TOWN AND COUNTRY PLANNING ACT 1990

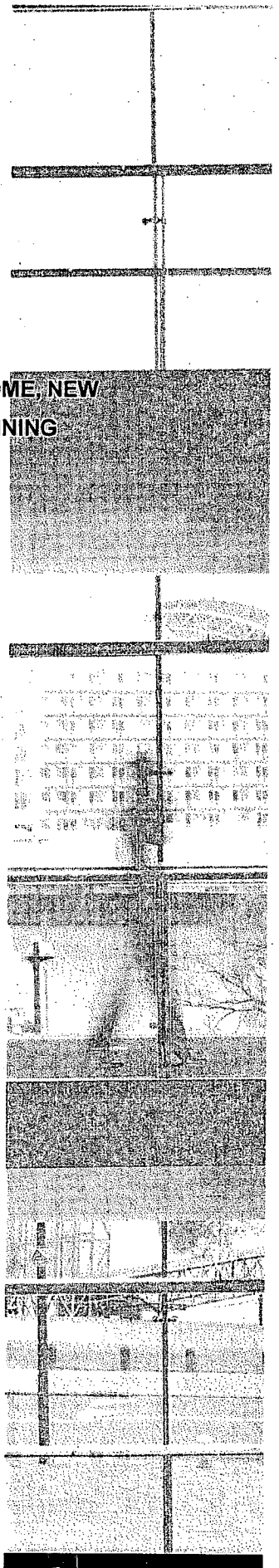
APPEAL BY THE ADEPT CARE GROUP AT THE MOAT HOUSE RETIREMENT HOME, NEW ROAD, BURBAGE, HINCKLEY, LE10 2AW AGAINST THE REFUSAL OF PLANNING PERMISSION FOR THE ERECTION OF A RESIDENTIAL CARE HOME

LOCAL PLANNING AUTHORITY REF: 07/01066/FUL

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

MAY 2008

APPENDICES TO STATEMENT OF CASE ON BEHALF OF THE APPELLANT

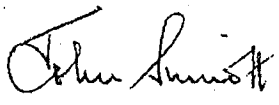


Barry M Waine DipTP MRTPI CMS
Chartered Town Planner
Shoosmiths
The Lakes
Northampton
NN4 7SH

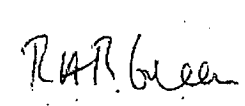
shoosmiths

MOZA-20080520-0009

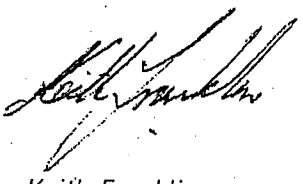
WE HEREBY CERTIFY this is a true copy of the Leicestershire, Leicester & Rutland Structure Plan 1996-2016 as adopted by Leicestershire County Council, Leicester City Council and Rutland County Council District Council on 7th March 2005, comprising the Written Statement and Key Diagram.



John Sinnott
Chief Executive,
Leicestershire County Council



Rodney Green
Chief Executive,
Leicester City Council



Keith Franklin
Chief Executive,
Rutland County Council

CONTENTS

1	Introduction	5
2	Strategy	7
3	Protecting and Enhancing the Historic and Natural Environment	19
4	Resource Management	23
5	Accessibility and Transport	29
6	Housing	35
7	Employment	39
8	Central Areas and Shopping	45
9	Leisure	49
	Key Diagram	

(g) Energy installations;

(h) Minerals extraction and waste management development; and

(i) Transport infrastructure.

Strategy Policy 9

Mixed use development

Good quality mixed use will be promoted through the provision and retention of:

(a) A mix of compatible land uses that take into account the scale of development proposed, the range of land uses in the vicinity of the proposal and existing need in the area;

(b) Local character and distinctiveness of recognised importance, and its protection or enhancement where necessary;

(c) Convenient, safe and secure walking and cycling networks with priority access;

(d) Dedicated public transport routes;

(e) Areas of open space and green linkages; and

(f) Residential environments which are free from the nuisance of through traffic.

Such mixed use development is of particular importance to promote vitality in the regeneration of urban areas.

Strategy Policy 10

Good design

Good design will be promoted by ensuring that development provides for the efficient use of land in a manner which satisfactorily acknowledges environmental and amenity interests and:

(a) Protects or enhances the form and local character and distinctiveness of the built and natural environment;

(b) Ensures that areas of open spaces and green linkages are reserved and provided in new development;

(c) Incorporates comprehensive landscaping within and around the development on a scale appropriate to the scale and impact of the development;

(d) Maximises conservation of natural resources through the siting, orientation, scale and layout of buildings and spaces;

(e) Incorporates innovative design where appropriate, especially in respect of energy efficiency and particularly in urban areas;

(f) Takes account of the access needs of all people, including people with disabilities;

(g) Minimises traffic nuisance and develops a high quality walking and cycling network;

(h) Enhances the feeling of personal safety and minimises the potential for crime;

(i) Incorporates ecological sites;

(j) Incorporates sustainable drainage systems wherever possible.

Strategy Policy 11

Developer contributions

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

Strategy Policy 12

Regeneration areas

Measures will be taken to improve the quality of life within those areas suffering relative deprivation and also to help achieve investment to create homes, jobs, services and other facilities within urban areas.

The primary focus of measures to achieve sustainable regeneration will be the Leicester Priority Area. Priority will also be given to:

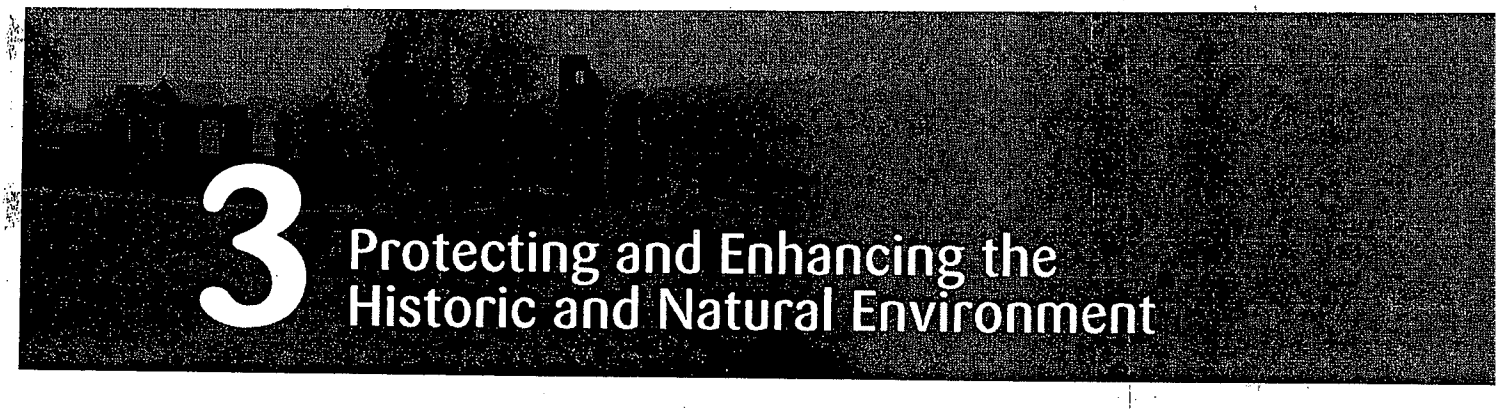
(a) The sustainable regeneration of pockets of deprivation within Leicestershire and Rutland, particularly in Loughborough; and

(b) Support the former Leicestershire coalfield areas in the completion of a forward strategy to consolidate the regeneration process.

Strategy Policy 13

The National Forest

Within the National Forest, provision will be made for the planting of woodlands with public access, subject to environmental constraints.



3 Protecting and Enhancing the Historic and Natural Environment

Environment Policy 1

Historic environment

Measures will be taken to identify, protect, preserve and enhance areas, sites, buildings and settings of historic or architectural interest or archaeological importance. Development within Conservation Areas will be required to preserve or enhance the character and/or appearance of the area.

Proposals for development on, in, or adjacent to archaeological or other historic sites and buildings will be considered against the need to ensure their preservation and setting.

Development will only be acceptable where it would not adversely affect any scheduled ancient monument or other nationally important archaeological site, or its setting or amenity value.

Where a known site of county or local significance is to be affected, development may be acceptable if it allows its preservation in situ, or, where this is impractical, its investigation and recording.

Development will only be acceptable in areas of archaeological potential if proper evaluation of the archaeological implications of the proposed development has been undertaken and taken into account.

Environment Policy 2

The natural environment in urban areas

Important areas of open space and green linkages within built up areas will be identified, protected and enhanced. Open space deficiencies will be identified and opportunities taken to overcome them.

Environment Policy 3

Biodiversity enhancement

Measures will be taken through development opportunities to:

(a) Protect, maintain and enhance natural biodiversity, having regard to the objectives of the Leicester, Leicestershire and Rutland Biodiversity Action Plan;

be made in locations where access to the principal road network is via roads suitable to take the predicted heavy goods vehicle traffic.

Land with potential for rail or waterway freight connections should be identified in local plans and protected from other development. Development will be permitted providing the development or associated activities do not have an unacceptable effect on:

(a) Residential amenity;

(b) The general appearance and character of the countryside; and

(c) The biodiversity of the waterway corridor, particularly where a Site of Special Scientific Interest has been designated.

Rail or waterway based proposals that do not satisfy the above criteria may be permitted if there is an overriding sustainability benefit, provided that the main justification for the development is the need for rail or waterway access for the movement of goods or raw materials.

Accessibility and Transport Policy 7

Parking provision in new development

Maximum standards for car parking relating to developments above defined threshold sizes will be specified that accord with the circumstances and declared objectives of local plan areas.

Parking provision above the maximum will only be permitted where the applicant can demonstrate by a Transport Assessment or other appropriate evidence that a higher level of parking is needed.

Sufficient secure cycle and motorcycle parking will be required to accommodate the anticipated demand, including modal split targets, where appropriate.

Accessibility and Transport Policy 8

Public car parks

In the central areas of Leicester, the main towns, district and local centres, further public car parking not associated with new development will be permitted only if it can be clearly demonstrated that:

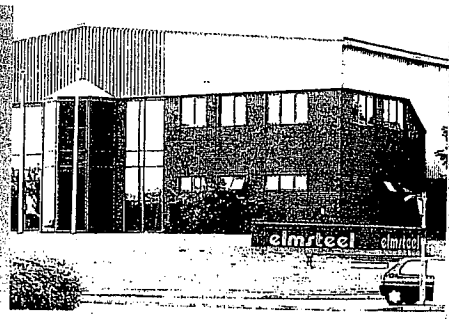
(a) A shortage of short stay parking is detracting from the vitality and viability of the centre and that shortage cannot be met in any other way; or

(b) Excessive on-street parking is having an adverse effect on highway safety and amenity which cannot reasonably be resolved by any other means.

Hinckley & Bosworth Local Plan

Written Statement

ADOPTED FEBRUARY 2001



Employment

Community Facilities

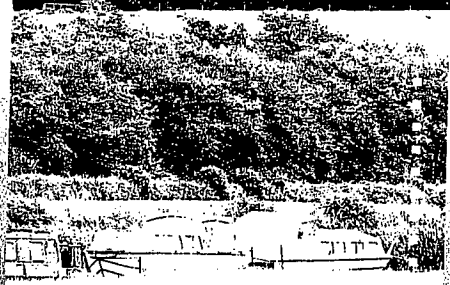


Recreation

Transportation







Countryside

The Built Environment





Housing



Hinckley & Bosworth Local Plan

Written Statement

Adopted 1st February, 2001

Hinckley & Bosworth Borough Council
Council Offices • Argents Mead • Hinckley • Leics LE10 1BZ
Tel 01455 238141 • Fax 01455 619897

B Cullen BA (Hons) MRTPI *District Planning Officer*

Infrastructure Provision

1.10.2 Local Authorities are increasingly required to play an enabling role in helping to bring about development. This involves the co-ordination of various sources of funding to implement proposals. The Local Plan provides a framework, within which this co-ordination will take place, making clear where development is intended and making clear the contributions that are expected from the various agencies involved in development. Those agencies responsible for the provision of infrastructure and facilities will be able to use the Local Plan as a guide to identify where demands are likely to be made during the Plan period.

1.10.3 The Borough Council will seek contributions from developers towards the provision of infrastructure works and facilities that are relevant to and reasonably related to a development and which are required to enable development to proceed. In such circumstances it will seek to impose conditions on a planning permission or seek to enter into planning obligations with a developer to achieve an appropriate contribution towards the provision of infrastructure or facilities.

1.10.4 Government Policy on this issue, identifying the circumstances in which contributions towards infrastructure and facilities may be sought, and the nature of such infrastructure and facilities which might be appropriately linked to new development is set out in Circular 1/97, Planning Obligations. Examples of infrastructure and facilities which may be sought include car parking in or near the development, reasonable amounts of open space related to the development, or social, educational, recreational, sporting or other community provision, the need for which arises from the development.

1.10.5

POLICY IMP1 - CONTRIBUTIONS TOWARDS THE PROVISION OF INFRASTRUCTURE AND FACILITIES

PLANNING PERMISSION WILL BE GRANTED FOR NEW RESIDENTIAL, EMPLOYMENT AND OTHER DEVELOPMENT WHERE THE DEVELOPER HAS MADE OR WILL MAKE, A CONTRIBUTION TOWARDS THE PROVISION OF THE NECESSARY ON-SITE AND OFF-SITE INFRASTRUCTURE AND FACILITIES TO SERVE THE DEVELOPMENT COMMENSURATE WITH THE SCALE AND NATURE OF THE DEVELOPMENT PROPOSED. THE GRANTING OF PLANNING PERMISSION WILL BE SUBJECT TO CONDITIONS OR TO A DEVELOPER ENTERING INTO PLANNING OBLIGATIONS TO ENSURE THE PROVISION OF APPROPRIATE CONTRIBUTIONS.

Monitoring

1.10.6 The Local Plan sets out the Borough Council's policies and proposals for the development and use of land for the period to 2006. The Plan also contains clearly defined strategic objectives and other objectives in relation to the areas of activity with which the Plan deals. To assess the Plan's effectiveness it is important to monitor the way in which the Plan's policies and proposals contribute towards the achievement of its objectives. Monitoring must be undertaken regularly and systematically in order to be effective. The process of monitoring will provide information which will enable the Borough Council to review its plans and policies and make revisions to ensure that the Plan remains "...up to date and relevant" as required by Planning Policy Guidance Note 1, General Policies and Principles; and Planning Policy Guidance Note 12, Development Plans and Regional Planning Guidance.

1.10.7 Following the adoption of the Local Plan, annual monitoring statements will be produced which will contain information on economic, social and environmental issues in the Borough which will enable an evaluation of the effectiveness of the Plan in meeting its objectives to be undertaken on a regular basis. Monitoring statements will be of value in identifying changing circumstances and emerging issues. Monitoring statements will include reference to the success of policies in guiding development, including the outcome of planning appeals at which policy issues have been a material consideration and will include information on residential and employment land availability.

Chapter 4 - Conservation & the Built Environment

4.1.0 Objectives

Strategic Objective 4 - Safeguarding and enhancing the environment

Strategic Objective 5 - To reduce the growth in energy use through energy efficiency in new development and by reducing transport movements .

Objective 1c):
To encourage the re-use and redevelopment of derelict, vacant and underused land in preference to green field sites.

Objective 3e):
To encourage a high standard of layout and design in buildings which will contribute to environmental quality and energy efficiency and to ensure that the needs of people with mobility or sight difficulties are taken into account in the location and design of buildings.

Objective 3f):
To safeguard listed buildings from development likely to adversely affect their special character or setting.

Objective 3g):
To identify historic settlements, parks, gardens and battlefields for conservation and improvement through a programme of enhancement schemes.

Objective 3h):
To preserve the archaeological heritage of the Borough.

Objective 4d):
To ensure that new development or conversion of buildings do not have a significant impact on the countryside.

4.2.0 Introduction

4.2.1 The Leicestershire Structure Plan recognises, at a strategic level, the importance of maintaining and improving the quality of the built environment and preserving and enhancing the Borough's rich heritage of sites of special architectural, historic and archaeological interest.

4.2.2 The Borough has a diverse range of historic buildings and conservation areas that exemplify numerous architectural styles and types of construction. These range from the thatch and timber cruck frame cottages of Groby and Markfield built in local granite, to the Georgian red brick and stone commercial frontages of the Market Place at Market Bosworth, and more recently, the Victorian shoe and textile mills of Earl Shilton, Barwell and Hinckley. Spread throughout the Borough is twenty scheduled ancient monuments, including the castle motte at Hinckley and the Roman camp at Witherley.

4.2.3 The Borough Council is committed to safeguarding and enhancing this architectural legacy so as to maintain and improve the quality of life and the attractiveness of the Borough. The Local Planning Authority will therefore seek to promote the highest standards of design in exercising its development control responsibilities.

4.3.0 Design and Siting of Development

4.3.1 Wherever new development or extensions to existing buildings are being considered, good design is essential to protect and enhance the built environment. The Local Planning Authority will seek to ensure that all new development helps to create an attractive and safe environment that is in

keeping with the character of the locality in which it is situated. New development should take account of existing features of the site and location, and exploit these wherever possible. The detailed design of buildings and their inter-relationship with existing development and surrounding landscape or townscape, whether in urban or rural locations, is particularly important. Further advice on these matters can be found in Sections 1, 2 and 3 of the Supplementary Planning Guidance.

4.3.2

POLICY BE1 - DESIGN AND SITING OF DEVELOPMENT

THE BOROUGH COUNCIL WILL SEEK TO ENSURE A HIGH STANDARD OF DESIGN IN ORDER TO SECURE ATTRACTIVE DEVELOPMENT AND TO SAFEGUARD AND ENHANCE THE EXISTING ENVIRONMENT. PLANNING PERMISSION WILL BE GRANTED WHERE THE DEVELOPMENT:

a COMPLEMENTS OR ENHANCES THE CHARACTER OF THE SURROUNDING AREA WITH REGARD TO SCALE, LAYOUT, DENSITY, MASS, DESIGN, MATERIALS AND ARCHITECTURAL FEATURES;

b AVOIDS THE LOSS OF OPEN SPACES, IMPORTANT GAPS IN DEVELOPMENT, VEGETATION AND FEATURES WHICH CONTRIBUTE TO THE QUALITY OF THE LOCAL ENVIRONMENT;

c HAS REGARD TO THE SAFETY AND SECURITY OF BOTH INDIVIDUALS AND PROPERTY;

d INCORPORATES DESIGN FEATURES WHICH REDUCE ENERGY CONSUMPTION, ENCOURAGE RECYCLING AND MINIMISE THE IMPACT OF THE DEVELOPMENT ON THE LOCAL ENVIRONMENT;

e INCORPORATES LANDSCAPING TO A HIGH STANDARD WHERE THIS WOULD ADD TO THE QUALITY OF THE DESIGN AND SITING;

f TO WHICH THE GENERAL PUBLIC WOULD HAVE ACCESS, HAS REGARD TO THE NEEDS OF WHEELCHAIR USERS, OTHER PEOPLE WITH DISABILITIES, ELDERLY PEOPLE AND THOSE WITH YOUNG CHILDREN;

g ENSURES THAT THERE IS ADEQUATE HIGHWAY VISIBILITY FOR ROAD USERS AND ADEQUATE PROVISION FOR ON AND OFF STREET PARKING FOR RESIDENTS AND VISITORS, AND MANOEUVRING FACILITIES;

h IS NOT ADVERSELY AFFECTED BY ACTIVITIES IN THE VICINITY OF THE SITE WHICH ARE LIKELY TO CAUSE A NUISANCE TO THE OCCUPIERS OF THE PROPOSED DEVELOPMENT;

i DOES NOT ADVERSELY AFFECT THE OCCUPIERS OF NEIGHBOURING PROPERTIES; AND

j THE DEVELOPMENT OF THE SITE IS NOT PREJUDICIAL TO THE COMPREHENSIVE DEVELOPMENT OF THE LARGER AREA OF LAND OF WHICH THE DEVELOPMENT FORMS PART.

IN ADDITION FOR RESIDENTIAL PROPOSALS, PLANNING PERMISSION WILL BE GRANTED WHERE THE DEVELOPMENT:

i PROVIDES A STRONG COMMON LINK BETWEEN THE PROPOSED BUILDINGS, SPACES AND LANDSCAPE FEATURES AND THE CHARACTER OF THE LOCAL AREA;

ii ENSURES AN ADEQUATE DEGREE OF AMENITY AND PRIVACY IS PROVIDED BY THE SPACE BETWEEN THE BUILDINGS; AND

iii PROVIDES SUFFICIENT GARDEN AREA WITH BOUNDARY TREATMENT THAT REFLECTS EXISTING FEATURES IN THE AREA.

4.6.9

POLICY BE5 - THE SETTING OF A LISTED BUILDING

THE SETTINGS OF LISTED BUILDINGS WILL BE PRESERVED AND ENHANCED BY APPROPRIATE CONTROL THROUGH THE DESIGN OF NEW DEVELOPMENT IN THE VICINITY, HAVING REGARD TO THE SCALE, FORM, SITING AND DESIGN OF THE PROPOSAL IN RELATION TO THE LISTED BUILDING AND ITS SETTING. SUBDIVISION OF THE CURTILAGE, AND ANY OTHER PROPOSAL, WILL BE DISCOURAGED WHERE IT WOULD THREATEN THE FUTURE ECONOMIC VIABILITY OF A LISTED BUILDING. WHERE APPROPRIATE, REGARD SHOULD ALSO BE HAD TO THE PRESERVATION OF TREES AND LANDSCAPE FEATURES.

Change of Use of Listed Buildings

4.6.10 The best use of an historic building is often the purpose for which it was originally designed. However, it is recognised that the preservation and maintenance of listed buildings is usually dependent upon their capacity for accommodating a viable economic use. Proposals for changes of use and conversion of such buildings will generally only be considered if they represent the only reasonable means of conserving the character, appearance, fabric, integrity and setting of a building of special architectural or historic interest.

4.6.11

POLICY BE6 - CHANGE OF USE OF LISTED BUILDINGS

PLANNING PERMISSION FOR THE CHANGE OF USE OF LISTED BUILDINGS WILL BE GRANTED WHERE:

a THE CHANGE OF USE WOULD REPRESENT THE BEST REASONABLE MEANS OF CONSERVING THE CHARACTER, APPEARANCE, FABRIC, INTEGRITY AND SETTING OF THE BUILDING;

b THE CHANGE WOULD NOT NECESSITATE INTERNAL OR EXTERNAL ALTERATIONS CONSIDERED TO BE DETRIMENTAL TO ITS CHARACTER AS A BUILDING OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST; AND

c APPLICATIONS FOR CHANGE OF USE SHOULD BE ACCOMPANIED BY DETAILED DRAWINGS OF ANY ALTERATIONS, BOTH EXTERNAL AND INTERNAL, WHICH ARE REQUIRED AS A RESULT OF THE PROPOSED USE.

4.7.0 Conservation Areas

4.7.1 In addition to individual listed buildings, there are some areas that the Borough Council considers should be conserved and enhanced because of their special architectural or historic interest. One of the principal ways of achieving this objective is through the designation and implementation of Conservation Areas under the Planning (Listed Buildings and Conservation Areas) Act 1990. These must be areas "...of special architectural or historic interest, the appearance of which it is desirable to preserve or enhance".

4.7.2 There are currently twenty-one Conservation Areas within the Borough in the following locations:

Burbage
Cadeby
Congerstone
Newbold Verdon
Orton on the Hill
Osbaston

Desford	Ratby
Groby	Shackerstone
Higham-on-the-Hill	Shenton
Hinckley - Town Centre	Sibson
Hinckley - Hollycroft Park	Sutton Cheney
Market Bosworth	Twycross
Markfield	Witherley

The entire length of the Ashby Canal is a Conservation Area.

4.7.3 There are several other locations throughout the Borough that are of considerable architectural or historic interest. The Local Planning Authority will therefore take the opportunity to declare new Conservation Areas in these locations in accordance with its ongoing programme of designations. Particular locations already identified for designation include parts of the following areas:

Barwell
Earl Shilton

4.7.4 Once a Conservation Area has been designated, the local planning authority has a duty to prepare schemes for its preservation and enhancement. These schemes may include environmental enhancement work as well as the renovation, preservation or utilisation of buildings.

Development in Conservation Areas

4.7.5 Hinckley and Bosworth Borough's heritage of buildings and historic areas is a resource that needs to be retained and enhanced. Conservation Area designation reflects not only the value of individual buildings, but also their collective contribution to the character of the area, together with the contribution of other important features such as open space and trees.

4.7.6 In exercising its planning functions, the Borough Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of these Conservation Areas. Accordingly, in determining planning applications, a primary consideration will be whether the proposal would either preserve or, preferably where scope exists, enhance the character or appearance of the Conservation Area.

4.7.7 Generally in Conservation Areas, the emphasis will be on control rather than prohibition, to allow the area to remain alive and prosperous while ensuring that any new development accords with its special architectural and/or historic merit. New development, where permitted, should be sympathetic with its surroundings but should not be an unimaginative imitation of the architectural styles of neighbouring buildings, particularly where this would limit its ability to enhance the character and appearance of the Conservation Area.

4.7.8

POLICY BE7 - DEVELOPMENT IN CONSERVATION AREAS

IN CONSERVATION AREAS, THE PRIMARY PLANNING POLICY WILL BE THE PRESERVATION OR ENHANCEMENT OF THEIR SPECIAL CHARACTER (INCLUDING BUILDINGS, RELATED SPACES, VIEWS IN AND OUT OF THE AREA, TOPOGRAPHY AND VEGETATION) OR APPEARANCE. PLANNING PERMISSION AND CONSERVATION AREA CONSENT FOR PROPOSALS WHICH WOULD HARM THAT SPECIAL CHARACTER OR APPEARANCE WILL NOT BE GRANTED. IN AND ADJOINING CONSERVATION AREAS, THE LOCAL PLANNING AUTHORITY WILL REQUIRE THE SITING AND DESIGN OF NEW DEVELOPMENT, INCLUDING ALTERATIONS AND EXTENSIONS, TO PRESERVE OR

cont'd next page

ENHANCE THEIR CHARACTER OR APPEARANCE AND TO BE IN SYMPATHY WITH THE MERITS OF NEIGHBOURING DEVELOPMENT. THE FOLLOWING CONSIDERATIONS WILL BE TAKEN INTO ACCOUNT WHEN DETERMINING APPLICATIONS FOR DEVELOPMENT:

a THE SITING OF PROPOSALS IN RELATION TO EXISTING URBAN SPACES AND EXISTING BUILDING LINES;

b THEIR OVERALL SCALE, DESIGN AND PROPORTIONS WHICH SHOULD BE SYMPATHETIC TO THE CHARACTERISTIC FORM IN THE AREA AND COMPATIBLE WITH ADJACENT BUILDINGS AND SPACES;

c THE DESIRABILITY OF RETAINING FEATURES OF HISTORIC OR CHARACTERISTIC VALUE INCLUDING STREET PATTERN, BOUNDARY WALLS AND STREET FURNITURE; AND

d THE USE AND APPLICATION OF BUILDING MATERIALS AND FINISHES WHICH SHOULD RESPECT LOCAL TRADITIONAL MATERIALS AND TECHNIQUES.

4.7.9 The Borough Council regards its Conservation Areas as important parts of its architectural and historic heritage, and intends that they should be safeguarded. Accordingly, the Local Planning Authority will only permit development that would preserve, and preferably enhance their character and appearance.

Planning Applications in Conservation Areas

4.7.10 In view of the need to ensure that the character and appearance of Conservation Areas are protected, the Local Planning Authority will normally require applications for development within Conservation Areas to be accompanied by detailed drawings. These drawings should be sufficient to show the proposals in the context of the Conservation Area in which they are located. This is to ensure that new development proposals may be properly judged in relation to the fundamental aims of preservation and enhancement.

Demolition in Conservation Areas

4.7.11 In the majority of cases, the demolition of buildings and other structures within a Conservation Area will require Conservation Area Consent from the Local Planning Authority, in accordance with the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

4.7.12 Such proposals will be considered in the light of the objectives of preservation or enhancement of the special character and appearance of Conservation Areas.

4.7.13

POLICY BE8 - DEMOLITION IN CONSERVATION AREAS

APPLICATIONS FOR THE DEMOLITION OF BUILDINGS IN CONSERVATION AREAS WILL BE REFUSED EXCEPT WHERE IT CAN BE DEMONSTRATED:

a THAT THE LOSS OF THE BUILDING WILL NOT BE DETRIMENTAL TO THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA,

b THAT THERE ARE PROPOSALS FOR ITS REPLACEMENT WHICH WOULD PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA.

CONDITIONS WILL BE IMPOSED TO ENSURE THAT DEMOLITION DOES NOT TAKE PLACE UNTIL IMMEDIATELY PRIOR TO REDEVELOPMENT.

Sites and Monuments Record

4.8.8 The main source of information regarding the areas archaeological resource is the Leicestershire Archaeological Sites and Monuments Record. This consists of a database of all known sites and includes definitions of areas of archaeological potential. It is maintained by Leicestershire County Council's Museums, Arts & Records Service.

4.8.9 A programme of aerial photography, earthwork surveys, field walking and recording of objects found in the area is constantly adding fresh information to these records. Leicestershire County Council's Arts, Museums and Records Service maintain comprehensive records and can be consulted for up to date information.

Development Proposals Affecting Archaeological Sites

4.8.10 It may be possible for some development proposals to take place on archaeological sites whilst still preserving the remains undisturbed in situ. Designs that secure preservation in situ and minimise archaeological disturbance will usually be encouraged. In some instances, site evaluation / investigation may reveal that there is an insufficient case for resisting development that would damage or destroy the archaeological remains. Where physical preservation in situ is not justified; excavation for "preservation by record" may be appropriate. In some cases it may, however, be necessary to refuse planning permission where development would adversely affect important remains.

4.8.11 The allocation of sites for development in this Local Plan should not be taken to imply that archaeological remains are not present. In such cases the procedures of consultation, desktop assessment and field evaluation described below should still be followed in the earliest stages of preparing development proposals.

Initial Assessment of Sites of Archaeological Interest or Potential

4.8.12 Potential conflicts between the needs of archaeology and the needs of developers can be much reduced if archaeological information is available in relation to all significant development proposals irrespective of whether there is any previous knowledge of remains on the site. In considering the development potential of sites, developers should undertake an initial assessment of whether the site is known or likely to contain archaeological remains. This initial assessment need not involve detailed fieldwork; rather a desk-based evaluation of existing information along with a site visit may be sufficient at this stage. A professionally qualified archaeological organisation or consultant, with experience in assessing local conditions, should undertake the assessment.

4.8.13 Archaeological assessments should be undertaken for all development proposals which affect sites identified in the Leicestershire Archaeological Sites and Monuments Record.

4.8.14 Recorded areas of archaeological interest are based on existing knowledge. Many archaeological sites await discovery. Consequently, where major land disturbance is proposed, provision should be made for a programme of surface survey if existing information is insufficient for adequate assessment of a proposal and where initial appraisal shows a likely, but undefined, archaeological potential. In this case, these fresh survey results will be necessary to complete adequate initial assessment. Such surface survey is likely to involve field walking, geophysical survey and access to site investigation by boreholes and trial pits where these are undertaken.

4.8.15

POLICY BE13 - INITIAL ASSESSMENT OF SITES OF ARCHAEOLOGICAL INTEREST AND POTENTIAL

ANY APPLICATION FOR PLANNING PERMISSION FOR A SITE OF 0.4HA (1.0 ACRE) OR MORE IN AREA, OR WHERE DEVELOPMENT WOULD AFFECT A SITE REGISTERED IN THE LEICESTERSHIRE

cont'd next page

ARCHAEOLOGICAL SITES AND MONUMENTS RECORD, OR THE SETTING OF SUCH A SITE, SHOULD BE ACCOMPANIED BY AN INITIAL ASSESSMENT OF WHETHER THE SITE IS KNOWN OR LIKELY TO CONTAIN ARCHAEOLOGICAL REMAINS.

Archaeological Field Evaluation

4.8.16 If, as a result of an initial site assessment or information from other sources, there is an indication that remains may exist, the Local Planning Authority will request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken. This evaluation is normally a rapid and inexpensive operation, involving ground survey and trial trenching, rather than a full archaeological excavation.

4.8.17 The Borough Council wishes to ensure it is fully informed about the archaeological implications of all proposals before determining any planning application for development likely to result in damage or destruction of archaeological remains.

4.8.18 A field evaluation will help to define the true importance of the site, and how development might best be carried out so as to protect the remains in situ. It will also allow an informed and reasonable planning decision to be reached.

4.8.19

POLICY BE14 - ARCHAEOLOGICAL FIELD EVALUATION OF SITES

WHERE AN INITIAL ASSESSMENT INDICATES THAT ARCHAEOLOGICAL REMAINS MAY EXIST, THE LOCAL PLANNING AUTHORITY WILL REQUIRE THE PROSPECTIVE DEVELOPER TO ARRANGE FOR AN ARCHAEOLOGICAL FIELD EVALUATION TO BE CARRIED OUT BY A PROFESSIONALLY QUALIFIED ARCHAEOLOGICAL ORGANISATION OR ARCHAEOLOGIST. THE RESULTS OF THE EVALUATION SHOULD BE MADE AVAILABLE TO THE LOCAL PLANNING AUTHORITY BEFORE IT DETERMINES THE APPLICATION.

Preservation of Archaeological Remains in Situ

4.8.20 The preservation of archaeological remains in situ is almost always preferable to their excavation and removal from the site. Where development is proposed in relation to an archaeological site, the Local Planning Authority will seek design solutions from prospective developers that mitigate the impact of development proposals. Such mitigating measures might include re-siting, redesign or alternative foundation measures.

4.8.21 If, however, the physical preservation of a site is not feasible, an archaeological excavation for the purposes of "preservation by record" may, in exceptional circumstances, be acceptable. A professionally qualified archaeological organisation or archaeologist, to the satisfaction of the Local Planning Authority, should carry out the excavation and recording of any remains and the results are made publicly available.

4.8.22

POLICY BE15 - PRESERVATION OF ARCHAEOLOGICAL REMAINS IN SITU

WHEN THE ARCHAEOLOGICAL FIELD EVALUATION INDICATES THE PRESENCE OF IMPORTANT ARCHAEOLOGICAL REMAINS AND THE LOCAL PLANNING AUTHORITY CONSIDERS THAT THEIR PRESERVATION IN SITU IS JUSTIFIED AND FEASIBLE, IT WILL APPLY PLANNING CONDITIONS TO

cont'd next page

ANY PLANNING PERMISSION REQUIRING THE REMAINS TO BE LEFT IN SITU AND ANY DAMAGE TO THE REMAINS TO BE AVOIDED OR MINIMISED THROUGH APPROPRIATE DESIGN, LAYOUT, GROUND LEVELS, FOUNDATIONS AND SITE WORK METHODS.

Excavation and Recording

4.8.23 In cases where the need for development which is likely to destroy or damage an archaeological site is judged by the Borough Council to be overriding, or where the importance of the site is not sufficient to warrant continued preservation, or the destruction of the site cannot be avoided, the Council intends to ensure adequate provision is made for proper investigation and recording.

4.8.24 Where the Local Planning Authority proposes to grant planning consent for a development likely to destroy or damage remains of archaeological importance, it will require to be satisfied that the developer has made appropriate and satisfactory provision for prior excavation and recording of the archaeological remains, and publication of the results. Such excavation will be expected to take place prior to development commencing and in accordance with a brief prepared by the Local Planning Authority, where appropriate, in the light of advice from the County Archaeologist.

4.8.25 Any planning consent will normally therefore be subject to conditions or a legal agreement stating that no works may commence until the applicant has secured implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Borough Council. Alternatively, these matters may be subject to voluntary agreement with the developer and archaeologist concerned.

4.8.26

POLICY BE16 - ARCHAEOLOGICAL INVESTIGATION AND RECORDING

WHEN AN ARCHAEOLOGICAL FIELD EVALUATION INDICATES THE PRESENCE OF IMPORTANT ARCHAEOLOGICAL REMAINS AND THE LOCAL PLANNING AUTHORITY CONSIDERS THAT THEIR PRESERVATION IN SITU IS NOT FEASIBLE AND/OR NOT JUSTIFIED, IT WILL SEEK TO ENTER INTO A LEGAL AGREEMENT, OR IMPOSE CONDITIONS ON ANY PLANNING PERMISSION REQUIRING THAT SATISFACTORY ARCHAEOLOGICAL INVESTIGATION AND RECORDING BE CARRIED OUT, BY AN APPROVED ARCHAEOLOGICAL ORGANISATION, BEFORE DEVELOPMENT COMMENCES IN THE AREA OF ARCHAEOLOGICAL INTEREST.

4.9.0 Register of Historic Battlefields

4.9.1 A register of Historic Battlefields has been prepared by English Heritage. The Register identifies a limited number of areas of historic significance where important battles are sufficiently documented to be located on the ground; Bosworth Battlefield is included in this Register.

4.9.2 The Register highlights the site's national importance, placing it second only to the Battle of Hastings in 1066. The Battle of Bosworth took place on the 22nd August 1485, with the death of Richard III marking the end of the Plantagenet dynasty and 'Middle Ages'.

4.9.3 The formal entry of Bosworth Battlefield in English Heritage's Register confers "material planning consideration" status on the battlefield site. The likely effect of any proposed development on the site will form a material consideration to be taken into account in determining planning applications.

6.9.4

POLICY T3 - NEW DEVELOPMENT AND PUBLIC TRANSPORT

WHERE PLANNING PERMISSION IS GRANTED FOR MAJOR NEW DEVELOPMENT, PROVISION WILL BE MADE FOR BUS ACCESS AND THE APPROPRIATE SUPPORTING INFRASTRUCTURE.

6.10.0 Lorry Routes and Weight Restrictions

6.10.1 Both the County Council and the Borough Council are keen to restrict the movement of heavy goods vehicles along unsuitable routes by means of traffic management or other appropriate measures. There is also a need to provide acceptable alternative routes, particularly to specific locations which generate significant volumes of heavy traffic. The use of some minor roads by heavy traffic or high volumes of through traffic can be inappropriate because of the problems of congestion, noise and intrusion created.

6.10.2 Consequently, wherever possible, the Borough Council will seek to prevent heavy and through traffic using inappropriate minor roads.

6.11.0 Retention of Car Parking Facilities

6.11.1 Both public and private parking facilities are important for service centres and employment uses to function efficiently especially where there are few alternative transport options available. Vehicles parked on highways can cause traffic hazards, particularly to pedestrians.

6.11.2 However, the over-provision of parking facilities can discourage the use of alternative transport options and the Borough Council will consider proposals for the reduction of existing off-street parking facilities where alternative provision for parking or realistic alternative transport options are readily available.

6.11.3

POLICY T4 - RETENTION OF CAR PARKING FACILITIES

PLANNING PERMISSION FOR THE DEVELOPMENT OF EXISTING OFF STREET CAR PARKING SPACES FOR ALTERNATIVE USES WILL BE GRANTED WHERE THERE IS EITHER A DEMONSTRABLE LEVEL OF OVER PROVISION OR ALTERNATIVE PARKING PROVISION IS PROPOSED OR WHERE ALTERNATIVE TRANSPORT OPTIONS ARE READILY AVAILABLE.

6.12.0 Highway Design and Vehicle Parking Standards

6.12.1 It is important that in considering new development proposals and changes of use, those appropriate standards of highway design and appropriate car and cycle parking standards as adopted by Leicestershire County Council and the Department of Transport, Local Government and the Regions are applied. The Borough Council will ensure that they promote continued safety and efficiency of the highway throughout the plan area to benefit all users be they public transport, private vehicles, pedestrians or cyclists.

6.12.2 In considering new development proposals it has, in the past, been a requirement that on-site car parking is provided to meet the demand from all those wishing to access the development by car. This was a requirement in order to avoid on-street parking in the vicinity of the development that could give rise to road safety and environmental problems. However, it is now recognised that the provision of unrestrained free parking makes travel by car a more attractive option, increasing car dependency and creating local road congestion.

6.12.3 Government Guidance set out in PPG13 advises that parking standards in Local Plans should be set as a range of maximum and operational minimum amounts of parking for broad classes of development and location. Setting maximum standards for parking provision at new developments, appropriate to the type, scale and location of the development, will allow a more flexible approach to be taken which is consistent with the strategic aim of reducing dependency of the private car.

6.12.4 The Borough Council's parking targets are guidelines, a starting point for negotiation whereby lower levels of parking will be considered provided the Borough Council is satisfied that the parking is adequate and there will be no detrimental effects on road safety or local amenity. This is particularly relevant in areas where there is a realistic choice of transport.

6.12.5 The parking targets set out in Appendix D should be considered as guidelines only but generally the Borough Council will not be seeking parking provision in excess of the targets, unless otherwise stated. The operational requirement for service or delivery vehicles should be considered as the minimum requirement.

6.12.6 Where parking restraint is applied as a demand management measure, the Borough Council will usually seek commuted sums towards the cost of alternatives with the preferred order being pedestrian and cycle facilities, public transport services, park and ride and, as a last resort, increased or improved off-street public car parking.

6.12.7 PPG13 advocates that strategic policies should be included in Regional Planning Guidance and Structure Plans to avoid the destructive potential for competitive provision of parking by neighbouring authorities. Leicestershire County Council is currently undertaking a review of car parking requirements. The Borough Council will give consideration to any changes to the strategic guidance, as it becomes available.

6.12.8

POLICY T5 – HIGHWAY DESIGN AND VEHICLE PARKING STANDARDS

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT AND CHANGES OF USE WHICH INVOLVE NEW ACCESSES, NEW HIGHWAYS AND OTHER WORKS, THE LOCAL PLANNING AUTHORITY WILL APPLY THE HIGHWAY DESIGN STANDARDS SET OUT IN THE CURRENT EDITION OF LEICESTERSHIRE COUNTY COUNCIL'S "HIGHWAY REQUIREMENTS FOR DEVELOPMENT". IN CONSIDERING NEW DEVELOPMENT PROPOSALS THE BOROUGH COUNCIL WILL APPLY THE PARKING TARGETS AS SET OUT IN APPENDIX D UNLESS A DIFFERENT LEVEL OF PROVISION CAN BE JUSTIFIED.

6.13.0 Existing Car Parking Provision within Hinckley Town Centre

6.13.1 Adequate car parking provision in Hinckley Town Centre plays a major role in ensuring the continued economic success of the town, avoiding traffic congestion as vehicles search for scarce places. Lack of adequate parking facilities can encourage cars into adjacent residential areas giving rise to disturbance and environmental problems. The Borough Council will seek to sustain and improve parking facilities, as opportunities arise during the plan period but not at the expense of other means of transport choice.

6.13.2 The total capacity for all car parking in the Town Centre is approximately 4000 spaces. This figure comprises 1460 public spaces (off street), 420 of which are privately owned. Of the total number of public spaces, 125 are not available for public parking during the working week. The only multi-storey car park in the town is the privately owned Britannia Centre, accessed from Stockwell Head. On-street parking contributes 700 spaces of which 190 are the subject of traffic regulation orders. There is a slight reduction of this total on Market days. The number of private off-street parking spaces is 1800.

9.7.3

POLICY CF7 - ARTS AND CULTURAL FACILITIES

PLANNING PERMISSION FOR THE DEVELOPMENT OF ARTS AND CULTURAL FACILITIES, EITHER FOR NEW BUILDINGS, REDEVELOPMENT OR CONVERSIONS, OR THE EXTENSION OF EXISTING FACILITIES WITHIN OR ABUTTING THE CENTRES OF LOCAL SETTLEMENTS WILL BE GRANTED UNLESS:

a THE PROPOSED DEVELOPMENT WILL HAVE A DETRIMENTAL EFFECT ON THE AMENITIES ENJOYED BY THE OCCUPIERS OF ADJOINING RESIDENTIAL PROPERTIES IN TERMS OF HEIGHT, MASS, DESIGN, PROXIMITY, NOISE, DISTURBANCE OR EXCESSIVE TRAFFIC GENERATION;

b THE PROPOSED DEVELOPMENT WILL HAVE A DETRIMENTAL EFFECT ON THE GENERAL CHARACTER OF THE AREA;

c THE PROPOSED DEVELOPMENT WOULD REPRESENT AN OVER DEVELOPMENT OF THE SITE WHICH WOULD BE OUT OF KEEPING WITH THE CHARACTER OF THE SURROUNDING AREA;

d THE PROPOSED DEVELOPMENT WOULD INVOLVE THE INTENSIFIED USE OF AN EXISTING ACCESS OR THE CREATION OF A NEW ACCESS WHICH IS INADEQUATE IN TERMS OF WIDTH, LAYOUT AND/OR VISIBILITY, TO THE DETRIMENT OF HIGHWAY SAFETY;

e THE PROPOSED DEVELOPMENT WOULD MAKE INADEQUATE PROVISION FOR OFF STREET CAR PARKING;

f THE PROPOSED DEVELOPMENT FAILS TO COMPLY WITH THE GENERAL DEVELOPMENT REQUIREMENTS SET OUT IN THE CURRENT EDITION OF LEICESTERSHIRE COUNTY COUNCIL'S "HIGHWAY REQUIREMENTS FOR DEVELOPMENT" AND THE BOROUGH COUNCIL'S PARKING STANDARDS AS SET OUT IN THE BOROUGH COUNCIL'S SUPPLEMENTARY PLANNING GUIDANCE.

9.8.0 Residential Care Homes and Nursing Homes

9.8.1 The Borough Council will seek to ensure that proposals for the conversion of existing buildings into, or the construction of new residential care homes and nursing homes will not create problems for the occupiers of nearby properties because of traffic generation, parking or the scale of the development proposed. Proposals should also provide satisfactory amenities for the residents of the home.

9.8.2 New homes should be easily accessible to the user and have easy access to facilities such as shops, libraries, doctors' surgeries and public transport.

9.8.3 Regard will be had to assessing proposals against the guidelines set out in Supplementary Planning Guidance Note 1C, "Residential Care Homes and Nursing Homes" and particular consideration will be given to meeting the following guidelines which are set out in details in supplementary guidance.

9.8.4

POLICY CF8 - RESIDENTIAL CARE AND NURSING HOMES

PLANNING PERMISSION WILL BE GRANTED FOR NEW DEVELOPMENT OR EXTENSIONS TO EXISTING BUILDINGS TO PROVIDE RESIDENTIAL CARE HOMES AND NURSING HOMES WHERE:

a THE PROPOSAL COMPLEMENTS AND ENHANCES THE CHARACTER OF THE SURROUNDING AREA WITH REGARD TO SCALE, MATERIALS AND ARCHITECTURAL DETAIL AND DOES NOT HAVE A DETRIMENTAL IMPACT ON THE OCCUPIERS OF NEARBY PROPERTIES;

cont'd next page

b THE PREMISES ARE OF A SUITABLE SIZE AND TYPE;

c ADEQUATE GARDENS ARE PROVIDED TO PROTECT AND ENHANCE THE AMENITY OF RESIDENTS;

d THERE IS SATISFACTORY CAR PARKING AND AREAS FOR SERVICE VEHICLES;

e THE FUTURE RESIDENTS WILL HAVE EASY ACCESS TO SHOPS, PUBLIC FACILITIES AND PUBLIC TRANSPORT; AND

f THE DESIGN OF THE BUILDINGS SHOULD ACCOMMODATE EASY ACCESS BY THE ELDERLY AND THE INFIRM.

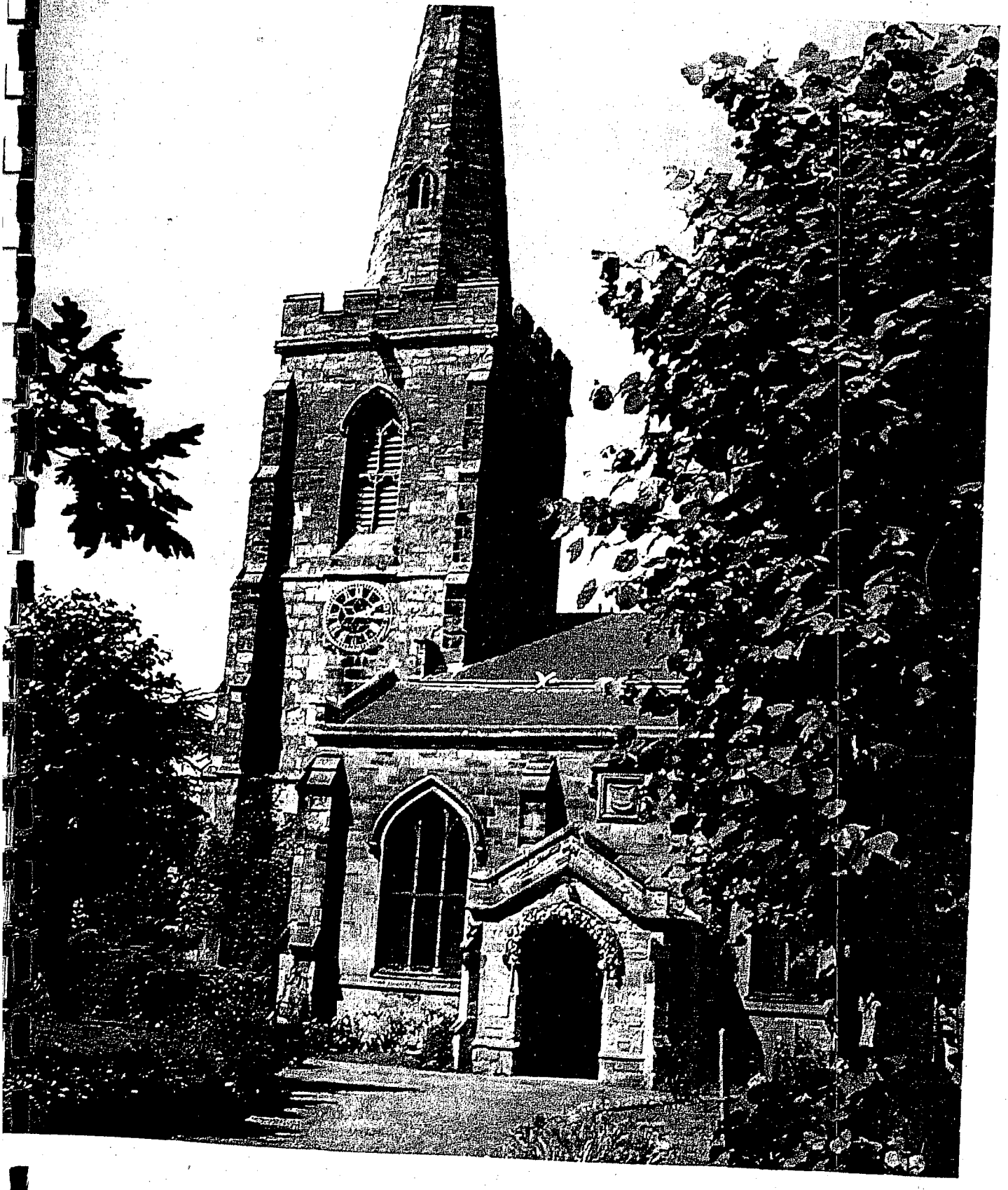
Community Archive

Hinckley & Bosworth Borough Council

Adopted June 2006

Local Development Framework

Burbage Village Design Statement



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.

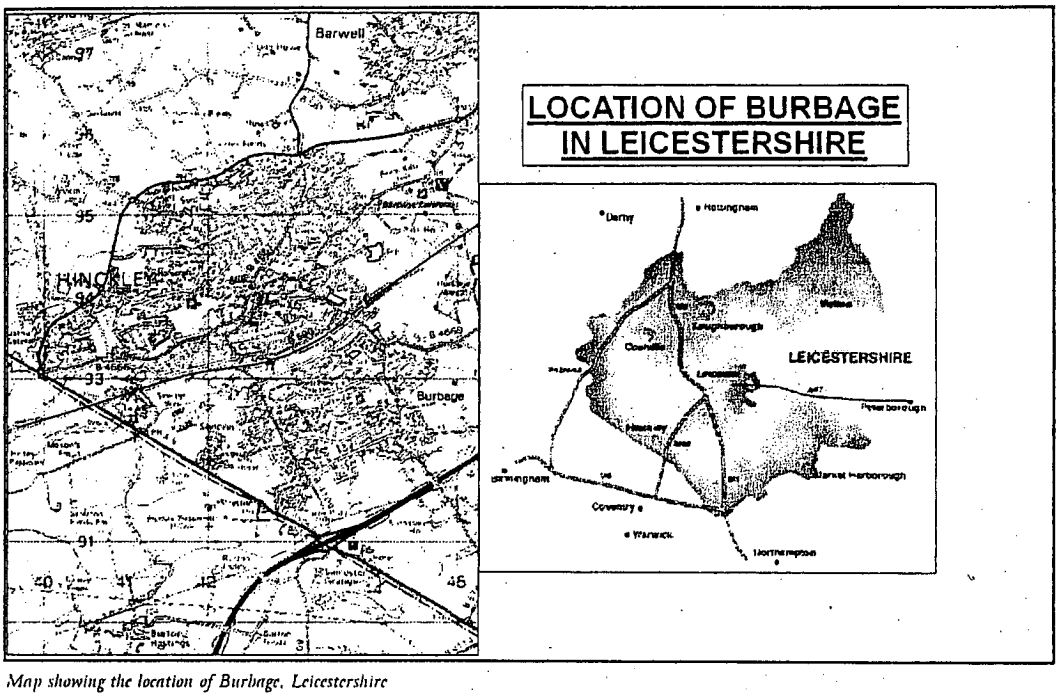
To maintain the individual character of the village and to protect the rural vista to meet the leisure and recreational needs of the community, residents feel strongly that the existing settlement boundary should be maintained and the remaining green fields around the village should be retained to meet 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

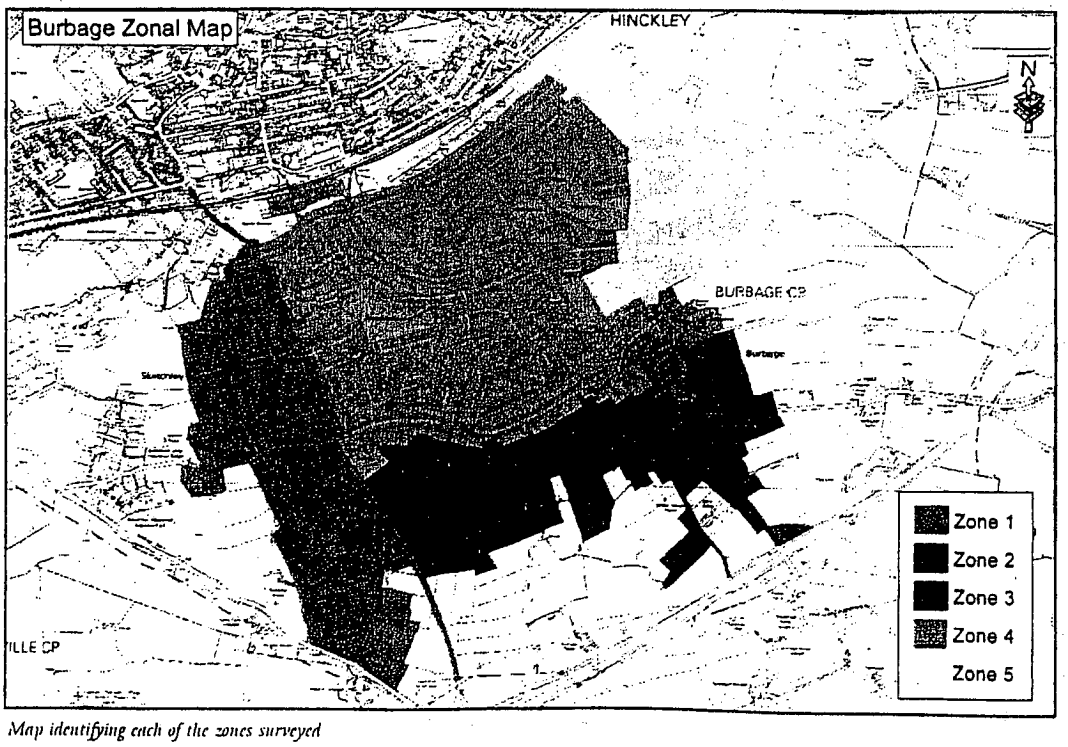
The village of Burbage is one of the most popular villages in the county of Leicestershire. Situated to the west of Leicester, on the boundary with Warwickshire, residents enjoy a semi-rural location with good access to major cities of the East and West Midlands via the national trunk road and motorway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

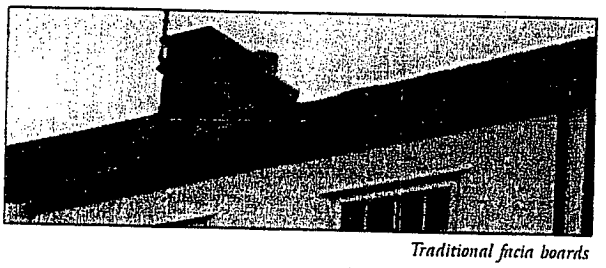
General Design Characteristics

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.

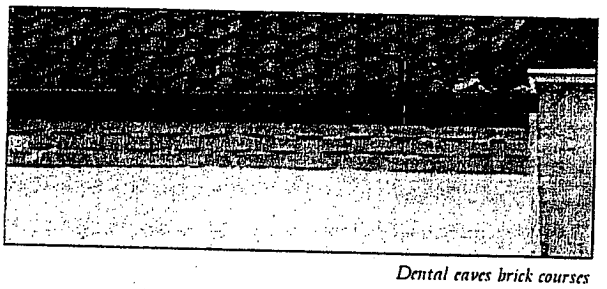
Many of the buildings on Church Street have traditional facia boards where others, particularly by the Horsepool, have dental eaves courses.



Raised, decorative ridge tiles



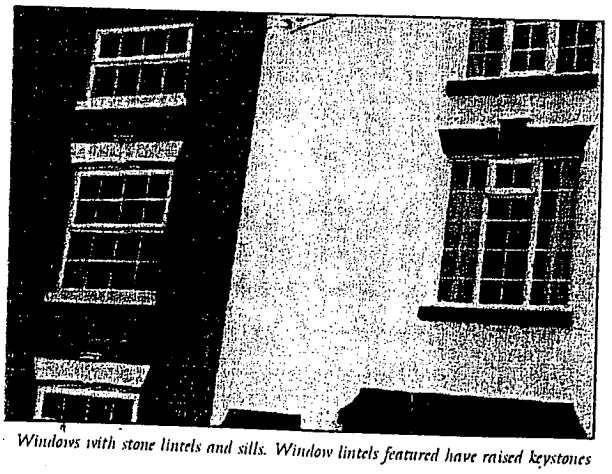
Traditional facia boards



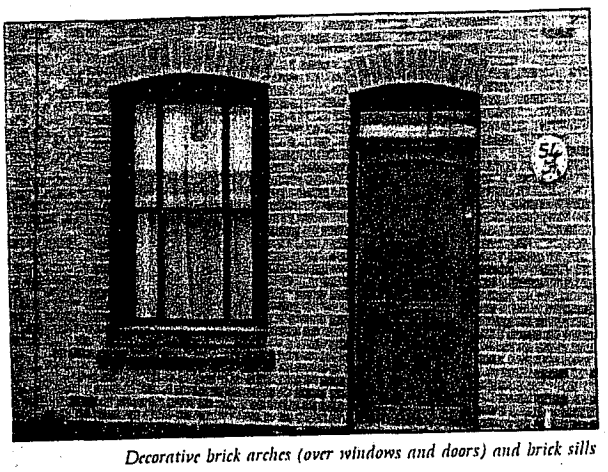
Dental eaves brick courses

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

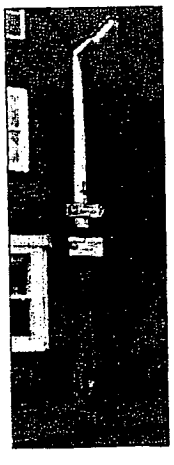


Decorative brick arches (over windows and doors) and brick sills

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

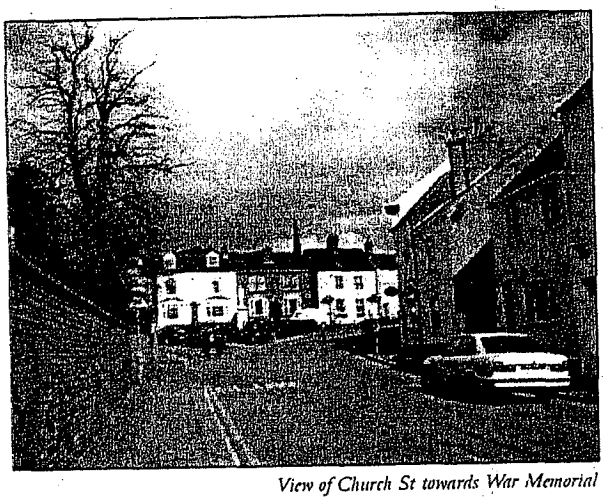


Metal

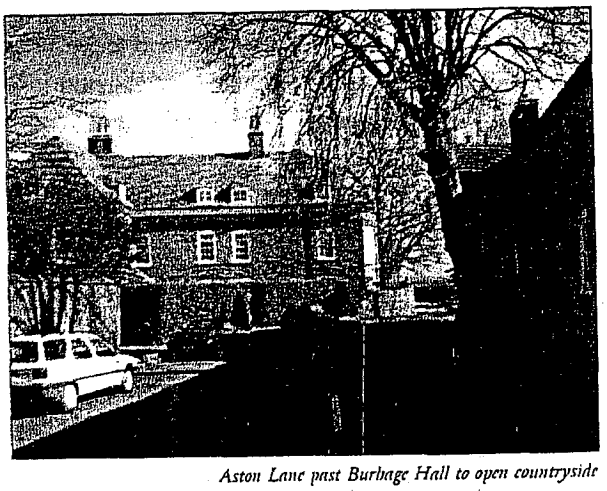


Concrete

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)

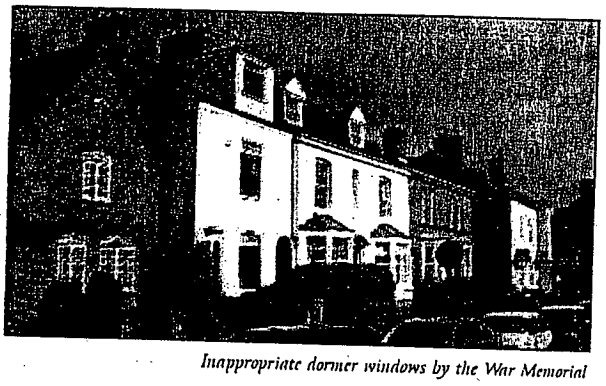
Window shutters

Rough or patterned render

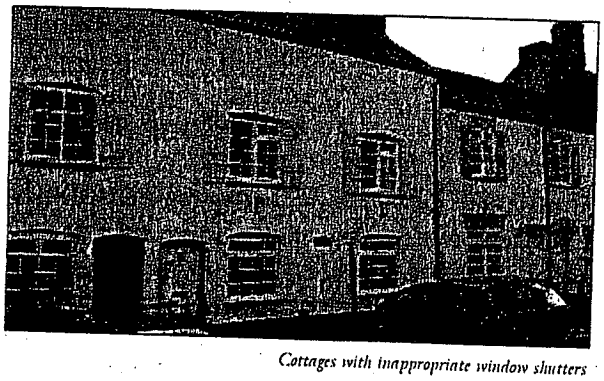
Concrete kerbstones

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

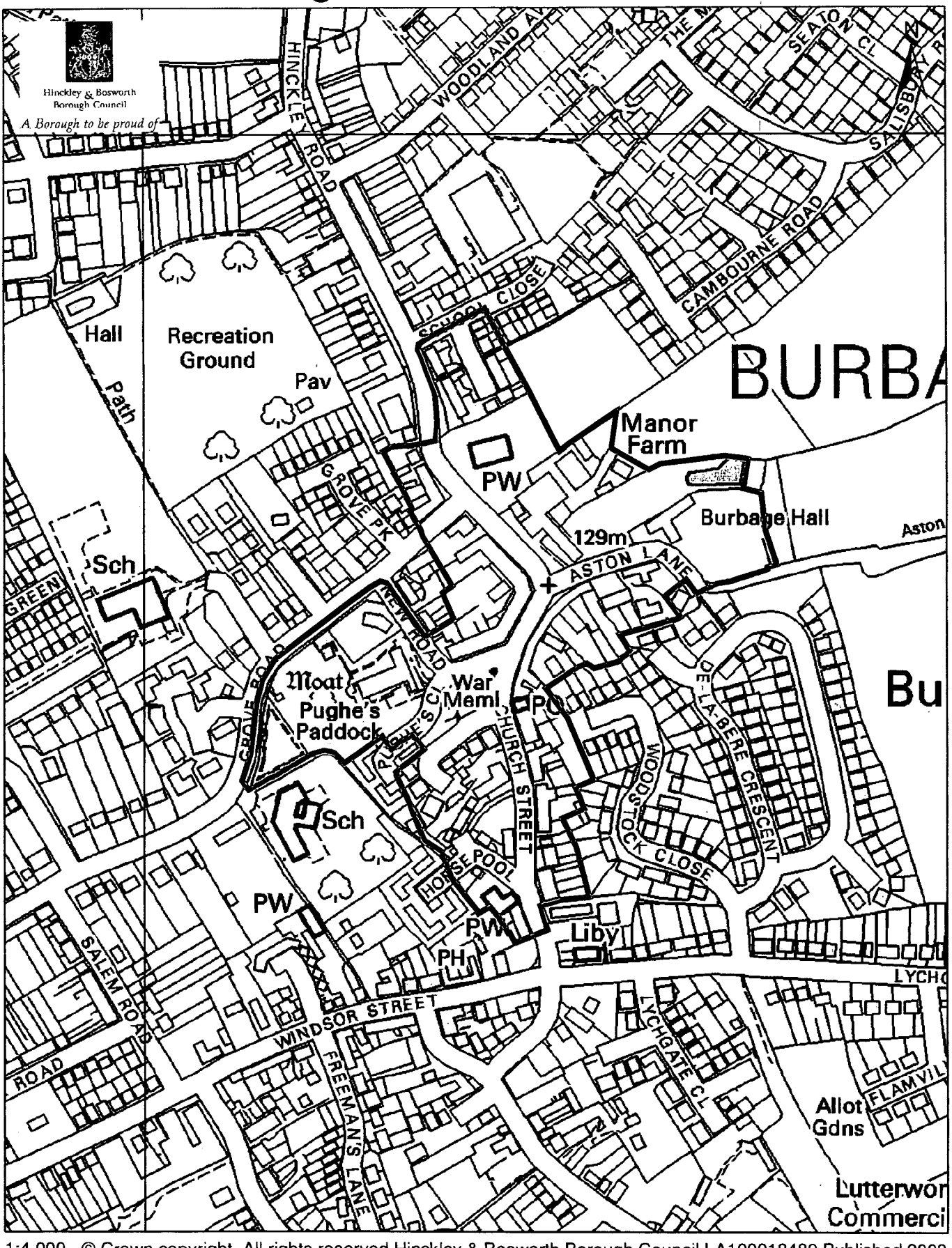
Turning off Rugby Road into Coventry Road, visitors are greeted by a large granite stone bearing the name of the village in large, gold letters. Bardon Aggregates donated the stone to the Parish in 2003. Coventry Road leads into Windsor Street and eventually Lychgate Lane where Burbage cemetery is located. 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

Burbage Conservation Area



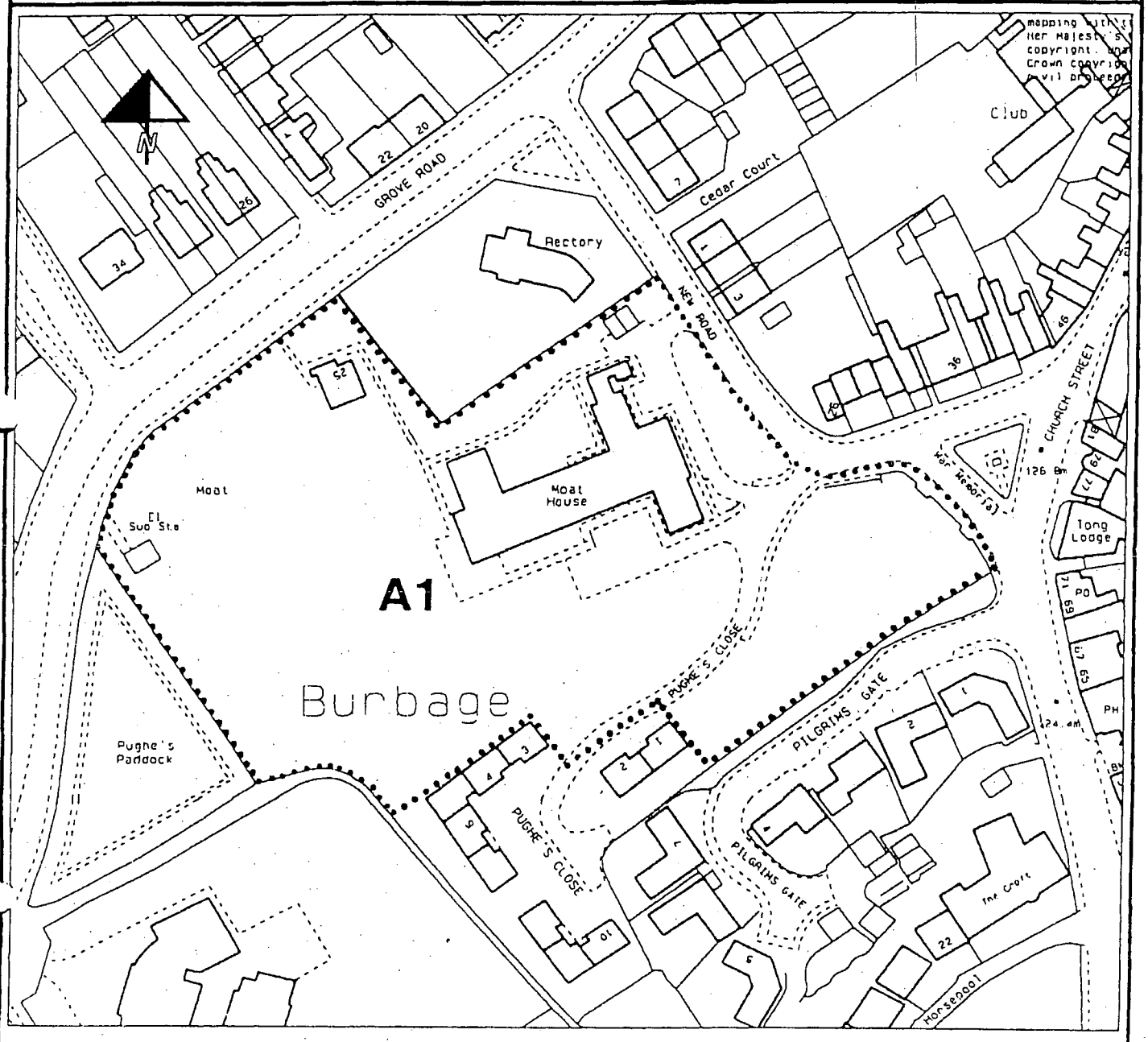
1:4,000 © Crown copyright. All rights reserved Hinckley & Bosworth Borough Council LA100018489 Published 2008

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

BURBAGE (Moat House)

Tree Preservation Order 1996



Based upon the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved.

The Common Seal of the Borough Council of Hinckley & Bosworth was hereunto affixed the 16TH day of JANUARY one thousand nine hundred and ninety SIX in the presence of:-

District Secretary

Scale: 1: 1250

Extracts from O.S. Sheet No.: SP4492N

3333

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY*

(encircled in black on the map)

No. on Map.	*Description.*	*Situation.*
NONE		

TREES SPECIFIED BY REFERENCES TO AN AREA*

(within a dotted black line on the map)

No. on Map.	*Description*	*Situation.*
A1	All trees of whatever species standing in the area Numbered A1 on the map.	Moat House Grove Road Burbage

GROUPS OF TREES*

(within a broken black line on the map)

No. on Map.	*Description.*	*Situation.*
NONE		

* The word "NONE" must be entered where necessary.