

Question 1 - Do you have any additional architectural or historical information that could support the Bitteswell Conservation Area Appraisal?

Support

Summary of representations:

No

Response:

Thank you for considering the document and confirming that you have no information to add. HDC has no further comment.

8576

Support

Agent: Grangers Land & New Homes Ltd

Attachments: None

Question 2 - Do you think the document identifies the special architectural and historic interest of the Bitteswell Conservation Area?

Support

Summary of representations:

Yes

Response:

Thank you for considering the document and confirming that you think it identifies the special architectural and historic interest of the Bitteswell Conservation Area.

8577

Support

Agent: Grangers Land & New Homes Ltd

Attachments: None

Question 3 - Do you have any further comments?

Support

Summary of representations:

I can confirm that Oadby and Wigston Borough Council have no comments.

Response:

Thank you for considering the document and confirming that Oadby and Wigston Borough Council have no comments. HDC has no further comment.

8572

Support

Attachments: None

Support

Summary of representations:

Natural England has no comments to make on the Bitteswell Conservation Area Appraisal.

Response:

Thank you for considering the document. HDC has no further comment.

8573

Support

Attachments: None

Support

Summary of representations:

Thank you for giving Severn Trent the opportunity to comment on the Bitteswell Conservation Area Appraisal. We do not have any comment to make regarding this consultation.

Response:

Thank you for considering the document. HDC has no further comment.

8574

Support

Attachments: None

Object

Summary of representations:

I discovered over the last two years that a third of my property had been moved into the conservation area.

I refer you to Area 12 suggested Conservation Area Changes of Consultation in 2005 which states 'a small part of a garden next to the last of the older properties etc

Reason given to include states it is an extension of the open garden land on the edge of the area of older properties within the village .

I was not aware of the Consultation document of 2005 or would have raised the matter then.

It seems rather incongruous that my property has been divided.

I did query this when I discovered it and was advised to leave it until this kind of opportunity arose.

Response:

Thank you for your comments in respect of the boundary. The boundary change to include this area in 2005 was made on the following grounds:

Area 12: Garden on Ashby Road.

This is a small part of a garden next to the last of the older properties in the village on the Ashby Road. It forms an open area between the last traditional building in the village and the newer frontage development further out. There are very good views across this garden land towards the church.

The 2022/3 review did not find any evidence to justify the removal of this area from within the boundary. It found there had been little change since 2005 and that the evidence supporting the inclusion of Area 12 in 2005 was still valid and justified its inclusion within the conservation area boundary.

8575**Object**

Attachments: None

Support

Summary of representations:

(a) The following comments are made in connection with reference to national policy considerations contained in the current National Planning Policy Guidance, adding to the points made in the BCAA document to adopting a positive approach to development in the BCA:

1. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment (HE Conservation Area Advice Note 2019)

2. This is considered in the NPPF (para 206) Local planning authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

(b) Given the BCAA document also acknowledges in paragraph 10.8 that "As a result of historical development of the settlement there is a diverse mix of buildings and building materials with no common architectural theme" within the settlement, the comments below suggest additional guidance to add into the Management Plan (Section 10) in the BCAA document, particularly to reflect the statutory duties and policy considerations identified in Section 3 of the BCAA document, which provides sustaining and enhancing the character of the conservation area into the future will depend on proper management of the existing heritage assets, on care in the design of new development, including alterations and additions to existing buildings, and on taking opportunities for enhancement:

1. Consideration should be given to the following objectives relating to future development within the settlement with the aim of supplementing development plan policies on Conservation Areas

The scale, form, massing and detailed design of new buildings should respect and harmonise with the key characteristics and appearance of the area. All building proposals (extensions and new) should meet the requirements of the relevant local plan policies concerning alterations, heritage assets and new development affecting heritage assets; New buildings should respect the character, constraints and opportunities of the site and surrounding area, whilst not discouraging innovative designs in appropriate locations; Proposals for alterations to traditional buildings should respect the character and appearance of the building, neighbouring properties and the conservation area;

All proposals for new development (including alterations and extensions) should reflect the use of consistent materials in the area. Consideration will be given to the imposition of Article 4 directions to secure preservation of original features;

The proper repair of traditional buildings will be encouraged by providing specialist advice and support.

2. It is important that the detailed design and the selection of materials in new development proposals should take the opportunity to contribute to or enhance the character and appearance of the area, given that sections 1.2 and 10.8 in the BCAA document notes the development of the settlement has resulted in a diversity of building styles and materials and as such there is no clear template for new development in terms of architectural style, materials or massing;

3. Careful use of material palettes for new buildings and the use of high-quality materials and high-level craft in their application will also help to enhance the character and appearance of the conservation area.

Response:

Thank you for considering the document and providing comments. HDC is not resourced to provide specialist advice and support on the level suggested to encourage the repair of traditional buildings. All other comments have been noted.

8578

Support

Agent: Grangers Land & New Homes Ltd

Attachments: None