

Braunstone Village Conservation Area

Consultation Statement

Introduction

This statement sets out the consultation process carried out in relation to the proposed Braunstone Village Conservation Area. It includes a summary of the responses received and any actions taken as a result of feedback.

Although not strictly required by the Town and Country Planning (Listed Building and Conservation Areas) Act 1990, the consultation on the proposed conservation area, including the draft Appraisal and Management Plan, was agreed by Council on 21 May 2024.

Extent of Consultation

The consultation was carried out between 4 June and 16 July 2024 and involved:

- Sending letters to each property in the proposed conservation area.
- E-mail consultations to groups including Braunstone Heritage Archive Group, Braunstone Town Council, Historic England, Leicester City Council and Leicestershire County Council.
- Erecting site notices at key locations: at either end of the conservation area on Braunstone Lane and outside the commercial premises on Bidford Road.
- Issuing a press release in the Leicester Mercury.
- Hosting a drop-in session that took place at Shakespeare Park Sports Pavilion, Avon Road, Braunstone Town, LE3 3AB on Wednesday 3 July between 6pm-8pm.
- Publicising details of the consultation on the Council's website.
- Making paper copies of the consultation documents available at Braunstone Town Council library/offices and Blaby District Council offices.

Throughout the process there has also been regular dialogue with Braunstone Town Council to discuss the issues involved and who have also sought views from local residents.

Consultation Responses

33 individual letters and forms were received, as well as 2 letters with multiple signatories (11 and 8 signatures respectively). A substantial majority of responses were in support of the proposals. Two of the responses received included objections.

Supportive comments included:

- The conservation area as drawn would help preserve and enhance the historic and architectural character of the area,
- The Appraisal and Management Plan are sound and suitable.
- There are a variety of houses and buildings on Braunstone Lane.
- The proposal would complement the existing conservation area on the Leicester side and correct an anomaly from when only part of the village was designated. It would provide a co-ordinated approach.
- Old barns are our heritage. Would not like to see more changes/houses. Old barns and buildings would be better as a museum.

General Comments included:

- It would be nice to have a wildlife diversity area, which could be a step towards cleaner air through carbon capture.
- Further historic details on parts of the conservation area, including The Manor. A heritage report has been provided on the former mechanised milking parlour.
- Query regarding listed status of buildings to the rear of the Manor as shown on the map. Suggest alternative presentation.
- Suggest stronger framework for joint working between Leicester City Council, Blaby District Council, and Braunstone Town Council.

Objection Comments included:

- Land to the rear of the Manor is not justified for inclusion in the conservation area. Buildings are modern. Suggest boundary is redrawn to not include site.
- Including designation at the rear would devalue legislative approach to conservation. Approach does not accord with national policy or guidance.
- Site has extant permission for three office blocks.
- Will need to get planning permission to change windows, install solar panels and insulate from the outside. Will make things difficult as a charity and may not be able to stay.

Actions Taken as a Result of Comments Received

All comments were recorded and summarised. A table is attached at the end of this statement listing the comments received and action taken as a result. In summary however the following actions were taken.

- Support for the proposals and the general comments made were duly noted. Where appropriate, additional detail was added to the appraisal and management plan in light of the additional information received. It is not the intention of the Appraisal and Management Plan to include all historical detail however, rather provide a balanced informative view to help guide development considerations. Some of the more specific historical details not included in the amended appraisal may be more suitable for Historic England listing descriptions.
- Amendments have been made to the conservation area map to identify the buildings to the rear of the Manor as curtilage listed, in the interests of clarity.
- Where concerns of development were identified to also be in relation to the current planning application (20/1373) they were forwarded to the Case Officer for consideration.
- The objections received have been carefully considered however it remains the view that the appraisal has been carried out in accordance with legislation and that best practice has been followed. An assessment of the heritage significance of the land to the rear of the Manor has been provided. It is acknowledged that some modern buildings are present on site, however they are low level and relatively low in terms of their impact. Regarding the extant permission of for three office blocks, listed building consent would first be required to carry out the demolition of the existing curtilage listed buildings on site, and therefore this development cannot be carried out with the existing permissions in place. The conservation area boundary has been drawn to follow physical features and avoid bisecting properties in accordance with best practice guidance.
- Concerns have been raised regarding additional controls on the ability of a bereavement charity being able to grow and the associated costs with requirements for planning permission. As the building is non-domestic however, it only benefits from very limited Permitted Development rights. Therefore the need to apply for planning permission and associated fees would not be significantly affected. It is acknowledged additional consideration to design and materials would need to be given, however the extent of any additional costs is uncertain depending on the development proposed and with consideration to the existing nature of the buildings. Overall it was considered these issues do not affect the proposed boundary and the justification for including this area.

The consultation ran at a similar time to one carried out by Leicester (8 July to 19 August), for a new character appraisal on the existing Conservation Area in Braunstone Village and the joint Management Plan. The responses and actions as a result of this have not significantly affected the proposals on the Blaby District Council side.

Responses Table

Respondent ID	Section	Comment summary	BDC Response
1	General	Support the proposal. Astonished as to the variety of houses and buildings. I very much hope it will be preserved.	Noted. No response required.
2	General	Fully support this proposal. Vital to preserve what is left of the historical Braunstone Village and to complement the Conservation within Leicester City.	Noted. No response required.
3	General	Would be nice to see a wildlife diversity area that shows a range of flora and fauna. This area could be a step towards cleaner air through carbon capture in what is an already well developed town.	Proposals do not include a wildlife diversity area however comments noted.
4	CA Map, General General, Section 7	<p>Not justified including land at 254 Braunstone Lane within conservation area due to lack of special interest of site and surroundings. Inclusion does not therefore accord with the NPPF, PPG or Historic England Guidance and would devalue legislative approach to conservation.</p> <p>BDC confirm only historic building on site is of low value. Proposed designation hinges on desire to enhance site's character and appearance. This and approach to boundary does not accord with the PPG, NPPF or Historic England Guidance. No reference to these documents.</p> <p>Detailed report provided with heritage assessment of site.</p>	<p>Proposed conservation area boundary has been carefully considered following appraisal of the historic qualities of the area. Follows physical features and avoids bisecting properties in accordance with best practice.</p> <p>Based on evidence in the character appraisal would not devalue approach to conservation area.</p> <p>Acknowledged that some modern buildings are present on site, however they are low level and relatively low in terms of their impact.</p> <p>Report misquotes part of the appraisal regarding success of area in retaining</p>

			historic character. Considered designation is justified.
5	CA Map, Section 7	<p>The assessment could have included an image of 276 Braunstone Lane</p> <p>Query regarding listed status of buildings at 254 Braunstone Lane, to the rear of The Manor House as shown on map. Further information provided.</p>	<p>Although 276 is not photographed, it is described within the documents and its framing is mentioned. Image available from Google streetview although significant portion of property obscured.</p> <p>Map amended to clarify curtilage listed status for buildings to the rear of The Manor. Additional information provided noted.</p>
6	General	Do not want to see more changes and think a conservation area is a good thing.	Noted. No response required.
7a	General	Overall very much in favour. Over 50 years for the coming together with the City Council's conservation area designated in 1974. Parts of core village have kept their charm while the setting of the old buildings changed for the worse in the later 1960s early 1970s. "Proper" conservation area embracing both sides of the boundary will, hopefully, protect future developments that will be in keeping.	Noted. No response required.
7b	General	<p>Anomaly where one side of the village Main Street was in a designated conservation area since 1974 and the opposite side of Main Street ignored despite it containing all of the timber framed houses in the village.</p> <p>At last we might have a coordinated approach to any future alterations to the setting of our village.</p>	Noted. No response required.

8	General	<p>Very much in favour. Proposal would help preserve the unique and historic nature of the buildings. Live in 17thC unlisted Cottage that retains much of its original character.</p> <p>BDC side contains many buildings of historic interest. Many at risk of inappropriate development or changes that erode the historic character of the area. Leicester City side retains much of its character and charm due to it being a conservation area where any change has been regulated.</p>	Noted. No response required.
9	General	Support the proposed designation.	Noted. No response required.
10	CA Map	Object as disagree with where the red line has been drawn. Request reconsideration of boundary so that it goes around the manor house and its garden but not the other areas.	Proposed conservation area boundary has been carefully considered following appraisal of the historic qualities of the area. Follows physical features and avoids bisecting properties in accordance with best practice.
	General, Section 7	Bodie Hodges Foundation Charity purchased one of the buildings on the site of 254 Braunstone Lane, Leicester. Building is flat roof with PVC windows. Area includes this building as well as the one opposite, both of which are modern and should not be included within a conservation area. Plan makes it difficult	Comments noted. More modern buildings already acknowledged in appraisal.
	General	Impact on charity as need to get planning permissions for windows, solar panels and insulate the building which will make building more environmentally safe and save money. Building sits on a small commercial setting with unused and derelict land whilst waiting for planning permission to be approved. Plan puts future of charity at risk.	As the building is non-domestic, it only benefits from very limited Permitted Development rights. Therefore the need to apply for planning permission and associated fees would not be significantly affected. Acknowledged additional consideration to design and materials would need to be given,

	CA Map, General	Disagree with including the desolate land behind the current buildings and old milk shed. Land is unused and looks very messy. Private property so is not utilised by local residents and relatively small space.	however the extent of any additional costs is uncertain depending on the development proposed and with consideration to the existing nature of the buildings. Overall not considered these issues affect the proposed boundary and the justification for including this area.
	General	To build the bungalows on this land would be an asset to the Braunstone area and its residence. This would be in keeping and considered, will make area look better. Support the planning permission to knock down the out-house buildings. These already have PVC windows and are in a poor state of repair.	Comments noted. Proposed boundary has been carefully considered as described above. Issues of potential redevelopment more related to current applications being considered. Comments forwarded to Case Officer for consideration.
11	General	Over time new developments and alterations to the area do not fit in well. A conservation area to protect the heart of the old village is a must to preserve the history and look of this place.	Noted. No response required.
12	General	Want to see the proposed Braunstone Conservation Area confirmed and adopted in full. Approve of the boundary line on the plan, pleased that it includes all the 'greenfield' land to the rear of the bungalows on Avon Road and the area of grass to the rear of 19-25 Balmoral Drive. Fully support the management plan and the proposed co-operation between Blaby District Council and the City Council.	Noted.
	Section 7	Appraisal is mistaken about former Shakespeare Public House. Comment regarding outbuildings formerly part of traditional farmstead misleading as extensive alterations made shows more new build. While as part of the 'street scene' it is something of a sore thumb	Description altered to reflect newer alterations.

	Section 7	Additional historic detail regarding The Manor and Braunstone.	Additional information noted however appraisal concerns whole area not this specific property. Due to level of detail may be more suitable to contact Historic England to update official list description.
	General	In the main, appraisal makes excellent case for the new conservation area in Braunstone and I endorse it whole heartedly.	Noted.
13	General	Totally support.	Noted. No response required.
14	General	The old buildings are our heritage, do not want more houses, please leave the old barns and buildings alone would be better if they were made into a museum, not to mention more traffic. Nice wildlife place as well	Noted. No response required. Comments also forwarded to Case Officer for current application for consideration.
15	General	Leicester City Council endorses the new Conservation Area designation, and will continue to work with Blaby District Council to support this.	Noted. No response required.
16	General	Very good idea.	Noted. No response required.
17	General	Would like to keep this land as a conservation area. Why does anyone want to knock our buildings down which is been our heritage since 1800s. Ruining past and future just to build houses, plenty of spaces elsewhere. Wildlife around here.	Noted. No response required. Comments also forwarded to Case Officer for current application for consideration.
18	General	Conservation Area yes please.	Noted. No response required.
19	General	Support proposal as set out in the Character Appraisal and Management Plan 100%. In particular absolutely support the boundary.	Noted.

	Section 7	Additional historic detail provided regarding The Manor and other features in the village. Query description of features in parts. Heritage Report provided.	Additional details have been considered and descriptive text has been amended or clarified where appropriate.
	CA Map	Query regarding presentation of access of map. Suggest public roadway but is not.	Presentation of map does not denote public/private highways and is not intended for this. Examples of either ownership being shown with same colouration scheme. No amendments required.
	General	Before the present owner applied for planning permission, trees on site felled. Containers and estate agent boards an eyesore. Conservation Area and Management Plan would make matters like theses less likely to occur.	Noted.
	General	The consultations on applications to demolish the former mechanised milking parlour and build 13 housing units within setting of Manor house at the same time as consulting on the proposed Conservation Area so overshadows the latter as to make that impossible.	It would not have been suitable to delay consultations on the planning applications or for the conservation area. Information has clearly been provided with each consultation explaining what it was for. While it is understood some confusion may have occurred due to the timings, it is considered this was largely unavoidable without altering each process unreasonably.
20	General	Need to protect old Braunstone from too much development. Conservation area is a good idea and will help with this.	Noted. No response required.
21	General	There are over 1000 conservation areas in the East Midlands, a testament to the enduring popularity of this designation as a means of protecting the historic environment. While we do not provide detailed	Noted. No specific issues to raise. Existing guidance and legislation followed.

		advice on every designation due to resource implications, if there are specific issues that would merit our closer involvement on this occasion please advise us of this.	
22	General	Braunstone Town Council supports the proposal. Local residents who have engaged with the Town Council welcome and fully support the proposal in principle.	Noted.
	General	Lack of a conservation area on the Blaby District / Braunstone Town side of Braunstone Village over the past 50 years has resulted in a general degrading of the heritage assets and the setting; something which has not been the case on the Leicester City side of Braunstone Village, which is designated as a Conservation Area.	Noted.
	Section 7	Additional information provided regarding impact of development around the village shop.	Noted however further changes to description not considered necessary.
	CA Map	The proposed boundary for the Conservation Area is supported. The area covers the historic built core of the Village following physical features, avoids bisecting properties and their curtilage, and includes the natural green and open spaces which contribute positively to the character of Braunstone Village.	Noted.
	General	Character Appraisal generally considered sound, suitably capturing and identifying the area's overall special interest and character.	Noted.
	Section 7	Suggestions provided on developing this further in relation to the Manor. Conservation area is essential as acknowledged close to tipping point. Should also be further reference to natural environment. Undeveloped sites in village were of archaeological interest.	Descriptive text regarding the Manor and its farmyard have been added to and amended where considered suitable and also with regard to other representations received.

	Management Plan	Proposed Joint Management Plan is welcomed and generally considered suitable. However should be stronger in providing a framework for all three Councils (Leicester, Blaby and Braunstone Town)	Amendment to wording in the Management Plan to reflect joined up framework.
	General	Proposed Article 4 direction is supported.	Noted.
23	General, Management Plan	Leicester Civic Society welcomes proposals. The heritage character deserves to be well protected. Modern boundary of the City of Leicester is a historical accident and arbitrarily cuts right through the centre of the village. Heartening to see the two Councils concerned co-operating so effectively to protect and preserve the unique character of Braunstone Village. Leicester Civic Society applauds their efforts.	Noted. No response required.
24	General	About time	Noted. No response required.
25	General	Brilliant idea.	Noted. No response required.
26	General	Wow, love this idea	Noted. No response required.
27	General	Very great idea	Noted. No response required.
28	General	Agree with it	Noted. No response required.
29	General	This is a fantastic idea	Noted. No response required.
30	General	I approve of this idea to conserve the historical heritage of Braunstone, Leicester	Noted. No response required.
31	General	Area is already overcrowded and with cars and anti-social behaviour	Noted. No response required.
32	General	The village should be preserved and made a conservation area.	Noted. No response required.

33	General	I think this is a good idea we don't want more houses.	Noted. No response required.
34 (11 signatures)	General, Management Plan	We are members of the Braunstone History Group who wish to support the extension of Braunstone Conservation Area to include that part of Braunstone village located in the Blaby District Council Area and to support the joint management plan with Leicester City Council.	Noted. No response required.
35 (8 signatures)	General, CA Map	Gardens back onto greenfield site which is part of the existing old buildings to put up the proposed 13 new houses. Roads already blocked up with traffic, more cars entering and leaving the site will make it more dangerous. Approve of conservation area that includes this green space and keeps the old buildings. Trees and hedges have been cut down.	Support of conservation area noted. Specific impacts of potential development not a direct consideration for the proposed conservation area. Comments also forwarded to Case Officer for current applications on the site for consideration.