

2011/HE1/114-116/0



LOCAL PLAN

Ref:

(For official use only)

Publication Stage Representation Form

North West Leicestershire Local Plan Proposed Submission

Please return this form to North West Leicestershire District Council either by post:

Planning Policy, North West Leicestershire District Council, Council Offices, Whitwick Road, Coalville LE67 3FJ or email planning.policy@nwleicestershire.gov.uk no later than **5pm on 15 August 2016**.

This form has two parts-

Part A – Personal Details

Part B – Your Representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

1. Personal Details

2. Agent Details

**If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details for the agent in 2.*

Title	MRS	
First Name	Fiona	
Last Name	Palmer	
Job Title <i>(Where relevant)</i>	Clerk to the Council	
Organisation <i>(Where relevant)</i>	Castle Donington Parish Council	
Address Line 1	The Parish Rooms	
Line 2	Hillside	
Line 3	Castle Donington	
Line 4		
Post Code	DE74 2NH	
Telephone Number		
Email Address <i>(Where relevant)</i>		

Part B - Please use a separate sheet for each representation

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph(s)	<input type="text" value="11.4, 11.6"/> <input type="text" value="11.19, 11.21"/>	Policy	<input type="text" value="HE1, HE2"/>	Policies Map	<input type="text"/>
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4. Do you Consider the Local Plan is:
(Please tick as appropriate)

i) Legally Compliant	Yes	<input type="text" value="x"/>	No	<input type="text"/>
ii) Sound	Yes	<input type="text"/>	No	<input type="text" value="x"/>
iii) Complies with the Duty to co-operate	Yes	<input type="text" value="x"/>	No	<input type="text"/>

5. Please give details of why you consider the Local Plan not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

On the Historic Environment section 11 (please see attachment) we would like to add the words highlighted. Most are not contentious but merely add more references which we think are appropriate, e.g. The specific inclusion of Donington Hall as one of the country homes and Castle Donington being specifically mentioned alongside Ashby regarding town centres and shop fronts. Also in HE1 and HE2 we would like to see the words follow NPPF more exactly, which means e.g. Reverting back to "Any Harm", rather than your proposed "Any Substantial Harm", whilst we can appreciate the nuance we think the basic principle, which is what NPPF

seeks, is that changes to the historic fabric need to be justified by demonstrating the benefit, rather than passed off as not substantial.

(Continue on a separate sheet/expand box if necessary)

6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

11 HISTORIC ENVIRONMENT

INTRODUCTION

- 11.1 The Council is committed to conserving the significance of designated and non – designated heritage assets, and the important contribution that they make to the quality of the environment so that they can be enjoyed by future generations. Once a heritage asset is lost it cannot be replaced.
- 11.2 Heritage assets are the valued components of the historic environment which have been identified as having a degree of ‘significance’ i.e. archaeological, architectural, artistic or historic. They can include for example buildings, monuments, sites, places, area or landscapes. Designated Heritage assets include listed buildings, conservation areas, World Heritage Sites, registered parks and gardens and scheduled monuments. The term heritage assets also cover those assets that have not been designated and afforded protection by separate legislation. The significance of these ‘non-designated heritage assets’ is a material consideration in determining planning applications as identified in the NPPF.
- 11.3 The NPPF defines significance as ‘the value’ of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage assets physical presence, but also from its setting.

HISTORIC ENVIRONMENT NORTH WEST LEICESTERSHIRE

- 11.4 The heritage of North West Leicestershire is characterised by pre-industrial settlements that range in size from hamlets to market towns; about twenty of these settlements have been designated as conservation areas. The Conservation Areas are mainly representative of rural, agricultural areas with traditional houses, cottages and farm buildings. Also represented are areas characterised by the industrial revolution (Measham Canal) Georgian Architecture (Ashby de la Zouch and Castle Donington) and country homes (Donington Hall, Staunton Harold and Coleorton Hall). For example, the District still shows signs of its industrial heritage including the Midland Railway signal box, former collieries, bridges and cottages. There is also evidence of earlier settlement in the area, including an Iron Age hill fort at Breedon-on-the-Hill (‘The Bulwarks’) and a Roman villa near Lockington. Some settlements in the District also appear in the Domesday Book.
- 11.5 The landscapes at Colcorton Hall, Staunton Harold Hall and Whatton House are included on the national register of parks and gardens. The remains of farming practices on the landscape with evidence of ridge and furrow within Appleby Magna also make the local landscape an important heritage asset.
- 11.6 Ashby de la Zouch is the primary historic settlement in the district. The settlement core is a designated conservation area; it covers about 35ha and contains to date about 140 listed buildings, including six grade II* listed buildings. Castle Donington is the secondary historic settlement in the district. The settlement core is a designated conservation area; it covers about 35ha and contains to date 82 listed structures, including one grade II*.
- 11.7 North West Leicestershire is recognised for the survival of castles and moated sites, including the castles at Ashby-de-la-Zouch, Castle Donington and Whitwick and the moated manor houses at Appleby Magna and Hemington. It is also significant for the survival of religious houses including Grace Dieu Priory, Langley Priory and the Priory Church of St Mary and St Hardulph at Breedon-on-the-Hill.

- 11.8 Coal was mined in North West Leicestershire from the medieval period; early coal mining remains at Coleorton and Lount have been designated as scheduled monuments. North West Leicestershire is recognised for the survival of industrial structures including the Ashby Canal, Moira Blast Furnace and Snibston Colliery. The conservation of assets which reflect the districts industrial and coalmining heritage will be a particular priority for the Council.
- 11.9 There are also other key heritage assets that have not been designated that have not been designated that are still of significance to the architectural, social and cultural history of the district. A number of these important assets are listed on the Leicestershire Historic Environment (HER). The identification of these buildings or features of local importance is often supported by parish councils, civic societies and historic interest groups as part of the preparation of a local list. They are also set out within Conservation Area Appraisals.
- 11.10 There will be a particular focus on Coalville town centre as Historic England described Coalville in response to the consultation on the designation of the Coalville conservation area 'as a good example of the type of commercial and industrial settlement that grew up rapidly in the nineteenth century following the discovery of coal, but which in Leicestershire is somewhat unusual. Its value is also an ensemble it is more than the sum of its parts due to the extent of survival. This significance has in certain areas been masked by later alterations to buildings, but this provides a rich seam of enhancement opportunities would help to facilitate'.
- 11.11 When looking to protect and enhance the historic environment and heritage assets there is the opportunity to help deliver on other objectives, such as economic development and tourism. Conservation and sustainable economic growth are complementary objectives and should not generally be in conflict with one another. Conservation can play a key part in promoting economic prosperity by ensuring that an area offers attractive living and working conditions that will encourage inward investment.
- 11.12 The Council has a key role to play in the protection, conservation and enhancement of the heritage assets that exist throughout the district by:
- Supporting proposals for planning permission and listed building consent where the historic environment and heritage assets are conserved and enhanced in line with their significance;
 - The use of planning obligations to secure the enhancement of the significance of any heritage asset, where development might impact on that significance
 - Adopting a Local List
 - Undertaking and Implementing Conservation Area Appraisals and Management Plans and using up to date evidence when determining planning applications. The most up to date evidence can be viewed at [http://www.nwleics.gov.uk/pages/conservation information](http://www.nwleics.gov.uk/pages/conservation%20information)
 - Making use of Article 4 Directions and Local Development Orders where appropriate.
 - The use of grant schemes, as resources permit, to safeguard heritage assets at risk and encourage sympathetic maintenance and restoration of listed buildings and historic shop fronts

• **Strengthening the distinctive character of the District including:**

- a) **Conserving and enhancing the character and appearance of the historic market towns of Ashby de la Zouch and Castle Donington as well as its rural settlements such as Snarestone.**
- b) **Recognising and protecting the District's industrial, transport and recreational heritage such as coalmining heritage, canals and spa heritage.**
- c) **Protecting the rural character and landscape including historic landscape features such as ancient or mature woodland, and ridge and furrow field patterns.**

Policy He1: Conservation and enhancement of North West Leicestershire's historic environment

- (1) To ensure the conservation and enhancement of North West Leicestershire's historic environment, proposals for development, including those designed to improve the environmental performance of a heritage asset, should:**
- a) Conserve or enhance the significance of heritage assets within the district, their setting, for instance significant views within and in and out of Conservation Areas;**
 - b) Retain buildings, settlement pattern, features and spaces, which form part of the significance of the heritage asset and its setting;**
 - c) Contribute to the local distinctiveness, built form and scale of heritage assets through the use of appropriate design, materials and workmanship;**
 - d) Demonstrate a clear understanding of the significance of the heritage asset and of the wider context in which the heritage asset sits, and that it would not result in harm to the heritage asset or its setting; where harm results a clear convincing justification for any works is required.**
- (2) There will be a presumption against development that will lead to any harm to, or any loss of significance of a designated heritage asset. Proposals will be refused consent, unless it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss or all of the following apply:**
- The nature of the heritage asset prevents all reasonable uses of the site; and**
 - no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and**
 - conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and**
 - The harm or loss is outweighed by the benefit of bringing the site back into use.**
- Where a development proposal will lead to any harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.**
- (3) Where permission is granted, where relevant the Council will secure appropriate conditions and/or seek to negotiate a Section 106 Obligation to ensure that all heritage assets are appropriately managed and conserved.**
- (4) The district council will support development that conserves the significance of non-designated heritage assets including archaeological remains.**

11.13 The Council will continue to produce and revise Conservation Area Appraisals for all designated conservation areas within the district. Conservation Area Appraisals offer an opportunity to identify ways in which their significance can be reinforced

and strengthened. Such appraisal can help resist the removal of elements within the built environment which have a negative impact on surrounding heritage assets.

- 11.14 In certain areas including Staunton Harold conservation area and Lockington conservation area Article 4 directions to remove permitted development rights are adopted. A Local Development Order is in place for Coalville Town Centre to help facilitate the Coalville shop front improvement scheme, by streamlining the planning process.
- 11.15 At October 2015 there were 6 heritage assets listed on the Historic England Heritage at Risk Register. We will continue to monitor these and work with Historic England and other stakeholders to address the future of these buildings. The Risk Register includes grade I, grade II* and grade II places of worship, therefore a comprehensive survey of grade II listed buildings will be required at a district level.
- 11.16 The reuse of historic buildings for a use other than their original use represents a sustainable use of resources. However, it will be necessary to ensure that any physical changes to the fabric of the building do not detract from the heritage asset. Similarly, physical changes to a building designed to improve the buildings energy efficiency will also require careful attention in order to not detract from the quality of the heritage asset. There are opportunities in most historic buildings to improve energy conservation without causing harm through measures such as secondary glazing, improved loft insulation using natural materials, low energy lighting and the use of fuel efficient boilers.
- 11.17 Where conflict is unavoidable the benefits of energy conservation measures should be weighed against the extent of harm to the significance.

SHOP FRONTS

- 11.18 The towns and villages of North West Leicestershire also have some very good examples of old shop fronts, a shop front serves a number of purposes to provide an attractive frame for goods displayed, to advertise the presence of the shop, and to project an image for the business inside.
- 11.19 The shop fronts within Ashby de la Zouch and Castle Donington town centres are predominately of late nineteenth century, often inserted into former dwellings of an earlier date. They typically have a stall riser below their display window along with architrave and cornice above. Many premises also have pilasters which frame the overall shop frontage and a number retain elaborate consoles.
- 11.20 With regard to advertisement signage to traditional shop frontages, the introduction of signs which project beyond fascia's, the installation of internally illuminated box and fascia signs and the use and means of illumination such as cowl lamps or projecting strip lighting are all considered to have been detrimental to the streetscape.
- 11.21 Due to the overall character and historic interest of the core shopping areas within Ashby de la Zouch and Castle Donington it is important to conserve, protect and enhance where appropriate the historic shop fronts.

Policy He2: Shopfront Design

Shop front design, signage and proposal to improve shop front security should:

- a) Retain existing historic shop fronts and features of architectural and historic interest;**
- b) Respect the scale, proportions, character and materials of the whole building the adjoining buildings and the wider street scene;**
- c) Incorporate materials appropriate to the age and character of the building/Street Scene and**
- d) Have regard to the guidance on shop fronts and signage.**

(Continue on a separate sheet/expand box if necessary)

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination.

Yes, I wish to participate at the oral examination

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please note the inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

9. Signature:

[Redacted Signature]

Date:

8/8/2016



LOCAL PLAN

Representation 20
20/23/He2/1119-
11.21/0

Ref:

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Last Name	Palmer	
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Post Code	DE74 2NH	
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SHOP FRONTS

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- c) Incorporate materials appropriate to the age and character of the building/Street Scene and
- d) Have regard to the guidance on shop fronts and signage.

(Continue on a separate sheet/expand box if necessary)

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8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please note the inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

9. Signature:



Date:

Representation 20
20/3/15/16



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First Name	Fiona	
Last Name	Palmer	
Job Title <i>(Where relevant)</i>	Clerk to the Council	
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Post Code	DE74 2NH	
Telephone Number		
Email Address <i>(Where relevant)</i>		

Part B - Please use a separate sheet for each representation

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph(s) Policy Policies Map

4. Do you Consider the Local Plan is:
(Please tick as appropriate)

i) Legally Compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
ii) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
iii) Complies with the Duty to co-operate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

5. Please give details of why you consider the Local Plan not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

CDPC would like to see the green area between The Spittal and Campion Hill recognised under the S3: Countryside policy, as there is no replacement for the previous E1: Sensitive areas from the previous plan.

(Continue on a separate sheet/expand box if necessary)

6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

This area was identified as a sensitive area previously and has environmental importance which CDPC would like to see maintained formally in the new Local Plan.

(Continue on a separate sheet/expand box if necessary)

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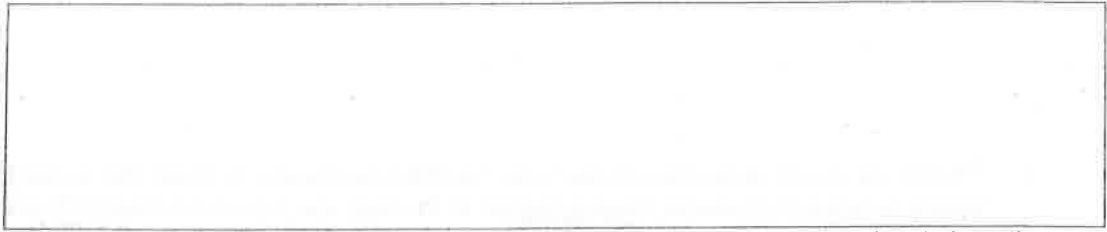
After this stage, further submissions will only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination.

Yes, I wish to participate at the oral examination

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:



Please note the inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

9. Signature:



Date:

8/8/2016

Representation 20
2014/policies/my/0



LOCAL PLAN

Ref:
(For official use only)

Publication Stage Representation Form

North West Leicestershire Local Plan Proposed Submission

Please return this form to North West Leicestershire District Council either by post:

Planning Policy, North West Leicestershire District Council, Council Offices, Whitwick Road, Coalville LE67 3FJ or email planning.policy@nwleicestershire.gov.uk no later than **5pm on 15 August 2016**.

This form has two parts-

Part A – Personal Details

Part B – Your Representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

1. Personal Details

2. Agent Details

**If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details for the agent in 2.*

Title	Mrs	
First Name	Fiona	
Last Name	Palmer	
Job Title <i>(Where relevant)</i>	Clerk to the Council	
Organisation <i>(Where relevant)</i>	Castle Donington Parish Council	
Address Line 1	The Parish Rooms	
Line 2	Hillside	
Line 3	Castle Donington	
Line 4		
Post Code	DE74 2NH	
Telephone Number		
Email Address <i>(Where relevant)</i>		

Part B - Please use a separate sheet for each representation

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph(s) Policy Policies Map

4. Do you Consider the Local Plan is:
(Please tick as appropriate)

- | | | | | |
|----------------------------------------------|-----|-------------------------------------|----|-------------------------------------|
| i) Legally Compliant | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| ii) Sound | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| iii) Complies with the
Duty to co-operate | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |

5. Please give details of why you consider the Local Plan not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

CDPC request better maps of the airport and more particularly Donington Park. These need to be more detailed than the ones provided so we can see, for example with DP, what is deemed to be Donington Park and what is deemed to be open countryside which would be sensible because the planning policies for these two categories are different.

(Continue on a separate sheet/expand box if necessary)

6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The policies maps for both Donington Park and East Midlands Airport lack the necessary detail to ensure compliance with the different levels of planning policies for these two sites.

(Continue on a separate sheet/expand box if necessary)

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

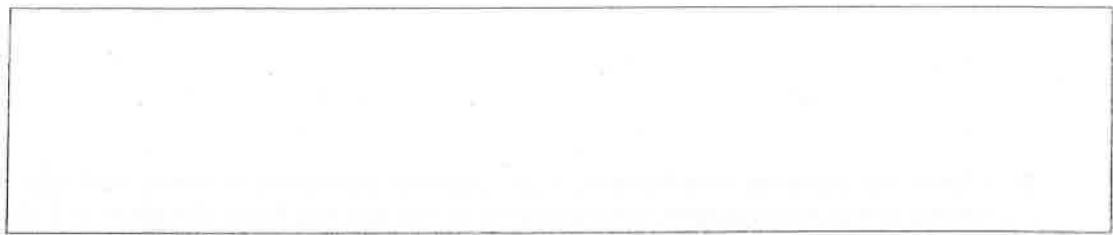
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7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination.

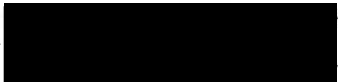
Yes, I wish to participate at the oral examination

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:



Please note the inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

9. Signature



Date:

8/8/2016

Representation 20
20/5/15/5



LOCAL PLAN

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Part A

1. Personal Details

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Title	Mrs	
First Name	Fiona	
Last Name	Palmer	
Job Title <i>(Where relevant)</i>	Clerk to the Council	
Organisation <i>(Where relevant)</i>	Castle Donington Parish Council	
Address Line 1	The Parish Rooms	
Line 2	Hillside	
Line 3	Castle Donington	
Line 4		
Post Code	DE74 2NH	
Telephone Number		
Email Address <i>(Where relevant)</i>		

Part B - Please use a separate sheet for each representation

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph(s) Policy Policies Map

4. Do you Consider the Local Plan is:
(Please tick as appropriate)

- | | | | | |
|----------------------------------------------|-----|--------------------------------|----|--------------------------------|
| i) Legally Compliant | Yes | <input type="text" value="X"/> | No | <input type="text"/> |
| ii) Sound | Yes | <input type="text"/> | No | <input type="text" value="x"/> |
| iii) Complies with the
Duty to co-operate | Yes | <input type="text" value="x"/> | No | <input type="text"/> |

5. Please give details of why you consider the Local Plan not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

CDPC would like to see the green area between Glover Road, Castle Donington and Hemington (separation) registered as a formal green wedge/Area of Separation.

(Continue on a separate sheet/expand box if necessary)

6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

CDPC wish to see this area identified on the Policies Map, reflecting the same position as per En5 (1) for Coalville and Whitwick.

(Continue on a separate sheet/expand box if necessary)

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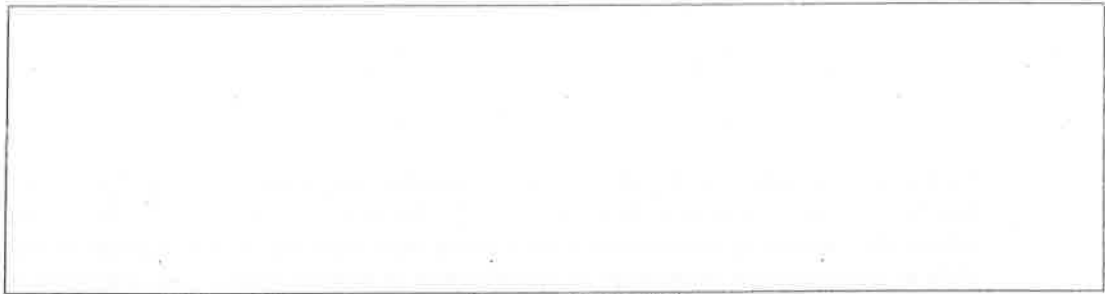
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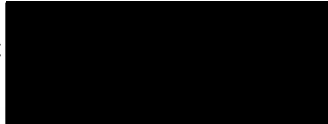
Yes, I wish to participate at the oral examination

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9. Signature:



Date:

8/8/2016