
Kirsty Gamble
0116 267 0006
0116 267 7112
kgamble@leics.gov.uk

Dear Andrew,

Notification Procedure on Developer Contributions: 2007/1066/04 – Adept Care Group – Erection of 60-bed residential care home – Moat House Retirement Home, New Road, BURBAGE, HINCKLEY. Grid Ref: 444135 292544.

Thank you for your letter of 13th November 2007 regarding the above planning application.

We note that trees, which are potential bat roosts and sites for nesting birds, are to be affected by the proposals. We recommend, therefore, that the developer be required to replace lost habitat by planting trees and shrubs on site as standards and within hedgerows, where appropriate. The boundaries of the site may be a suitable location.

All species used should be native to Britain, common to the parish and of local stock, if possible, as they will be of most benefit to the wildlife of the area.

We hope that our comments and recommendations will be of use to you. Please use the price list enclosed with previous correspondence.

Yours sincerely

Kirsty Gamble
Project Officer – Ecology
Historic and Natural Environment Team

Please note: Our information and recommendations result from our best knowledge of the site to date. It may change if further information is discovered. It remains the responsibility of the applicant to ensure that no protected species or their habitat is damaged during the works. The best method of achieving this is for a suitably experienced and licensed ecologist to conduct a full survey for protected species at the appropriate time of year in appropriate weather conditions. For instance, if there is a pond/water body within 500m of the site a survey for great crested newts will be required.

Burbage Village Group

8 Herons Court
Whitworth Avenue
Hinckley
LE10 0DA

18th May 2008

Planning Inspectorate
Room 3.22
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Dear Sirs

Ref: APP/K2420/A/08/2065069/NWF
Moat House Retirement Home, New Road, Burbage

Further to our previous letter regarding the proposals to greatly extend the existing Moat House Retirement Home we would comment as follows:

- Burbage Heritage Group consider the proposed new build will be intrusive into the conservation area and any increase in height to the present care home would be significant in that area.

- There would be considerable harm to the conservation area with the loss of the last mature green area.

- Any loss of trees would be considered significant and would be detrimental to the overall visual aspect. Mature trees cannot be replaced immediately.

Yours faithfully

E A Crabtree

Mrs E A Crabtree
Secretary, Burbage Heritage Group

Local Heritage initiative
Heritage Lottery Fund
Nationwide
The Countryside Agency

Chartered Institute of
Architectural Technologists

E M E R Y A R C H I T E C T U R A L D E S I G N L T D

Greenacres South Kilworth Road North Kilworth Leicestershire LE17 6HE Tel/Fax 01858 881702 Email emerydesign@btinternet.com

STATEMENT OF CASE

Appeal against Refusal for Construction of a 60 bed Residential Home at Moat House Retirement Home New Road, Burbage, Hinckley, LE10 2AW Ref. 07/01066/FUL

Initial Investigations

Late in 2006 The Burton Emery Partnership Ltd were employed to design a new 60 bedroomed Residential Home behind the existing smaller unit on the site. The Burton Emery Partnership Ltd has gone through a demerger and Mr Emery, a former Director of that Company, (who is now trading as Emery Architectural Design Ltd) is acting as the Agent.

Archaeological and Arboricultural surveys had been previously carried out on the site which identified areas of interest and condition of trees.

An Ecological survey was undertaken in July 2007 to investigate the possibility of protected species and discussions were had with consultants with reference to a Traffic Impact survey.

Design Constraints

The initial design was based on the clients 'wish list' for size and accommodation. The structure is governed by the function and form i.e. the expected bedroom area and facilities area has to meet size requirements. Economies of scale predict the most economical size to build and staff required, which in turn relates to the service to be provided.

The external appearance was governed by the local area and the aspirations of the persons who wish to reside in the building.

Village Consultation

Consultation with Burbage Parish Council representatives took place on 29 January 2007 and with public/local residents on 13 February 2007. In addition a notice was placed in the Hinckley Times, inviting interested parties.

Approximately 60 residents turned out for the second consultation and records were kept of verbal comments and completed comment forms.

The scheme presented was for a new 80 bedroomed Extra Care Home and links to the existing home which was to be converted to 60 beds from 40 beds.

Concerns expressed were over development, extra traffic, visual impact, impact on trees and wildlife.

Benefits were improvement of existing facilities for local residents, elderly people could stay closer to where they had lived, would reduce housing shortage locally, high quality appearance.

Design (*to be read in conjunction with Design and Access Statement)*

After the public consultation the project was redesigned prior to a planning application being made.

The new proposal submitted for Planning Approval was amended from that put to public consultation as it considered all the comments.

The new scheme was significantly reduced in size and mass and only had accommodation for 60 bedrooms.

The trees which are to be removed are Grade C in the tree survey i.e. of low grade, poor form or overcrowded. There are 2 Grade B trees to be removed but these would have severely limited the scheme to be uneconomic.

The ecological survey states that no protected species would be affected, but the project would benefit from encouraging birds into the site for the amenity of birds and residents alike.

The traffic assessment unfortunately concluded that traffic movements to this type of site is limited and the parking arrangements were satisfactory.

Building Style

The appearance of the structure is to reflect a grand old house, set in mature landscaping. It is approx. 3.0m higher than the existing home but is set back in the

site and would only be glimpsed from the highway. The trees on the perimeter of the site would give a reduced scale to the building as they have higher canopies.

Screening to Grove Road would be reduced but this reflects the existing arrangement to the large residential dwellings to the south west. Glimpses of the building could be seen when passing along Grove Road but this could be reduced with landscaping features.

Conclusion

The size and massing is appropriate for the site with its large trees providing scale and screening. The style does not reflect a particular dwelling in the locality but this is because Burbage enjoys a diverse array of structures which is generally "traditional" style similar in "feel" to the proposed. The elderly will associate with traditional design rather than modern.

Separation distances conform to guidance produced by Hinckley and Bosworth Borough Council.

The proposed residential home is not overpowering to either the existing home or adjacent dwellings as it is set in its own grounds and stands some 80 metres back from the public highway.

Specialist comments from Archaeological and Arboriculturist consultants have been considered. The Moat is to be maintained and enhanced in the landscaping scheme. The remaining trees will benefit with low grade being removed and replacement trees in more appropriate positions being planted. This new landscaping arrangement will be of great benefit to retained trees and specimen trees could be planted to enhance the area.

Contribution

A library contribution has not been discussed for this project. However our Clients would have no objection to paying for this facility even though they have their own library facilities.

ARE/BE/43
May 2008

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY THE ADEPT CARE GROUP AT THE MOAT HOUSE RETIREMENT HOME, NEW ROAD, BURBAGE, HINCKLEY, LE10 2AW AGAINST THE REFUSAL OF PLANNING PERMISSION FOR THE ERECTION OF A RESIDENTIAL CARE HOME

LOCAL PLANNING AUTHORITY REF: 07/01066/FUL

PLANNING INSPECTORATE REF: APP/K2420/A/08/2065069

MAY 2008

STATEMENT OF CASE ON BEHALF OF THE APPELLANT

Barry M Waine DipTP MRTPI CMS

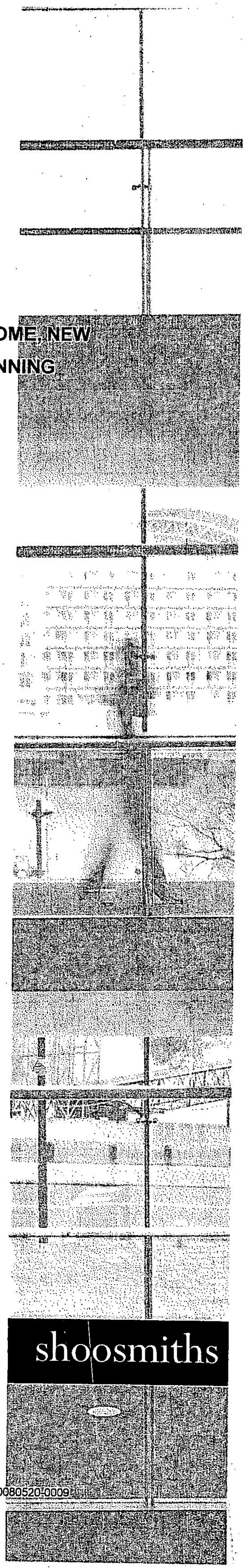
Chartered Town Planner

Shoosmiths

The Lakes

Northampton

NN4 7SH



MOZA-20080520-0009

1. INTRODUCTION

1.1 My name is Barry Michael Waine, I hold a diploma in Town Planning, am a member of the Royal Town Planning Institute and have a Certificate in Management Studies. I am employed by Messrs Shoosmiths, a national firm of solicitors as a Chartered Town Planner and Planning Consultant.

1.2 I have had the care and conduct of this matter since 2006 and submitted application 07/01066/FUL in September 2007 for a residential care home within the grounds of an existing care home at New Road, Burbage, Hinckley.

1.3 The application as submitted was a full application with detailed drawings and Design and Access Statement prepared and submitted by the Burton Emery Partnership.

2. THE PLANNING APPLICATION AND DECISION

2.1 The application as submitted sought an 80 bedroomed residential home within the grounds of the existing residential care home and was to provide an additional care facility to the existing 40 bedroom residential care unit by comprising a further 60 beds.

2.2 Submitted with the application was a Design and Access Statement prepared by the Burton Emery Partnership, a Tree Constraints Plan, Archaeological Evaluation by the University of Leicester, a Transport Statement prepared by Mayer Brown and a Desk Top Study on Environmental and Geotechnical matters by the JNP Group. In addition there was a Protected Species Survey and details of village consultation prior to the submission of the application.

2.3 The application was considered by the Hinckley & Bosworth Planning Committee on 15 January 2008 and refused by notice of 16 January 2008 for three reasons as follows:-

2.3.1 In the opinion of the Local Planning Authority, the proposed residential care home by virtue of its size, mass and design would result in a development which over dominates the surrounding properties and area resulting in an incongruous development within Burbage Conservation Area. The proposal is therefore contrary to strategy policy 10 and environmental policy 1 of the Leicestershire, Leicester and Rutland Structure Plan and BE1, BE7 and CF8 of the adopted Hinckley & Bosworth Local Plan;

2.3.2 In the opinion of the Local Planning Authority the proposed development would result in the loss of a number of mature trees within a Conservation Area and subject to a Tree Preservation Order. The trees are considered important to the visual amenity of the area and

the character of the Conservation Area and their removal is therefore considered to be contrary to Policy BE1 and BE7 of the adopted Hinckley & Bosworth Local Plan;

2.3.3 In the opinion of the Local Planning Authority the lack of any definitive financial contribution to address the increase in pressure placed on library facilities by the proposed development would not accord with Circular 5/05, strategy policy 11 of the adopted Leicestershire, Leicester and Rutland Structure Plan 1996 – 2016 and policy IMP1 of the adopted Hinckley & Bosworth Local Plan.

3. PLANNING CONSIDERATIONS

3.1 The specific policies referred to in the reason for refusal relating to both Structure and Local Plan are attached as Appendix 1.

3.2 At Appendix 2 I enclose a copy of the Burbage Village Design Statement and at Appendix 3 a copy of the Burbage Conservation Area and relevant Tree Preservation Order.

3.3 The primary reason for refusal is that the care home by virtue of its size, mass and design would be an incongruous development within the Conservation Area and therefore contrary to the relevant policies. Matters of design in relation to this application are set out in the Statement of Case by Andrew Emery of Emery Architectural Design Ltd.

3.4 The second reason for refusal refers to the loss of a number of mature trees within the Conservation Area. The Committee Report noted that there would be the removal of approximately 40 trees on the site including what was referred to as mature sycamore and yew trees, cherry tree and birch and coniferous species.

3.5 In the Tree Constraints Plan submitted with the application only a number of trees on the western boundary were considered to be trees of high quality and value. A further number of trees on the western and northern boundary together with the single tree on the south western boundary were considered to be of moderate quality and value.

3.6 None of the trees which were considered to be within category A or B being of high quality in value or moderate quality in value are directly affected by the development.

3.7 Whilst it is accepted that the loss of trees in this area will have an effect on the visual amenity of the area, the major views into the site from the north would be protected by the retention of existing trees along the northern and western boundaries of the site and the majority of the trees to be removed have little if any amenity value when seen from a public place.

3.8 With regard to the question of library facilities this is a matter which can be overcome by the preparation of a Unilateral Obligation and such a document will be prepared and submitted to the Inspectorate either before the Informal Hearing or at that Hearing.

BMW

20/5/08