



BURBAGE NEIGHBOURHOOD PLAN

2015 – 2026

Our Village Our Choice

MADE PLAN - MAY 2021

Produced by Burbage Neighbourhood Plan Working
Party

On behalf of Burbage Parish Council



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Introduction from the Chairman of Burbage Neighbourhood Plan Group and the Chair of Burbage Parish Council

1 Introduction

- 1.1** Burbage is a large Parish bordering the town of Hinckley and considered to be a desirable place to live and work.
- 1.2** It has seen considerable growth over recent years, increasing pressure on roads, parks, schools, community and healthcare facilities.
- 1.3** This is our Neighbourhood Plan (the Plan) for the next 10 years. It has been driven by the Burbage Neighbourhood Plan Group (BNPG), reporting to the Parish Council. The Plan reflects community aspirations to make Burbage a better place to live and work. It will be monitored and updated when required, during the period to 2026.
- 1.4** We would like to thank everyone who responded to our questionnaire, public consultations and those who involved themselves in the preparation of the Plan. The BNPG could not have created the Plan without your input.
- 1.5** We have consulted residents through Theme Groups, workshops, open events and surveys, to engender a positive attitude towards future change, and emphasise the importance of retaining our heritage, culture, identity and sense of place.
- 1.6** We are particularly grateful to the Theme Group Chairs who led specific topics in the Plan. They are:
- Chris Nichols & Philip Crowfoot - Housing and the built environment
John Hayes – Environment
Julie Harding and Debbie Shaw - Community and Leisure Facilities
Richard Flemming - Business and Economic Growth
Noel Robinson - Transport and Access.
- 1.7** Also recognition and a special thank you to volunteer photographer Sarah Wyatt-Sherwin.

- 1.8 We would like to thank Officers from Hinckley and Bosworth Borough Council (HBBC) for their support with this work and the grant funding received from Locality (UK), without which the preparation of the Plan would not have been possible.

Richard Flemming

Cllr. Mr. Richard Flemming
Chair, Burbage Parish Council
&

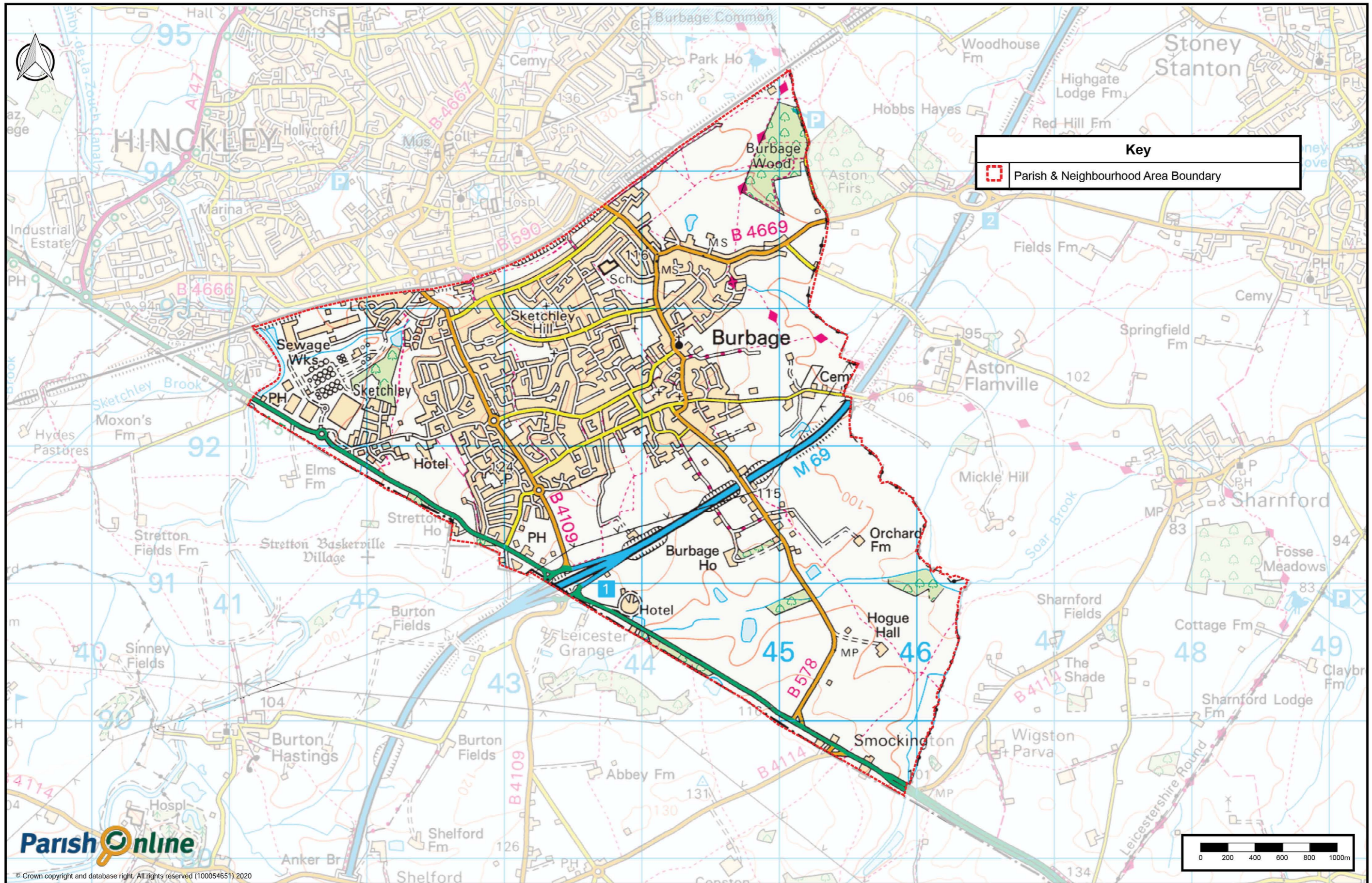
Chair, Burbage Neighbourhood Plan Working Party

2 What is a Neighbourhood Plan and why is it important?

- 2.1 A Plan is an opportunity for local people to create a framework for delivering a sustainable future for the benefit of all who live, work and visit our area.
- 2.2 The right for communities to prepare Plans was established through the Localism Act 2011 and rules governing their preparation were published in 2012. The National Planning Policy Framework (NPPF) (2019 pg. 4) sets the national planning strategy and has replaced over a thousand pages of national policy with much simpler and clearer text. This document also states that “The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies: and should shape and direct development...” (NPPF 2019 pg. 7) It enables us to ensure we get the right types of development in the right locations and sets planning policies to be used in determining decisions on planning applications across the Parish.
- 2.3 A Plan, once given statutory force, becomes part of the Development Plan (DP) for the area and this statutory status gives Plans more force and weight than other local documents such as parish plans or village design statements.
- 2.4 A Plan must comply with European and National legislation and be in general conformity with existing strategic planning policy.
- 2.5 Whilst every effort has been made to make the main body of the Plan easy to read and understand, the wording of the actual policies is necessarily more formal, to comply with statutory requirements.
- 2.6 Robust evidence is the foundation on which a Plan must be based, including community engagement, consultations and evidence of the views, aspirations, wants and needs of local people having been considered, with stakeholder comment and statistical information to justify the policies contained within the Plan.
- 2.7 A detailed ‘Statement of Consultation’ and a comprehensive ‘Statement of Compliance with the Basic Conditions’ was produced to support the Plan and was part of the final submission to HBBC.

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Figure 1: Burbage Neighbourhood Area (designated on 24 January 2014)

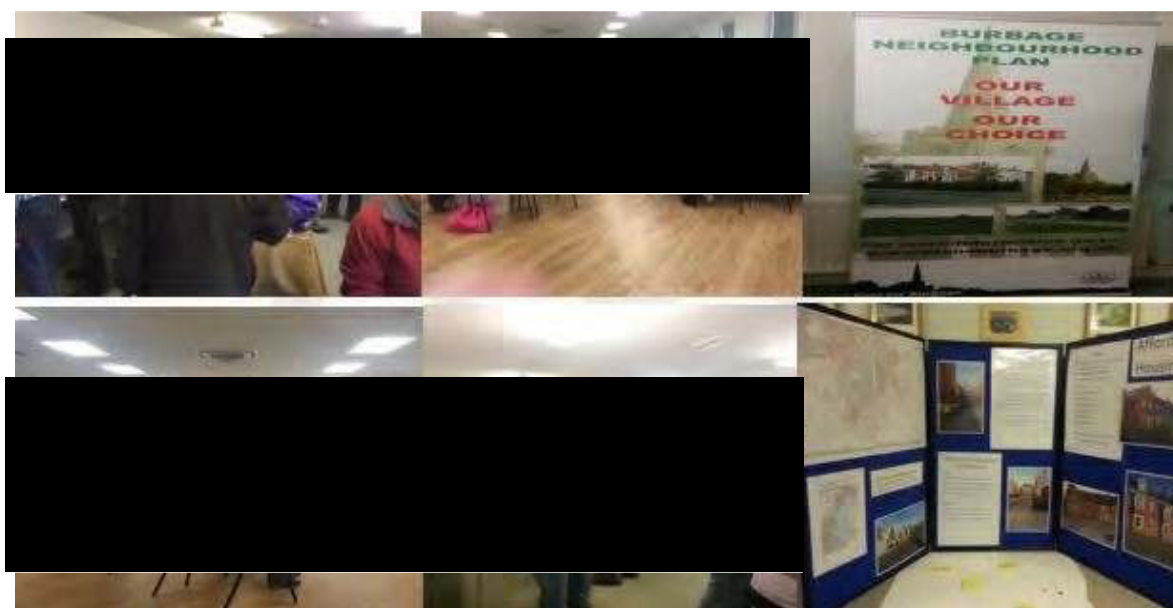


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3 Why do we need a Neighbourhood Plan for Burbage?

- 3.1 The Parish Council is very keen to influence planning matters within Burbage, on behalf of its residents. It will take decisions locally that will serve the best interests of the community and reflect residents' wishes in the forthcoming years.
- 3.2 There is recognition that sustainable development is not only necessary but desirable, because without it, our villages and economies will stagnate. We want to be able to constructively influence the nature and place within our Plan area, as it evolves.
- 3.3 The impact of new residential development was highlighted as a major concern during the Plan consultation process. However, we have been very clear from the outset, we are obliged to work within the broad housing requirements specified by Hinckley & Bosworth Borough Council (HBBC). Having a Plan gives us the opportunity to identify the best ways to deliver development. By directing it towards the needs and requirements of the community, we can protect our natural environment and community assets, to ensure a more sustainable future for ourselves and future generations.
- 3.4 Other issues of importance to residents have emerged through the consultation process. These include, protection of important environmental spaces, safeguarding buildings of significant and architectural interest, addressing traffic and transport concerns, protecting and shaping economic development and safeguarding important community facilities. All are referenced and addressed within the Plan. Identification of infrastructure requirements remains a priority, as the Plan consultation indicates, it is impacting on the quality of life.
- 3.5 The Plan has been prepared by members of the community in partnership with Burbage Parish Council. With these goals in mind we have embraced the NPPF's core principle of, *"The presumption in favour of sustainable development"* (NPPF 2019 pp 6-7).

4 How the Neighbourhood Plan was prepared



- 4.1 This Plan was prepared for the Parish Council through the BHPG and supported by professional neighbourhood planning consultants Planit-X, earlier drafts were supported by *YourLocale* and *Planning with People*.
- 4.2 The Group's mandate was to drive the Plan process, consult with the local community, gather evidence to support emerging policies and deliver the Plan.
- 4.3 Statistical information was gathered about the Parish, from a range of sources, providing a growing amount of evidence upon which to base emerging policies.
- 4.4 An Open Event was held on 8th November 2014 with members of the community attending, offering their thoughts about what was good and what needed to be improved within the Parish.
- 4.5 On 24th November 2014, an event for commercial stakeholders took place. Local business, retail outlets and members of the public sector attended as set out in the Consultation Results supporting document.
- 4.6 A questionnaire was produced in the winter of 2014/15 Burbage Neighbourhood Plan Community Questionnaire which returned over 1,000 responses, signifying support for a Plan produced for the local community. This helped to identify some of the key issues to be addressed through the Plan.
- 4.7 Theme Groups were established in the spring of 2015 to concentrate on the key themes emerging from the consultation process, supported by Officers at HBBC.

- 4.8 Theme Groups comprising Parish Councillors, BNPG Members and members of the public, were created.
- 4.9 Meetings took place over a six-month period prior to the Autumn of 2015 and assisted in bringing together outputs from the open event, stakeholder event and questionnaire.
- 4.10 A further public consultation event took place on 13th February 2016 (Appendix 6) when emerging policies were shared with the community. Over 130 people attended, to view the proposals, make comments and talk to those involved in its preparation.
- 4.11 Throughout the Plan's development, liaison has taken place with Officers at HBBC, to ensure that policies are in general conformity with the existing HBBC Core Strategy, as required by law.
- 4.12 The various consultation initiatives are separately documented in a 'Statement of Community Consultation' to be appended to the Submission version of this Plan.
- 4.13 The Burbage Neighbourhood Plan was submitted to the Borough Council in September 2019 and a six-week public consultation was undertaken. Following the Submission Consultation an Independent Examiner was appointed by the Borough and Parish Councils who assessed the Plan. A Hearing session was conducted on Tuesday, 3rd March 2020 and his Report was issued in April 2020.
- 4.14 This version of the Plan contains those modifications.
- 4.15 The Referendum question will be a straight "yes" or "no" on the entire Plan, as set out by Neighbourhood Planning Regulations. A vote of 50% or more will enable it to become part of the local authority's planning policy.
- 4.16 It is important to note, not having a Plan does not mean development will not happen. Development will still take place, but decisions will be based on Borough policies rather than locally formulated criteria.

5 What should the Neighbourhood Plan achieve?

- 5.1 This Neighbourhood Plan provides locally focused policies and actions to address issues identified as important to the local community, especially where it perceived that these policies are not adequately addressed through current planning policies.
- 5.2 When using the Plan, the local planning authority will form a view of the development proposal, or policy issue, the whole Plan, and the policies contained within it, must be considered.
- 5.3 When the Plan is adopted (“Made”), every planning decision taken by HBBC will refer to it.
- 5.4 The Plan also takes into consideration national planning guidelines.

6 Vision for Burbage

- 6.1 The BNPG agreed a vision for Burbage based on input received from the community as follows:

The Plan and the Vision for Burbage

Now classed as an urban centre, the village of Burbage in Leicestershire still retains a strong rural atmosphere and retains its village identity to its community.

The Plan aims to protect, create and enhance our open spaces and the historic elements of the village by encouraging sympathetic and sustainable designs in any future housing developments.

The Plan also aims to improve and develop the physical environment, developing an inclusive community and enhancing work and leisure opportunities.

- 6.2 The Plan includes several elements to help achieve this vision:
- Protection of important community assets including schools and health care facilities.
 - Incorporation of housing design guidelines into the Plan, listing those buildings and structures seen as being of local importance and protecting businesses and supporting business expansion in appropriate locations.

- Designation of Local Green Spaces which identify and protect those special areas from development.

6.3 The Plan is a live document which will be reviewed and change over time in response to new and changing needs and priorities.

7 Meeting the requirement of the NPPF for sustainable development

7.1 The NPPF (2019), paragraph 38, states there are three dimensions to sustainable development; social, environmental and economic. The Plan seeks to contribute to achieving sustainable development by:

7.2 Social

- To support existing community, school and healthcare facilities within Burbage.
- Delivering a mix of housing types to meet the community's needs.
- Maintaining parks and amenity spaces within Burbage.

7.3 Environmental

- Housing development is of the right type in the right location and positively reflects the existing historic character of the Parish.
- Protect important open spaces within the Parish of Burbage from development.
- Protect and improve biodiversity and important habitats within Burbage.
- Developing better pedestrian and cycling facilities within Burbage.

7.4 Economy

- Protecting existing employment sites within Burbage.
- Supporting small scale business development and expansion within Burbage.
- Encouraging start-up businesses and home working.
- Enhancing the retail choice within Burbage.
- Ensuring transport and parking issues improve accessibility.

8 Neighbourhood plan policies: a presumption in favour of sustainable development

8.1 The purpose of the UK Planning System, as set out in the NPPF (2019), is to achieve sustainable development.

- 8.2 This is defined in the NPPF as ensuring that providing for the needs of the current generation does not make life worse for future generations.
- 8.3 This Plan is a key part of securing sustainable development. The NPPF states that all plans should be based on and reflect the presumption of sustainable development and neighbourhoods should plan positively to support local development. Burbage has already exceeded its minimum housing target and the Plan does not allocate any further development sites as per HBBC Local Plan 2006-2026: *Site Allocations and Development Management Policies DPD, Page 13 Residual Housing Requirements*. It supports windfall housing development and business growth in appropriate locations that do not impact on residential amenity. The Plan outlines how new housing should be designed and supports improvement to infrastructure needed to meet the requirements of new development.
- 8.4 The Parish Council will take a positive approach when considering proposals that contribute to sustainable development. This includes working with the Borough Council, County Council, local community, developers and other stakeholders, to encourage the formulation of development proposals that clearly demonstrate sustainable development has been considered and addressed as per HBBC *Local Plan Review 2016-2036* and Leicester and Leicestershire *Strategic Growth Plan 2050*.
- 8.5 This Plan is not intended to replace the policies contained in HBBC's Core Strategy and the NPPF but contains additional Burbage specific policies helping to achieve the Community's vision.

Built Environment

9 Settlement boundary

- 9.1 The purpose of a Settlement boundary is to ensure sufficient housing and economic activity is available in appropriate locations whilst minimising Urban sprawl and providing definition of open countryside.
- 9.2 The Neighbourhood Plan proposes to designate a Settlement Boundary which updates the settlement boundary identified in the Hinckley and Bosworth Site Allocations and Development Management Policies DPD (2016).
- 9.3 Within the defined Settlement boundary suitably designed and located development will be acceptable in principle. Some areas within the Settlement boundary have additional designations such as the Burbage Conservation Area and/or are local heritage assets.
- 9.4 The NPPF sets out the objective of sustainable development, it states that sustainable development should be considered 'as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7).

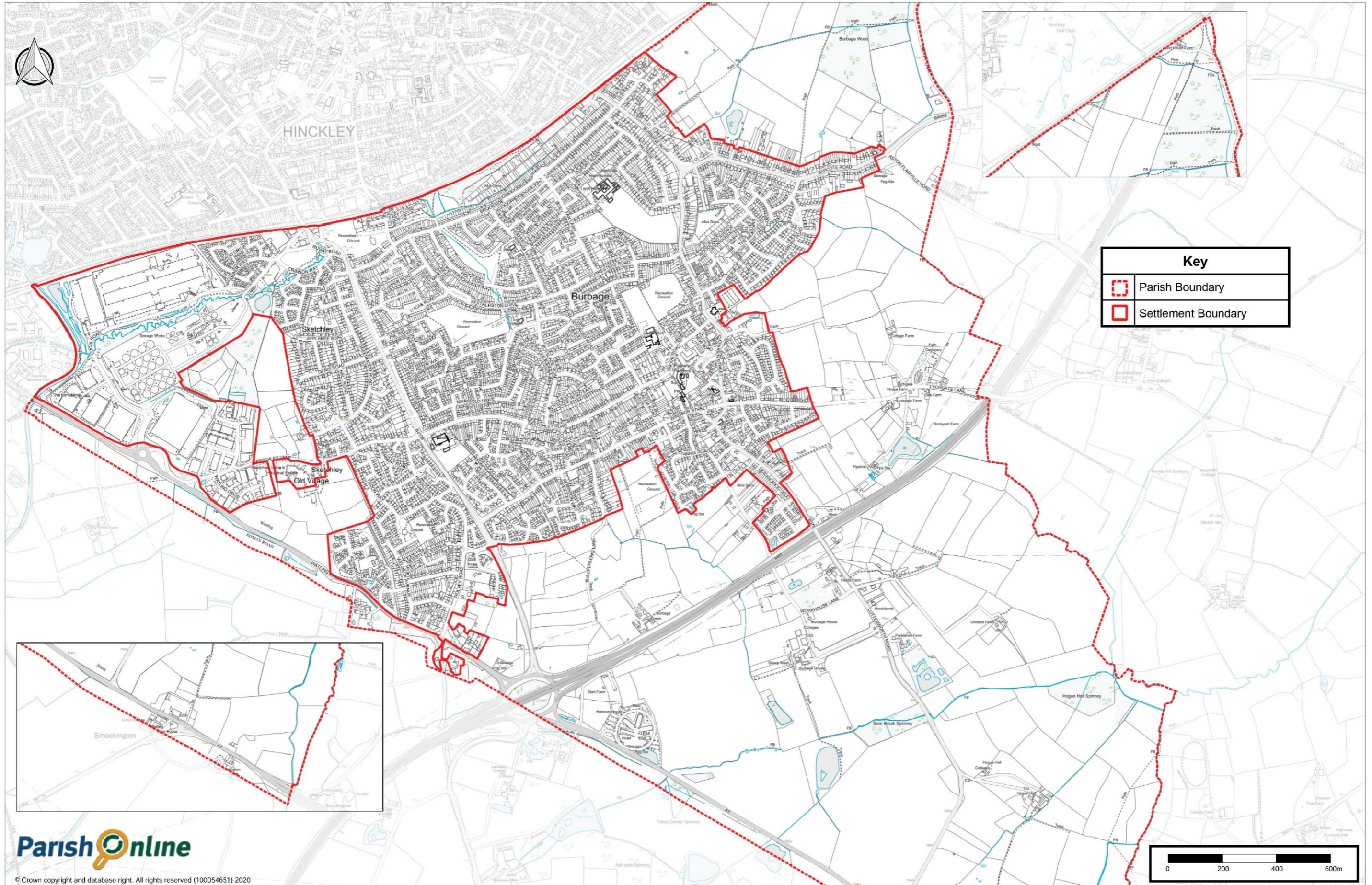
Paragraph 7 affords equal consideration to social and economic sustainability but also the protection of the environment and these three dimensions to delivering sustainable development should seek gains jointly and simultaneously. At the heart of national policy is the presumption in favour of sustainable development and this is replicated in Policy DM1 of the Borough Council's Site Allocations and Development Management Policies DPD. Policy 1 should be considered alongside DM1 and the presumption in favour of sustainable development will apply when development has been found to be sustainable.

POLICY 1: SETTLEMENT BOUNDARY

Residential development on land within or adjacent to the settlement boundary, as shown on Figure 2, page 19 will be supported, subject to complying with other development plan policy.

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Figure 2: Settlement Boundary



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10 Housing and the built environment

Figure 3: Archer Cottage



- 10.1 Burbage is a desirable place to live, enhanced by its geographical location adjacent to the motorway network.
- 10.2 It has experienced rapid housing growth in recent decades. Based on Census data, the number of dwellings in the Parish grew from 6,059 in 2001 to 6,393 in 2011, a 5.5% increase.

11 Housing demand

- 11.1 Impact from the high rate of housing growth was highlighted as a major concern by residents during the public consultation undertaken in the preparation of the Plan. Various questions were asked about the type of housing required and where this should go and many residents just replied, “No more”.
- 11.2 There was concern about the current rate of housing development as not being sustainable without significant infrastructure enhancements to health, education, access to the countryside and open spaces and perhaps most notably, the road network, where there are already high levels of commuting away from the Parish for employment and services. Consequently, residents feel that the scale and pace of development is having an adverse impact on the character of the Parish.

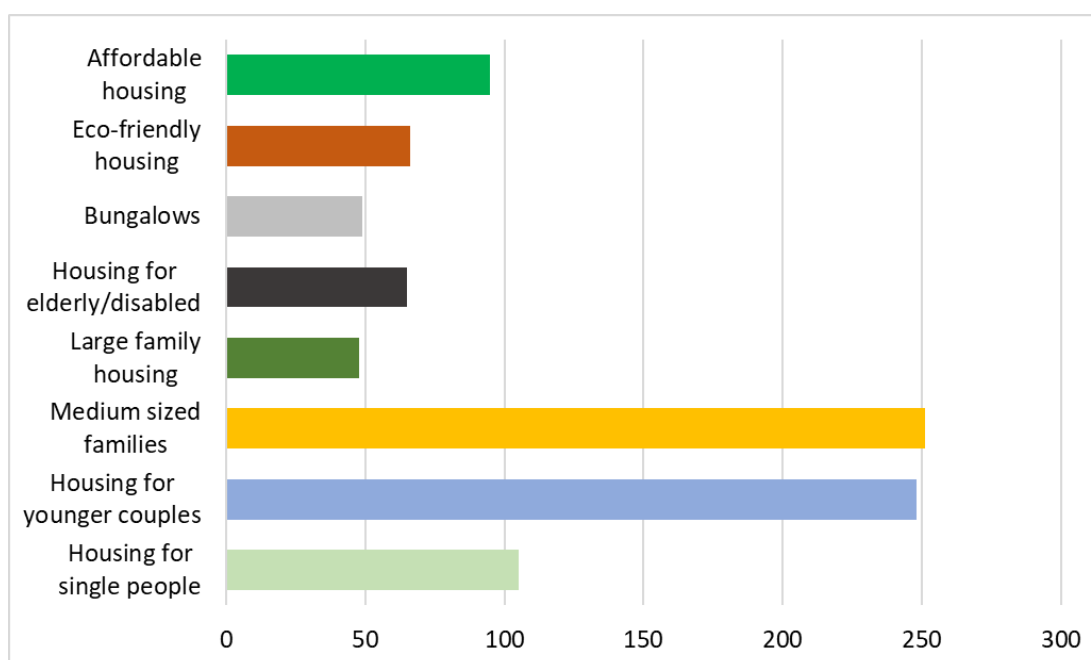
11.3 As of 31st March 2018, there have been 686 net completions within Burbage between 1st April 2006 and 31st March 2018, with a further 206 existing permissions, of which 191 completions were for the period 1st April 2016 and 31st March 2018. Of the existing ‘permissions’, 55 dwellings have been allocated (Source: Hinckley and Bosworth Residential Land Availability Monitoring Statement: 1st April 2017 - 31st March 2018).

12 New housing mix

12.1 When asked through the Community Questionnaire, “What type of housing was needed in Burbage?” The majority expressed a preference for more small or medium sized housing, rather than large houses.

12.2 The results were as follows:

Figure 4: Questionnaire results on housing mix



12.3 Census data from 2011 (see Table 1), when compared to the Leicester and Leicestershire Housing and Economic Development Needs Assessment (HEDNA) (January 2017), shows significantly more larger houses (4+ bedrooms) than recommended.

Table 1: Existing Housing Mix – bedrooms per household

Burbage Parish Council housing mix (Source: UK Census 2011)		HEDNA (2017) recommendations for housing for HBBC	
1 bedroom	8%	1 bedroom	0-10%
2 bedrooms	23%	2 bedrooms	35-45%
3 bedrooms	43%	3 bedrooms	45-55%
4+ bedrooms	21%	4+ bedrooms	5-15%

- 12.4 The Plan aims to conform with HBBC Core Strategy Policy 16 regarding housing density, mix and design for any new development of 10 or more dwellings per hectare.

13 Housing design



- 13.1 Burbage has a rich and generally attractively built environment. It is an important ingredient in the distinctive character of the Parish and our consultations have shown that it is important to local people.
- 13.2 It is expected that all residential and industrial development will conform to NPPF (July 2019) (Chapter 12) “*Achieving well-designed places*” regarding design, layout and scale. development to contribute to the attractive environment, through the creation of well-designed buildings and spaces.
- 13.3 The NPPF (July 2019) Section 12, page 38 states that “...policies should be developed with [the] local community so they reflect local aspirations and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development”.
- 13.4 Any future development should conserve the variety of housing which is a characteristic of the village and should include an appropriate mix of units, in terms of size and tenure, to meet the needs of the community.
- 13.5 The siting of new buildings should be examined from all directions. Developers should follow Hinckley and Bosworth Borough Council's guidance on providing a design statement with planning applications and ensure statements show how new developments, extensions and conversions would appear in relation to their overall surroundings and adjacent properties (From: Burbage Village Design Statement 2006).

14 Development layout and scale

- 14.1 The siting of new buildings should be examined from all directions.
- 14.2 New buildings should respect established building lines.
- 14.3 Separation distances between buildings should also respect the separation distances which characterise the immediate locality.
- 14.4 Native hedging plants, shrubs and trees should feature as boundaries to new houses and hedge boundaries maintained around existing homes.
- 14.5 Panelled and closed boarded timber fences should be avoided wherever possible on street frontages.

15 Housing layout and styles

- 15.1 Houses should be matched in terms of design and scale with neighbouring properties but are not required to copy or pastiche existing design styles in an area. Innovative and contemporary designs, that respect their context, are encouraged. References to existing architectural forms, fenestration, proportion of solid and void areas and external materials will also be encouraged.
- 15.2 Off-the-shelf suburban housing designs, which are typically repeated throughout the country, with no acknowledgement of local character and distinctiveness, will be resisted.
- 15.3 Extensions, conversions and alterations will use materials, design and scale compatible with original buildings.
- 15.4 Encouragement of energy-saving features and water-efficiency measures will be sensitively incorporated and designed into new developments.
- 15.5 Garages should be of a scale compatible with the residences they serve and not visually obtrusive. Their width will be sufficient to accommodate cars, ensuring access and egress from within the garage. Detached garages will have pitched rather than flat roofs.

16 Street furniture

Figure 5: View at Burbage Coronation Tree and Archer Cottage



- 16.1 Wherever possible, an improvement in the quality and reduction in the quantity of street furniture, e.g. telecommunication boxes, will be encouraged throughout the village.
- 16.2 The use of appropriate (vandal-resistant) materials and colours would help to blend these items into the village environment.
- 16.3 Where telegraph poles and electricity pylons are not a feature of an area, developers should arrange to have cables laid underground.
- 16.4 Furniture should only be placed on a footpath if it leaves a 2m space for pedestrians. If not, a more suitable site should be found.
- 16.5 Where street lighting is required, a 2m width for pedestrians is needed. It should not cause unnecessary light pollution and be in keeping with its surroundings. For example, in the Conservation Area, street lighting should be of a design that enhances the street scene. Where security lighting is installed, it should be sensitively designed and sited.
- 16.6 To help meet the above statements, the Plan supports the objectives and principles of those policy documents stated in Policy 2: DESIGN AND LAYOUT below.

POLICY 2: DESIGN AND LAYOUT

Any future residential development within the Parish of Burbage must respect its surroundings and, where appropriate, should follow the existing pattern of development and should retain existing important natural features on the site, such as trees, hedgerows and streams.

17 Business and economic growth

Introduction

- 17.1** Employment and economic growth is important for dynamic and sustainable communities.
- 17.2** Burbage is significantly a ‘dormitory village’, with the majority of residents being of employable age working and commuting to Hinckley, Nuneaton, Leicester, Coventry and beyond (2011 UK Census) due to good communications from the A5 trunk road and M69 motorway.
- 17.3** The village has two significant areas of local employment, namely Sketchley Meadows Industrial Estate and the Logix Business Park. Small industrial units can also be found off Sapcote Road. Full planning permission (17/0143/HYB) has been granted for a large-scale storage and distribution facility (Use: Class B8), including ancillary facilities (Use: Class B1c/B2/B8) on land east of Hinckley Island Hotel, Watling Street. In addition to this, an outline application has been granted for use classes B1c, B2 and B8 in the same location.
- 17.4** The village is predominantly residential but contains small business (B1a-c) and retail facilities (A1-A5) each with <50 employees, are based in key areas of the village, namely: Three Pots, Boyslade Road/Tilton Road, Atkins Way, Brookside, Windsor Street/Coventry Road and Hinckley Road/Church Street. They comprise of ladies/gents/unisex hairdressers (type A1) and beauty establishments, several convenience stores (type A1), newsagents, travel agents (type A1) and two florists. There is a chemist and bookmakers (type A2) on Tilton Road and fast food outlets can be found in Windsor Street, Tilton Road, Atkins Way and Brookside. Restaurants are located on the A5 and Windsor Street (type A3). A ‘Farmers Market’ is held on the first Saturday of each month except January.
- 17.5** Burbage also hosts ten public houses or public house/restaurant (type A4), which not only supports the community through direct or indirect employment, but also supports the cultural well-being of the village.
- 17.6** Overall, the Plan aims to assist in retaining these business and retail facilities as they are valued by both residents of the village and further afield.

- 17.7 Although several of the business and retail facilities provide adequate parking within the curtilage of their premises, car parking has been identified as a key issue and may affect potential shopper's access to facilities within the village.
- 17.8 The Plan will support applications generating new employment opportunities or retail facilities which provide adequate parking for vehicles and cycles.

Business development

- 17.9 The Parish Council recognises the importance of businesses in the Parish, providing employment opportunities for local people, reducing reliance on commuting and enhancing the sustainability of the Parish. It seeks to retain existing businesses and, supported by the residents' questionnaire, encourage new businesses and retail facilities to the village, so as to create further employment opportunities.
- 17.10 The Plan supports the provision of additional floor space for offices or light industry through new allocations or redeveloping existing and/or unoccupied premises where this meets the criteria identified in Policy 3 below.
- 17.11 To ensure the vitality and viability of the Parish, proposals that seek a change of use of an existing A1 - A5 retail facilities, a B1a – c business, B2 (general Industrial or B8 (Storage and distribution) from a change of use for another purpose where planning consent is required will be challenged, unless it can be demonstrated that reasonable efforts have been made to secure continued usage of the business/facility.
- 17.12 DM21 in the Site Allocations and Development Management Policies DPD states that: "The change of use from A1 or A2 retail or loss of A1 or A2 retail uses within the village will only be permitted where it can be demonstrated the proposal would not detract from the vitality or viability of the Local Centre in terms of the mix and type of uses".

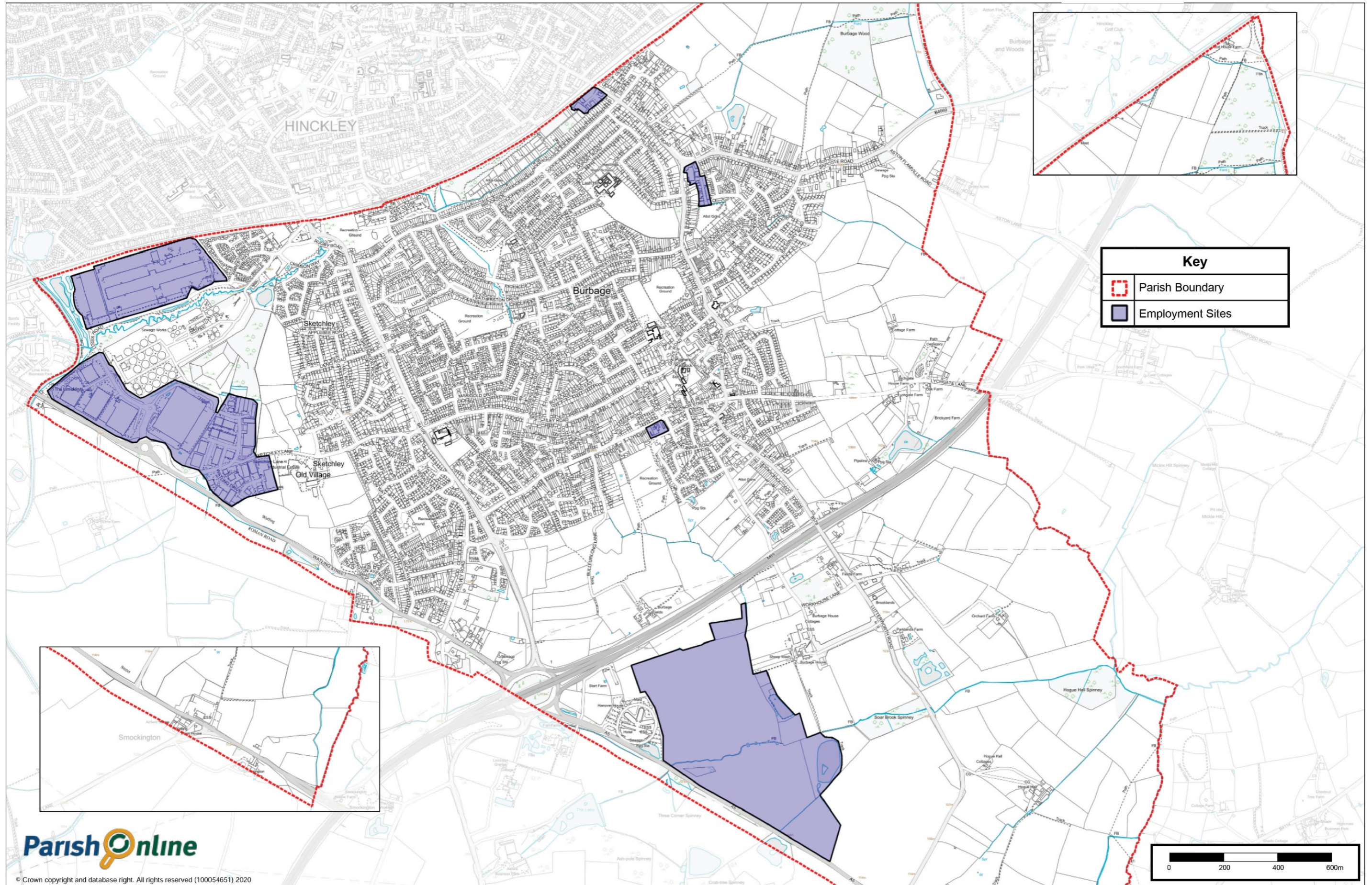
POLICY 3: BUSINESS AND RETAIL

The policy particularly encourages proposals for suitable B1a-c business development in the Parish, such as small-scale business and enterprise development, including live/work units and/or high-tech office units providing the development:

- a) Is in keeping with the scale, form and character of its surroundings.
- b) Does not significantly adversely affect the amenities of residents in the area.
- c) Does not cause harm to highway safety.
- d) Does not have a detrimental impact upon the local environment.
- e) Has safe and suitable access to the site for all people.

Proposals to develop B1a-c business, B2 (General Industrial) or B8 (storage and distribution) through new build, conversion or splitting up of existing employment space will be viewed favourably provided conditions a-e listed above are met.

Figure 6: Key employment sites



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18 Transport and access

The Burbage road network

- 18.1 Burbage is situated to the south of Hinckley, on the western edge of the East Midlands area. The Leicester to Nuneaton railway line provides the northern border, from The Outwoods to the Ashby Canal. The Canal is the boundary to the A5. From the A5 canal bridge to Smockington Hollow is the western boundary. The eastern boundary runs from The Outwoods in a meandering line South to the A5 at Smockington Hollow, creating the triangular shape of the Parish.
- 18.2 The M69 motorway crosses the Parish, creating two separate areas, north and south. The northern area is approximately twice the size of the southern area and includes the village. The southern area comprises the Jury Inn Hotel, farmland and scattered houses. The A5 links the Logix Park and Sketchley Meadows to the M69 (see Figure 7, Page 32).
- 18.3 Traffic using the B4109 Rugby Road to the west side of the Parish is height restricted by a low rail bridge. The B4669 Burbage Road, to the east side enters the Parish by crossing the railway line and continuing into Sapcote Road at the B578 junction. Brookside connects Burbage Road with Rugby Road. The B4669 continues to the M69 J2, giving access to Leicester and M1, but no access to the south of the village either on to or off the M69 (see Figure 8, Page 33).

Transport related issues

- 18.4 The HBBC Core Strategy (2009) recognises the importance of Burbage, along with other local centres, remaining accessible through improvements to the road network.
- 18.5 The following transport related concerns were highlighted through the Open Events and Questionnaire (See Table 2).

Table 2: Highlighted issues following Open Event

• Significant congestion along all three 'B' class roads in the parish
• Lack of off-street parking spaces resulting on-street parking
• The impact of further housing development on an already stretched transport network
• Safety concerns at specific road locations such as schools
• The need for further cycleway improvements
• Better public transport provision, particularly bus services

Figure 7: The parish in relation to primary road links

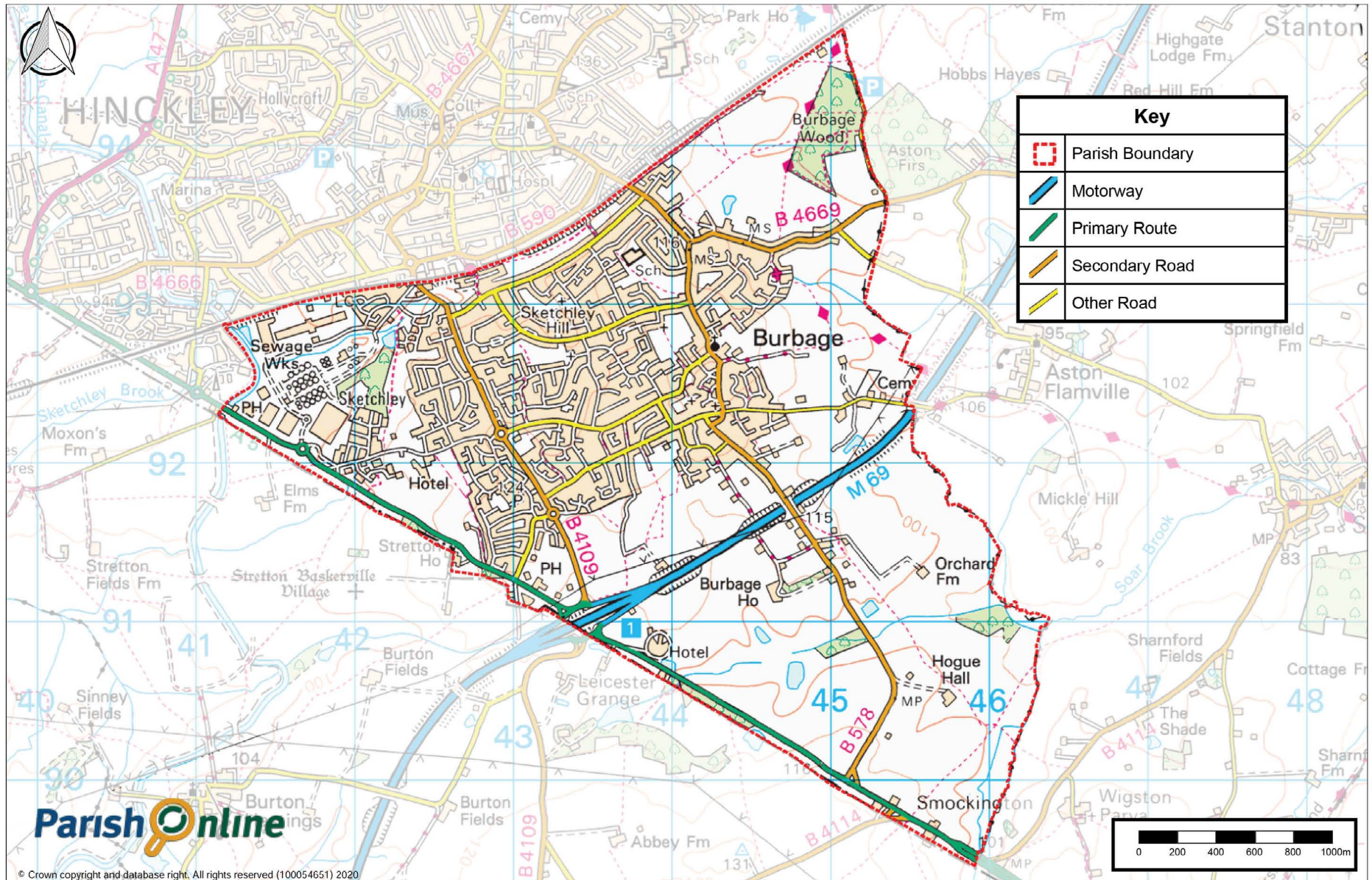
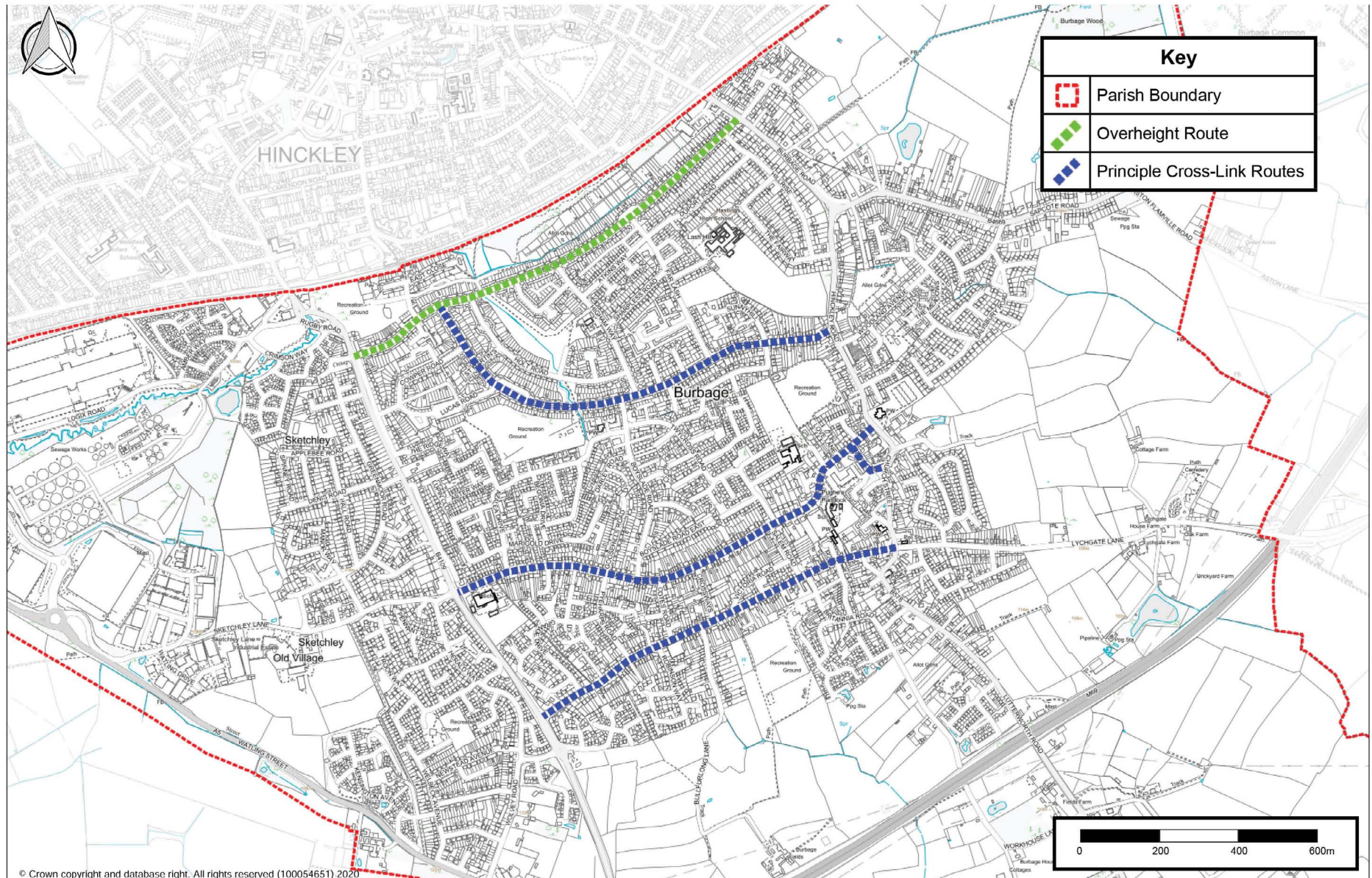


Figure 8: Principle cross links in Burbage



Major congestion problems

- 18.6 An important consideration, centred on main road vehicle movements through Burbage and the wider Hinckley, Barwell and Earl Shilton conurbations, with a significant portion of this traffic passes through the Parish using the A5 and local B roads in order to access the M69 north for Leicester and the M1, and south to connect with Coventry and the M6.
- 18.7 The B4669 Sapcote Road becomes congested at peak times, restricting flow into Hinckley and causing congestion in Brookside.
- 18.8 The B4109 Rugby Road is the main route to the M69 and congestion occurs at peak times. Traffic lights at the 'Hub' building, have contributed to congestion on Rugby Road, due to balancing flows along Southfield Road and Westfield Road in Hinckley. There is no filter from Rugby Road into Brookside.
- 18.9 The B578 is the main road to the older areas of the village, including the Conservation Area in the Historic Centre. It is winding and varying in width with some narrow footpaths. On-street parking over significant lengths creates some congestion. The road leaves the village to join the A5.
- 18.10 Congestion on the main roads and B578 have a negative impact on the community and the environment. Further housing development is occurring in the Parish and surrounding areas and it is expected that this traffic issue will continue.
- 18.11 The B4109 Rugby Road is an 'Urban All-Purpose Road of Type 3', having a two-way single carriageway 6.75m wide including permitted on-road parking. HGV traffic is permitted and there is a flow reduction of 150 vehicles/ hour, compared with the UAP3 standard. National standards indicate the maximum capacity of Rugby Road in good conditions is 960 vehicles/ hour. Flow rates peaked at 1450/hour when measured between 1st September and 30th September 2015 on each Wednesday morning. The near proximity of the M69 is a prime cause of congestion in the Parish. When restrictions occur on the A5 or other parts of the motorway network, traffic diverts through the Parish, creating local problems.

Parking, speeding and safety: Issues, evidence and solutions

- 18.12 Evidence was gathered concerning parking, speeding and safety issues following issues raised via the questionnaire and public consultation. As reported in the supporting information, evidence was gathered via parking studies, analysis of public domain speeding data and conducting a safety audit. Emphasis was given to critical points within the Parish, particularly older sections of the village where very little off street parking is available for existing properties. In older areas of the village many footpaths and roads are narrow, and congestion is caused by traffic negotiating parked vehicles.

18.13 Table 2 (see Page 31) identifies key factors involved, pointing to supporting evidence gathered and proposed traffic management improvements.

Projected impacts of developmental growth

18.14 In seeking to predict possible impacts of future housing growth on the transport network, the theme group predicted that traffic volume is likely to increase due to the following factors:

- A general increase in vehicle ownership levels per established households, (+7% during the 10 years 2001-2011 (2011 UK Census).
- Increase in the number of occupants per household of 'driving age', resulting from extensions and improvements to the established housing stock.
- New housing and industrial/business developments beyond the Parish in neighbouring urban and Parish areas (approximately 2,375 residential properties approved/built between 2006-2015 within 4½ miles of Burbage) generating greater traffic volumes whose origins and destination fall outside the Parish.
- The existing traffic issues will be exacerbated as the stock of new homes is increased across the Borough to meet the Core Strategy target.

Public transport

18.15 Through community consultation, the community identified a need for improvements in public transport provision, particularly the bus service. Currently public bus services run to and from Hinckley, Nuneaton, Lutterworth, Leicester and Coventry. Therefore, this Plan seeks to encourage improvements in bus services to and from the Parish, and an increase in public usage of the service.

Key transport and traffic management issues

18.16 Public consultation has highlighted key issues from paragraphs 18.1 – 18.15 above, namely:

- New housing development will inevitably increase traffic and transport issues;
- Speed and volume of traffic through the village;
- Lack of off-street parking spaces within the village, especially within the historic centre;
- Public transport to nearby population centres and facilities results in an increase use of private car
- There is a need for safe routes to school to reduce the impact of the 'school run'

Community Action 1: Transport and traffic management

The BNPDG will:

- a) Challenge any further reduction in services.
- b) Work with all relevant agencies to maintain current bus and rail services.
- c) Promote the use of public transport as a better means of transport.
- d) Ensure that any new housing development will show how they have considered the need for safe, direct access to public transport.
- e) Encourage 'safe routes to school' schemes.

19 Parking



- 19.1 Parking and vehicle movements are two key issues identified through public consultation within the Parish area.
- 19.2 It is evident that road and street patterns within Burbage have developed over centuries and are not ideal for modern traffic with a detrimental effect to pedestrian and vehicular safety, and to the ease the way general traffic, emergency and service vehicles are able to travel.
- 19.3 Key areas for congested parking include Britannia Road, Brookside, Church Street, Coventry Road, Salem Road and areas of Three Pots.

POLICY 4: PARKING

At least two off-street, car parking spaces shall be provided within the curtilage for each new 2 bed or larger dwelling developed within the Parish unless it is unachievable, for example in an infill plot in a row of terraces, where such a parking space would disrupt the frontage pattern of the terrace.

20 Footpaths and Cycleways

- 20.1** Burbage has significant public rights of way and routes for walking and cycling (see Figure 9: Footpaths, Page 39). There has been a recent increase in the network of cycleways, but they remain incomplete (see Figure 10: Cycleways, Page 40).
- 20.2** The footpath network, meanwhile, is a fragmented remainder of a pattern reflecting historic use (old jitties, occupation lanes, etc.), instead of a community asset to enable residents to connect with community assets such as shops, schools and work, or to access open countryside for recreation and general health and wellbeing benefits.
- 20.3** Some segments of pavements in the village centre are too narrow for safe pedestrian access. Similarly, poor and outdated road design and parking behaviours in the village centre frequently restrict sections of walkway, inconveniencing disabled people.
- 20.4** The Plan supports further enhancements of the cycleway network and extension of the footpath network, including the creation of a complete circular route around and with access from the built-up area, taking into consideration the protected view of the historic vista/prospect of Burbage centre (see Figure 11: Round Burbage Walk, Page 41).

POLICY 5: FOOTPATHS AND CYCLEWAYS

The protection of footpaths and cycleways will be supported.

Community Action 2: Footpaths and Cycleways

The BNPDG will actively seek to work with interested parties, authorities and landowners to achieve enhancements and extensions to the present network of footpaths and cycleways, especially the proposed routes (Figure 9, Page 43 - Footpaths and Cycleways) and to extend the network into the countryside.

The BNPDG will also consider the opportunities available to best promote footpaths and cycle ways, for example:

- a) Providing access to information on all paths within the village, detailing responsibility and links to relevant information and fault reporting pages.**
- b) Running a public information scheme in its literature.**
- c) Promoting walking and cycling for its environmental and health benefits.**

Figure 9: Footpaths

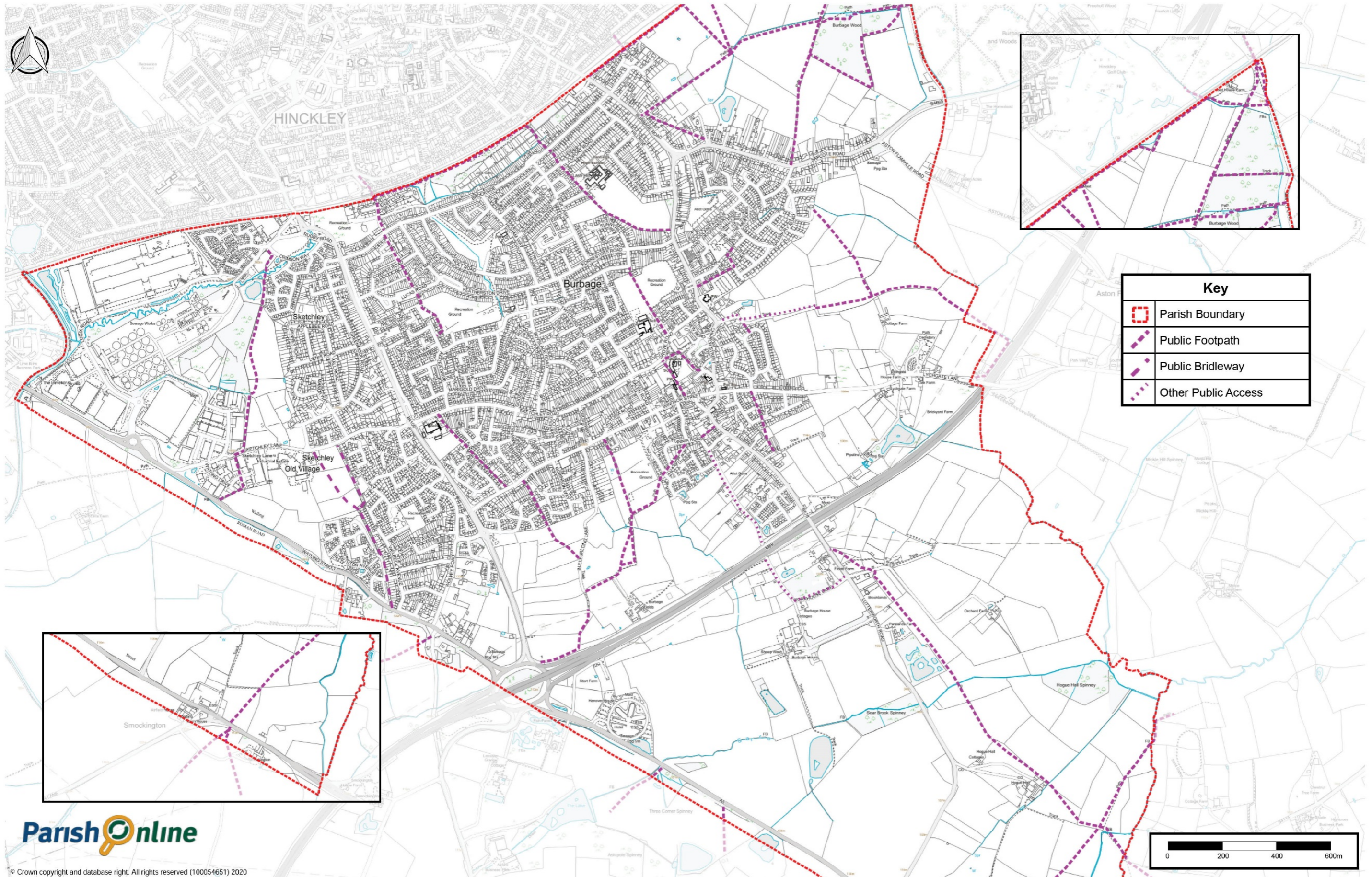


Figure 10: Cycleways

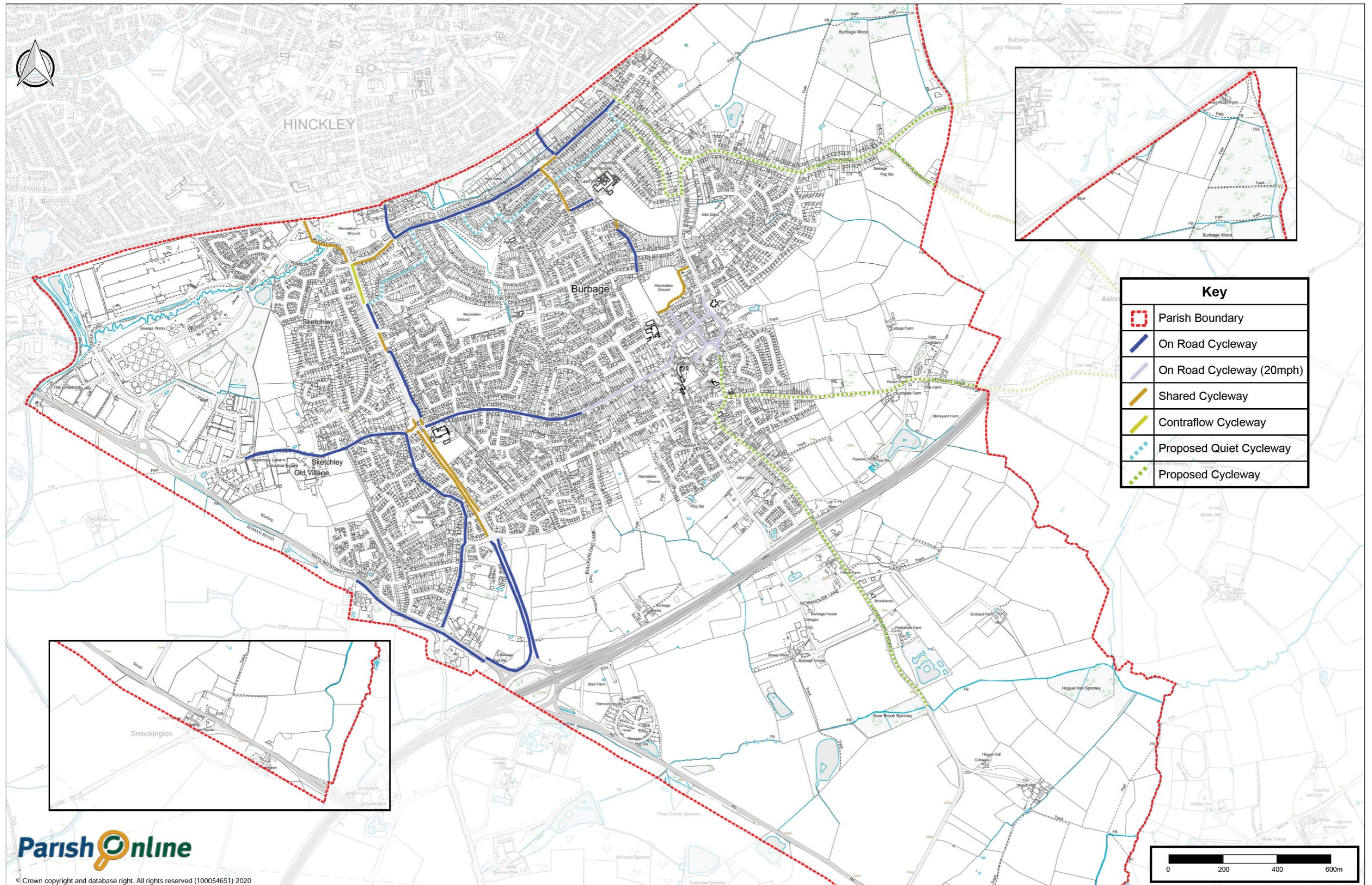
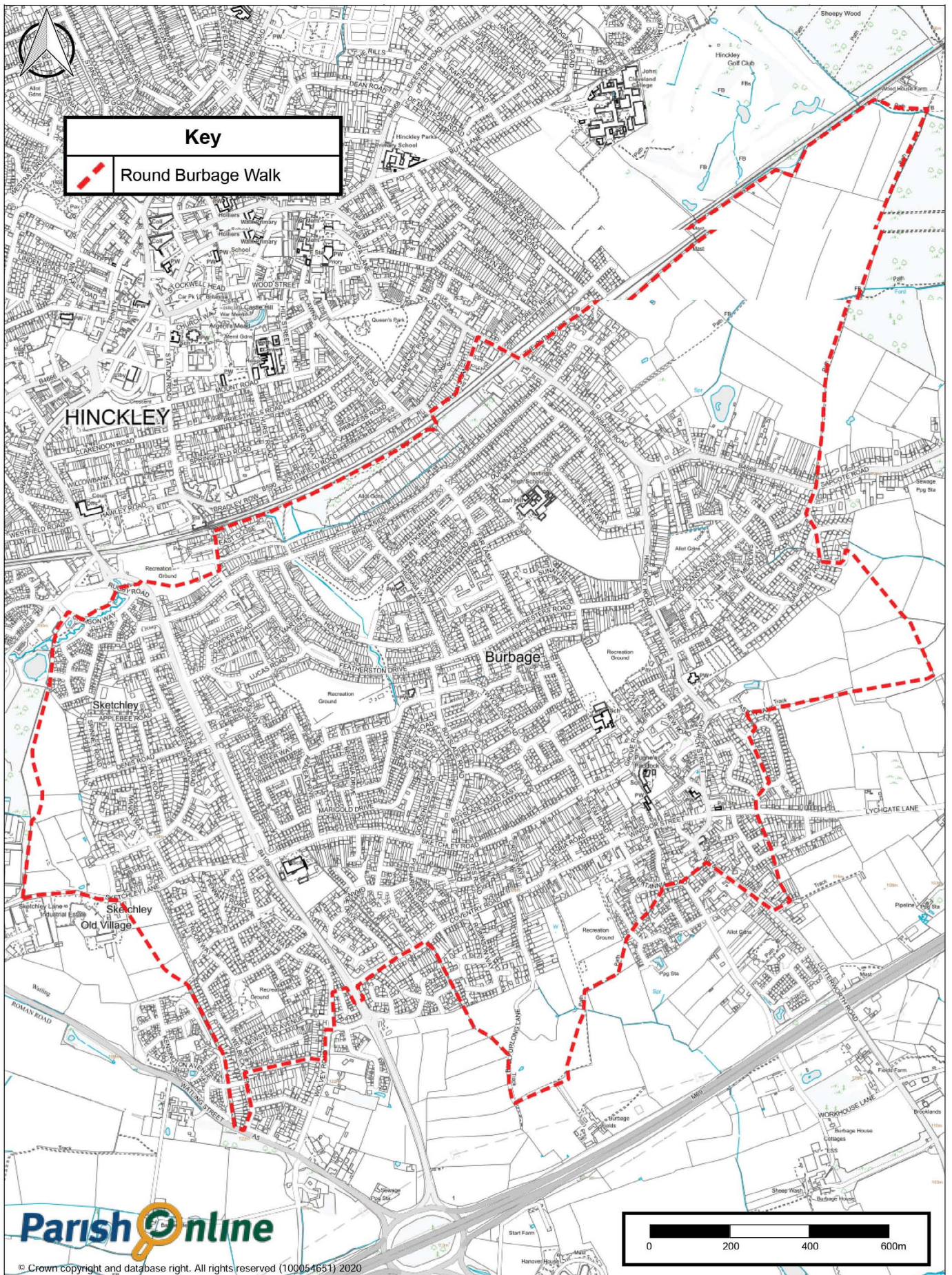


Figure 11: Round Burbage Walk



Historic and Natural Features

21 Historic Burbage

Figure 12: Old view along Church Street



21.1 The Plan covers the Parish of Burbage, a large area of approximately 1,225 hectares, comprising the historical settlements of Burbage and Sketchley, including associated open fields and woods.

21.2 Burbage is thought to have derived its name from Burr, a unique species of thistle and Bach, a small tributary of a mainstream which is one source of the River Soar, creating Burbach. The thistle and blue streams are depicted on the Parish Council logo.

21.3 Sketchley was combined with Burbage in 1837 and both remained small and rural, well into the nineteenth century. The census of 1801 showed that there were 1098 inhabitants (Burbage Heritage Group) and it was not until the census of 1901 that the population of Burbage exceeded 2000 persons. By 1953, the population had risen to 3,983, rising to 5,000 inhabitants by 1958 due to the expansion of Sketchley Hill housing estate. The 2011 census showed 14,568 inhabitants, with an estimated 17,000 by 2017, largely due to the rapid housing developments within Burbage on both brown and greenfield sites.

Figure 13: Burbage St Catherine's Church in the distance



21.4 Burbage and Sketchley have combined to become a sub-centre of Hinckley, only separated by a narrow strip of partly open land and railway line.

21.5 Land to the East and South of the village has remained largely un-developed. Consequently, the area retains an attractive landscape quality, forming an important vista towards the centre of The Burbage Conservation Area, and the significant landmark of St Catherine's Church. There is strong local resistance to any further destruction of the visual and ambient relationship between Burbage and its historic landscape, as it merges with the Green Wedges designated within the Hinckley and Bosworth Core Strategy.

22 Heritage assets

22.1 The historic character of the Parish is one of its most important assets and the community wishes to see it protected and enhanced.

22.2 The historical development of Burbage centred upon the Manor House and St Catherine's Church with occasional farmsteads and large houses on outlying roads. For centuries Burbage remained a small farming community until the hosiery trade was introduced into the area and this developed from domestic industry to the rise of the factory production by the end of the 19th century. Family run horticultural businesses were also established throughout the late 18th and 19th centuries which shaped the landscape west of the village centre towards Sketchley. Commercial premises, family homes and housing for workers were constructed as both the hosiery industry and horticultural industries thrived throughout these periods and development gradually expanded beyond the historical core. Ribbon development in the interwar period led to the construction of some grand dwellings set within large plots surrounded by mature trees. Some fine old spaces within Old Sketchley Village remain despite it being largely subsumed as a suburb of Burbage. Ashby Canal was constructed in the late 18th century to transport raw materials and goods from North West Leicestershire to a junction with the Coventry Canal near Bedworth, and a small section of the canal travels along the western boundary of the Parish.

22.3 Surviving buildings, structures and spaces related to the development of Burbage and Sketchley, together with ridge and furrow landscape, provide a high quality and distinctive historic environment that is rich in character and reinforces a sense of place. The designated heritage assets and proposed local heritage assets located within the Parish as identified in maps Figure 15 (Page 49).

22.4 In recognition of the special interests of the historic core of Burbage a conservation area was designated in 1973 (see Figure 14 Page 46). A conservation area covering Ashby Canal and significant surrounding features was designated in 1990. The Plan recognises the importance of these Conservation Areas and the statutory protection their designation brings. It supports proposals to preserve and enhance the unique character of these areas as per HBBC's Site Allocations and Development Management Policies DPD Policy DM12.

22.5 In addition, there are 15 buildings and structures that have been granted 'Listed Building' status in recognition of their special historical or architectural interest. These are listed in

Table 3 (see Page 44). Their designation as a listed building gives them a statutory protection beyond that of the Plan. However, it is important that they are highlighted to ensure that all parties are aware of their significance to the Parish and the need to protect and enhance these structures.

Table 3: Listed Buildings

Ref	Description	Grade
1	129, Church Street	Grade II
2	28 and 30, Church Street	Grade II
3	66, Church Street	Grade II
4	Archer Cottage, Church Street	Grade II
5	Burbage Hall, Aston Lane	Grade II
6	Burbage War Memorial	Grade II
7	Cedar Lawns, No 78 Church Street	Grade II
8	Church of St Catherine, Church Street	Grade II*
9	Former North Lodge to Burbage House, Lutterworth Road	Grade II
10	Manor House, Church Street	Grade II
11	Milepost at grid reference SP 4540 9052, Lutterworth Road	Grade II
12	Milestone at grid reference SP 4412 9332, Hinckley Road	Grade II
13	Former South Lodge to Burbage House, Lutterworth Road	Grade II
14	The Constitutional Club, 64 Church Street	Grade II
15	The Old Grange and Attached Stable Wing, Aston Lane	Grade II*
16	Outwoods House, Elm Tree Drive	Grade II

22.6 Beyond these designated heritage assets there are a wide range of other buildings and structures considered to be locally important to Burbage's heritage that also need to be preserved and enhanced. These local heritage assets do not have statutory protection and are referred to as 'non-designated', however the effect of a development proposal on the significance of a local heritage asset should be taken into account.

22.7 The reasons why local heritage assets are significant is varied, often going beyond historical or architectural interest, and demonstrating a range of values that contribute to the distinctiveness and heritage of Burbage. The Borough Council has devised selection criteria to identify assets of local interest and describe their significance which has formed the basis for selecting local heritage assets in Burbage and Sketchley (Table 4 Page 47) and described in Hinckley and Bosworth Selection Criteria for Local Heritage Assets. These

assets will be included within the adopted Local Heritage List currently being developed by the Borough Council.

22.8 Other local heritage assets may come forward throughout the lifetime of this Plan.

Figure 14: Burbage Conservation Area



Table 4: Local Heritage Assets

Ref	Description
17	Cheadle House, 49 Britannia Road
18	Intramark Building, Windsor Street
19	Framework Knitter Cottages, 25 & 27 Coventry Road
20	Grove House, Grove Road
21	Middle Orchard, Grove Road
22	4 & 6 Love Lane
23	The Chequers Inn, 30 Lutterworth Road
24	The Lodge, 46 Lutterworth Road
25	Bay Tree Cottage, 47 Lutterworth Road
26	Swallow Cottage, 53 Lutterworth Road
27	Austrey House, 65 Lutterworth Road
28	The Hollies, Lutterworth Road
29	Sketchley Manor Hall, Manor Road
30	Manor Farmhouse, Manor Cottage, Hall Lodge, Little Wheel Sketchley Old Village
31	Paddock View and Sketchley Hall Cottages, Sketchley Old Village
32	The Birches, 1 & 3 Sketchley Road
33	Sketchley House (Fern Lea House and Chapel House), Watling Street (Chapel Lane)
34	Stretton House, Watling Street
35	34 Windsor Street Restaurant, 34 Windsor Street
36	The Red Lion, Windsor Street
37	The Sycamores, 60 Windsor Street

23 Ridge and furrow

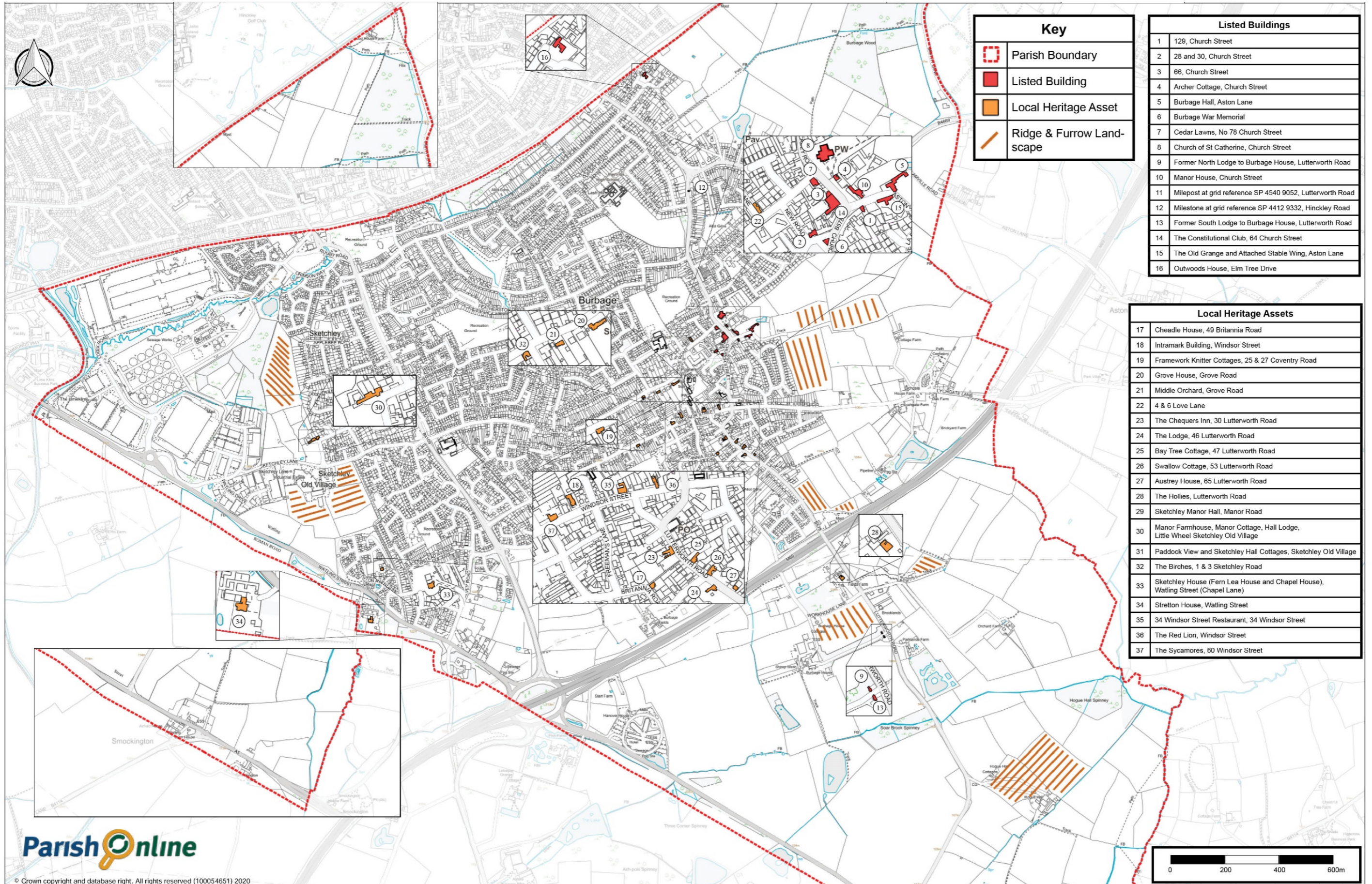


- 23.1 Like most rural settlements in midland England (and widely across lowland northwest Europe) Burbage was until the 18th century, nearly surrounded by ridge and furrow plough lands.
- 23.2 Reflecting the national picture regarding the loss from many English parishes of between 95-100% of ridge and furrow fields (mostly since 1940), Burbage has seen a dramatic decline of its own local ridge and furrow fields. Now only thirteen of the circa 140 fields (<10%) within the Parish retain well-preserved traces of ridge and furrow. These surviving fields occupy an area of approximately 23 hectares, which is 3% of the open land within Burbage.
- 23.3 In English legislation, except for a few that are classed as Scheduled Monuments, ridge and furrow fields are not protected, despite recognition that “...as the open field system was once commonplace in NW Europe, these [surviving] sites take on an international importance” (English Heritage 2012).
- 23.4 While it is not being suggested that individual fields within Burbage are of international or national importance, they are an important part of the distinctive character of the Parish and provides a link to its historic past.
- 23.5 This Plan seeks to protect the remaining ridge and furrow fields from development and highlights their importance to the community, especially bearing in mind that many threats to ridge and furrow fields often involve developments and practices that do not require planning permission.
- 23.6 Ridge and Furrow pattern of the medieval plough land are principal existing remnants of an historic landscape surviving as earthworks today.
- 23.7 The 2015 survey confirmed that there are now 13 relatively well-preserved examples of this feature that once covered most of the open land in the Parish. There is a recognised need to preserve as much of this nationally rare and declining feature of the English landscape.

POLICY 6: RIDGE AND FURROW FIELDS

The sites shown as possessing ridge and furrow features on the Heritage Assets Maps (Figure 15, Page 49.) will be treated as non-designated heritage assets and the scale of any harm to their features, as a result of the development, will be balanced against the significance of these particular features.

Figure 15: Local Heritage Assets



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Natural Environment

24 Environment

- 24.1** The Core Strategy recognises the locally attractive environment as one of its key strengths. It stresses the need to safeguard locally important sites such as those of geological, cultural or landscape significance.
- 24.2** The identification, preservation, enhancement and creation of environmentally rich areas is significant in developing the wellbeing of the community and provides an asset for education.
- 24.3** The natural environment provides a landscape for all members of the community to understand the past, present and future of the area in which they live, work and play.
- 24.4** A shared positive understanding and experience of the local environment supports the development of a healthy and united community across the generations.
- 24.5** The rapid 20th Century urbanisation of the Parish, together with intensification of farming, has impoverished the Burbage environment – natural, historical and cultural – leaving only small pockets of ecologically significant land and a few ‘fossils’ of its rich history.
- 24.6** The Plan area, outside the built-up area, was surveyed in 2013-14 by HBBC and again for the Plan in 2015. The combined results form a comprehensive, site-by-site, ecological and historical inventory (fieldwork and desk study).
- 24.7** Evidence relating to the natural environment was collated over a number of years and brought together in a document known as the Burbage Environmental Sites Inventory. Although much of Burbage is of modest environmental value, the Inventory work undertaken identified forty-one sites of potential environmental significance for the natural, historic environment, or both and has informed the preparation of the plan.

Figure 16: Sketchley Meadows



Figure 17: The Courting stiles



- 24.8 There is an element of urgency in resident's aspirations for what survives of their community's relationship with the environment. Despite the combining of Burbage and Sketchley with Hinckley, there are still pockets of biodiversity, and access on foot into the countryside remains possible. This is valued by local people and deemed irreplaceable if lost (Questionnaire responses).
- 24.9 This combination is highly valued by local people and deemed irreplaceable if lost.
- 24.10 Burbage Village and the surrounding countryside is fortunate in having a small collection of open green spaces, green corridors, 'nature corridors' for a diverse collection of native species, footpaths and cycle paths. Due to rapid residential development, the relatively few surviving areas of environmental value have a disproportionate importance for local biodiversity, culture and recreational amenity and should be protected.

Figure 18: View along the Courting Stiles



Figure 19: Burbage Common



- 24.11 Burbage Common and Woods is a prime example of an area of highly valued large green open space, which includes areas of environmental biodiversity and protected Local Wildlife Sites.

- 24.12 The Plan includes a set of local policies to harmonise the residential development the village has already seen, with the provision and creation of environmental assets which will best serve and enhance the wellbeing and cohesion of the community and provide villagers with a vision and space to breathe.

25 Local Green Space

- 25.1 Conserving and enhancing the natural and historic environment of Burbage is important and underpins health, wellbeing, sustainability and the distinctive character of the community.
- 25.2 The NPPF enables a Local Plan or Neighbourhood Plan to identify, for protection, green areas of local importance where they meet specified criteria (NPPF 2019 pp 49 - 53). There are two Local Green Space designations within Burbage: Sketchley Woodland and Bullfurlong Lane (West). These are shown on the Local Wildlife Sites and Local Green Space Map (Figure 21, Page 57).

POLICY 7: PROTECTION OF LOCAL GREEN SPACES

The following sites are designated as Local Green Space, as shown on Figure 21: Local Green Space & Local Wildlife Sites, Page 57, where development will not be permitted, except in very special circumstances.

- Sketchley Woodland
- Bullfurlong Lane field (west side)

26 Local Wildlife Sites

Figure 20: Sketchley Meadows



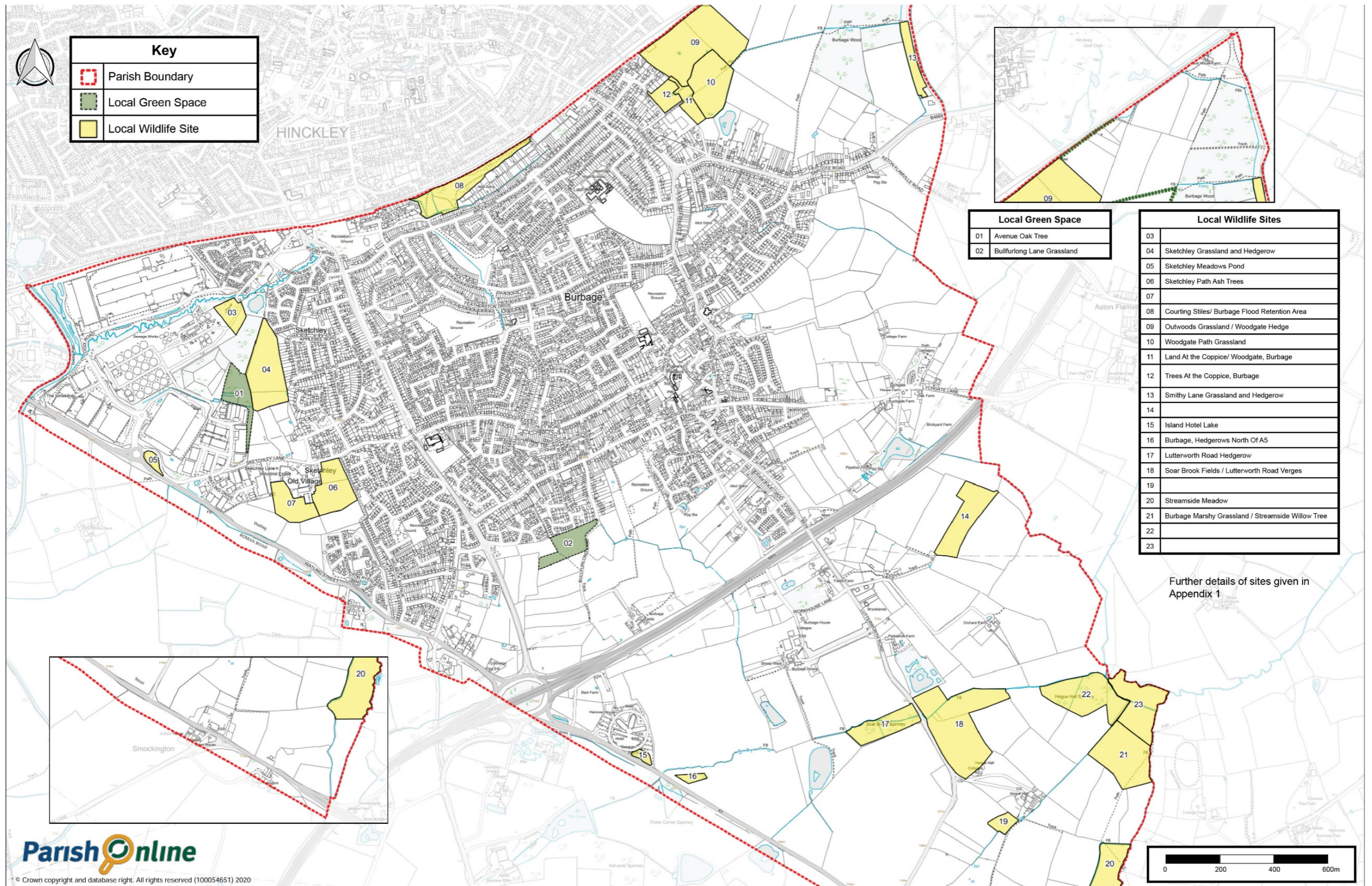
- 26.1** Local Wildlife Sites are a non-statutory designation made under the criteria set out in the 'Guidelines for the selection of Local Wildlife Sites in Leicester, Leicestershire and Rutland'. There are different categories of Local Wildlife Sites which include:
- 26.2** Notified Local Wildlife Sites: The sites have been through a formal notification process, whereby the landowner has given permission to designate the site.
- 26.3** Candidate Local Wildlife Sites: These are sites that have not been through the formal notification process as a Local Wildlife Site but for which there is evidence that the site meets the criteria necessary for designation. For the purposes of planning decision-making, these sites have the same status as notified Local Wildlife Sites.
- 26.4** Potential Local Wildlife Sites: These are sites where there is a strong likelihood that they will meet the Local Wildlife Site criteria, but further survey is needed to confirm this.
- 26.5** Appendix 1 includes a list of all Local Wildlife Sites within the Parish alongside their status and are shown on the Local Wildlife Sites and Local Green Space Map.
- 26.6** Burbage Common and Woods is designated as a Local Nature Reserve and Local Wildlife Site for semi-natural woodland. Burbage Woods and Aston Firs is designated as a Site of Special Scientific Interest (SSSI) and should be protected as such.

POLICY 8: LOCAL WILDLIFE SITES

Development proposals affecting any of the local Wildlife sites shown on Figure 21: Local Green Space & Local Wildlife Sites, Page 57 will be expected, where possible, to protect and enhance the features that give the sites their biodiversity significance. Any proposal that could harm the ecological importance of the site, will be expected to demonstrate that the development cannot take place elsewhere, and if it cannot that any harm will be mitigated on site and if it cannot then as a final resort, appropriate compensation should be provided for the loss of the habitat.

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Figure 21: Local Green Space & Local Wildlife Sites



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27 Biodiversity

- 27.1 Over 40% of the Parish has developed due to its close proximity to Hinckley and 19th and 20th century industrial and housing development.
- 27.2 The remaining area of ‘open country’ is predominantly improved grassland and arable, providing a valuable green lung for the community. It has relatively few sites of biodiversity value and the importance of gardens in maintaining biodiversity is recognised.
- 27.3 Those sites that do survive are therefore proportionately of high significance in the local ecological context and help to define Burbage’s character. Through consultation it is evident that the protection of the natural environment and the enhancement of biodiversity is very important to the community.
- 27.4 The establishment of a wildlife green corridor is proposed. As the images below illustrate, the area of land to the West and North of Burbage, comprising the old fields around Sketchley, the landscaped Sketchley Brook and the Courting Stiles alongside the railway, provide opportunities for a walk amongst countryside, man-made landscape and woodland, ultimately joining with Burbage Common and Woods. The courting stiles were created around thirty years ago, and now form a mature woodland walk. The flood basin behind Brookside sometimes fills with water and provides a significant wildlife habitat. This corridor has potential for further enhancement as an amenity area.
- 27.5 The environmental inventory fieldwork identified hedgerows of biodiversity and landscape significance and these have some general protection under the Hedgerows Regulations 1997 and there is provision in the legislation to afford specific protection to important hedges through notification which can include meeting Local Wildlife Status.

Figure 22: Sketchley Brook



Figure 23: Sketchley grassland and meadow area



Figure 24: The Courting Stiles



28 Landscape Impact

- 28.1 Prior to any residential development taking place, consideration will be given to the impact and influence of the landscape starting from the initial planning stages.
- 28.2 It will include the retention of valuable natural features and the creation of new additions within housing developments.
- 28.3 Developments, creating or enhancing a network of natural features or access to countryside will be welcomed. Applications for large developments on the edge of the village must be supported by a Landscape & Visual Impact Assessment that must clearly set out the consequences of the development on the landscape and put forward proposals for mitigation and enhancement.

POLICY 9: WILDLIFE AND GREEN CORRIDORS

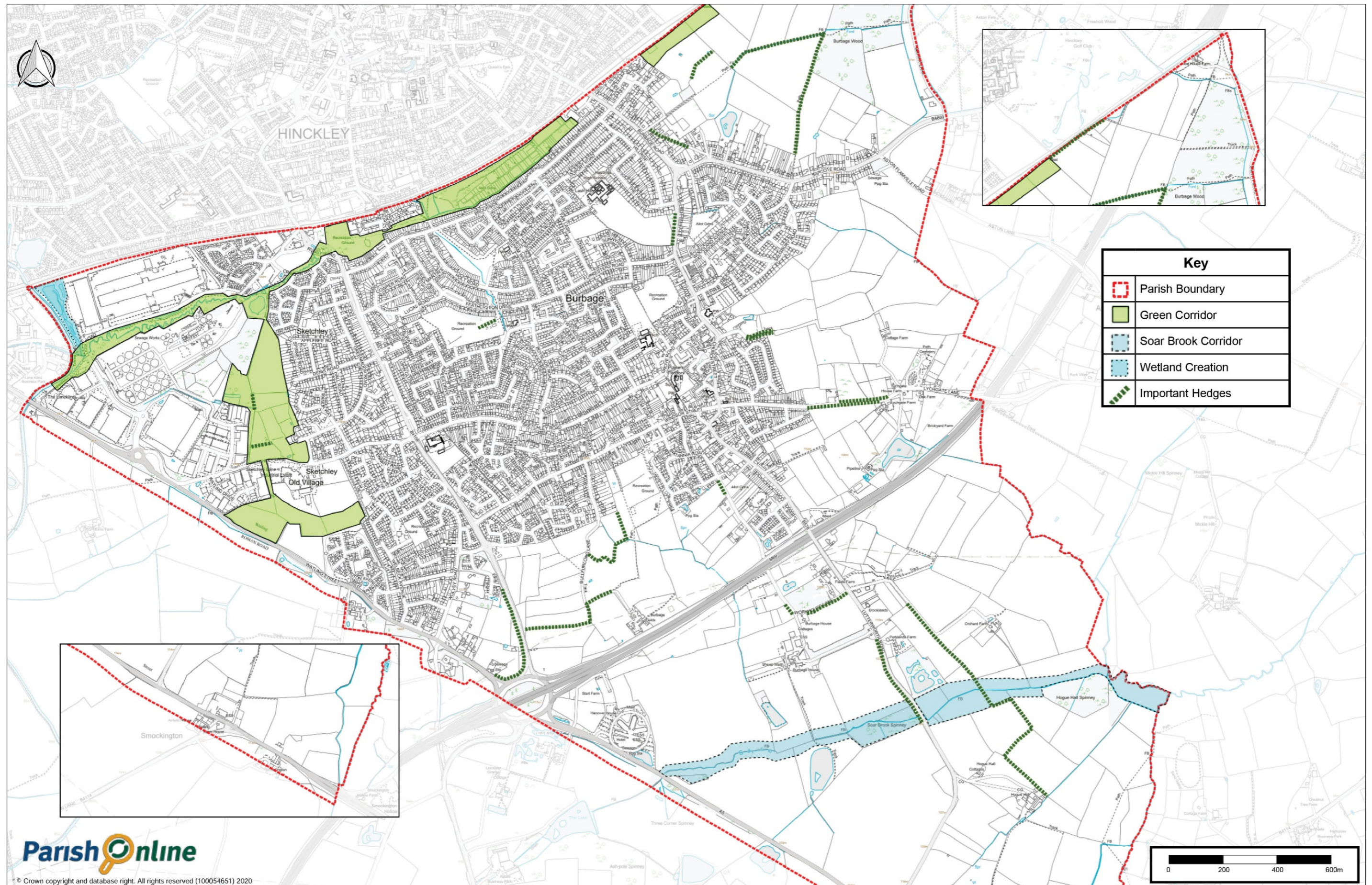
Development should seek to protect and enhance the network of green spaces, stepping stones and wildlife corridors including species rich hedgerows, as shown on Figure 25 Page 61, which provide a valuable linear network allowing for the movement, as well as providing a habitat, for wildlife.

Community Action 3: Biodiversity

The BNPDC (Burbage Neighbourhood Plan Development Group) will prepare and keep updated an environmental inventory list of known sites of biodiversity interest:

- a) The BNPDC will actively encourage the biodiversity of the identified wildlife corridor.**
- b) The BNPDC will actively encourage the biodiversity of (and access to) the identified green corridor.**
- c) The BNPDC will promote the importance of residential gardens in supporting biodiversity to residents. An example of such a scheme can be found at:
<http://www.avonwildlifetrust.org.uk/mywildcity>**

Figure 25: Wildlife Corridors and hedges



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29 Landscape Character

Figure 26: View of Burbage From Aston Flamville



- 29.1 As noted previously, there is a desire within the Parish (see Household Survey results) to protect the geographic and cultural relationship between historic Burbage and its landscape setting. The village hilltop situation is above the open country of the River Soar. The eastern aspect of Burbage is the one remaining direction where there are splendid views to and from the village and towards Aston Flamville and M69 J2 (see above photograph, Figure 26).
- 29.2 The HBBC Landscape Character Assessment (2017) highlights the [significance] of the open countryside to the east of the village, further enhancing its rural character.
- 29.3 The NPPF (2019), paragraph 170, highlights that it is important to protect and enhance valued landscapes, sites of biodiversity or geological value and recognise the intrinsic character and beauty of the countryside.
- 29.4 The NPPF (2019), paragraph 171 states that, “Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies within this framework,”

- 29.5 The Landscape Character Assessment will “... contribute to the implementation of the ELC in Hinckley and Bosworth Borough. It will help to establish the importance of landscape and guide its future protection” (HBBC).

POLICY 10: LANDSCAPE CHARACTER

Development which has a significant adverse impact on the viewpoint shown on the Landscape Setting and Key View Map (Figure 27, Page 66), which cannot be mitigated, will not be supported.

Community Action 4: Burbage in its historic and cultural landscape

The BNPDG will endeavour to collaborate with existing groups, such as the Landscape and Wildlife Designation Working Party, a Working Party of the Parish Council, to identify and progress initiatives to further protect Burbage’s landscape.

30 Area of Landscape Sensitivity

- 30.1 The area of fields, hedgerows, copses and old lanes immediately to the south of the 20th century and modern housing developments, between Rugby Road, the M69 and Lychgate Lane, is highly valued by residents. The Plan4Burbage Household Survey, in response to Question 9, highlighted that 97% of residents who responded to the survey considered the countryside south of the village is important to maintaining its [village] distinctive character.
- 30.2 It provides open country, accessible on foot from homes, and assists in preserving the rural setting of the settlement.
- 30.3 The surrounding countryside to the north-east of the parish has been identified as a potential site for a Rail Freight terminal which would have a significant impact upon the environs of Burbage, especially with the site’s close proximity to Burbage Woods.
- 30.4 The Hinckley and Bosworth Landscape Sensitivity Study (2017) should be read alongside Policy 11: Area of Landscape Sensitivity as it identifies the key sensitivities within the area. It also provides a structure for the applicant and decision maker in appraising a specific site within the Sensitivity Area identified.

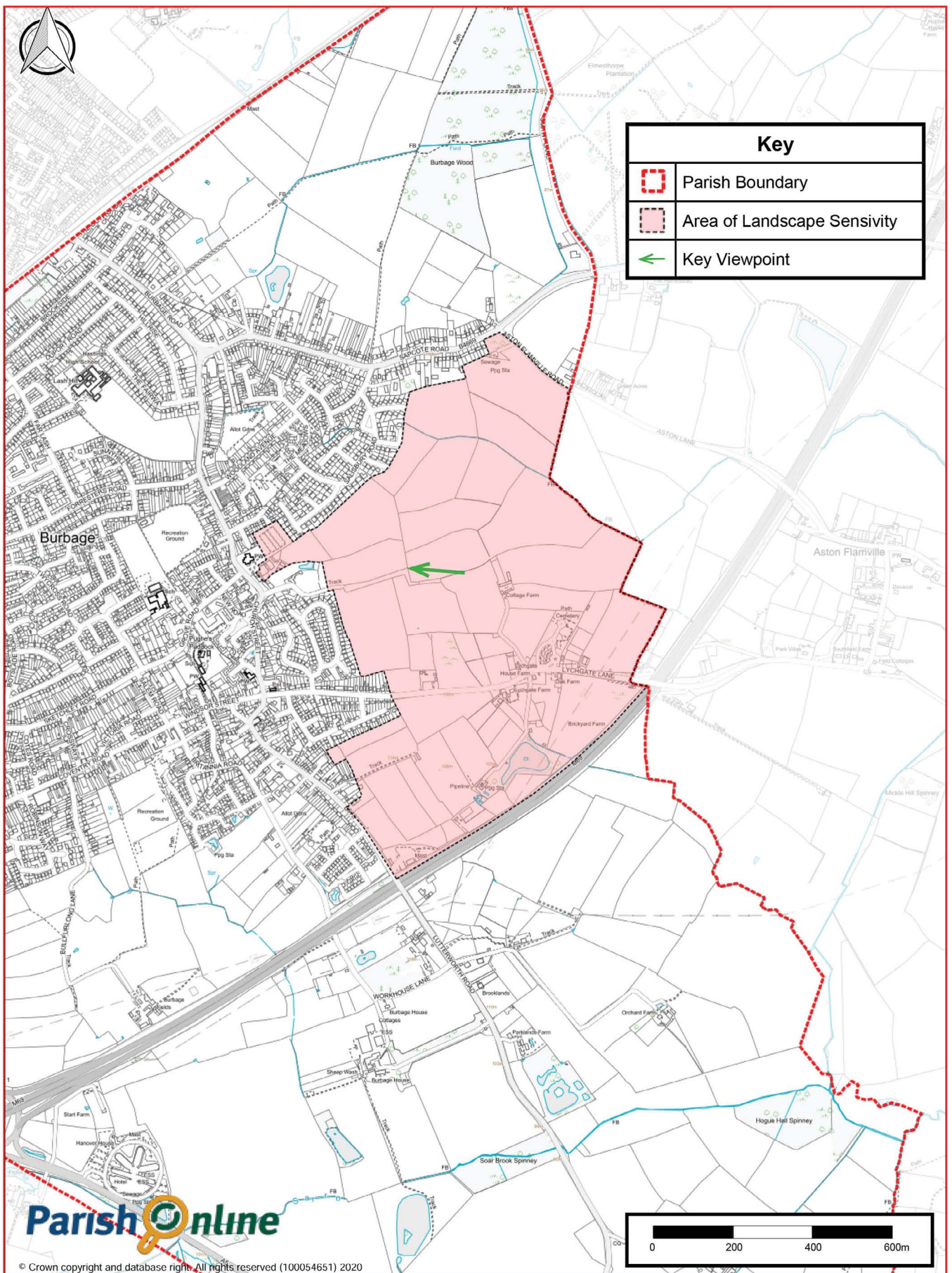
POLICY 11: AREA OF LANDSCAPE SENSITIVITY

An area of open countryside will be designated as an area of landscape sensitivity as shown on the Landscape Setting and Key Views Map (Figure 27, Page 66).

Any new development should:

- a) Seek to avoid development on the higher ridge top area adjacent to the cemetery which forms the immediate rural setting to the historic core of Burbage – and maintain this area as a rural green wedge.**
- b) Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation to enhance sense of place.**
- c) Seek to retain historic field patterns where distinctive s-shaped or dog-leg boundaries remain.**
- d) Retain pattern of hedgerows and hedgerow trees and incorporate further buffer planting to major transport corridors and new development.**
- e) Promote opportunities to maintain and enhance the network of rights of way and consider opportunities to create and promote an integrated green infrastructure network around Burbage, Hinckley, Barwell and Earl Shilton urban edge.**
- f) Protect localised areas that retain a natural character, notably the small areas of semi-natural woodland, plus streams and small waterbodies.**

Figure 27: Landscape Settings and Key View



31 Trees

Figure 28: Burbage 'Coronation' Tree



- 31.1** Trees can be assessed, using various recognised standards such as BS5837:2012 and Local Wildlife Site criteria, protected by Tree Preservation Orders (TPOs) or lie within environmentally significant areas.
- 31.2** Significant trees within the built-up area are protected by TPOs. The Plan proposes broadening this proscriptive approach so that all important trees can be identified and recognised in planning terms, either through protection or through a policy of like-for-like (e.g. native, ornamental, species) replacement. This policy will help maintain the green character of settlement and support the Parish contribution to long-term atmospheric CO₂ reduction.

POLICY 12: IMPORTANT TREES

Development proposals that damage or result in the loss of a tree or trees protected with a tree preservation order (TPO) or a tree or trees of significant amenity value and with important arboricultural, landscape or ecological significance, will only be permitted in exceptional circumstances.

Where any trees are felled as part of the development, there is a presumption that they should be replaced on at least a one to one basis as part of any landscaping scheme.

Community Action 5: Important Trees and Hedges

Through desk and fieldwork and TPO listings, the BNPDG will aim to identify trees and species rich hedges of high historical and ecological importance and submit them to the Local Planning Authority, either as potential candidates for Tree Preservation Orders or to be considered as a material consideration for determining Planning Applications.

32 Trees in the built environment

- 32.1** Trees are important visually and form part of the landscape character of the village. They add a sense of place, as well as being important for mental wellbeing. They are also an important element in maintaining biodiversity, absorbing CO₂ and combating climate change, as well as reducing the risk of flash flooding. Developments will recognise the importance of trees within the urban landscape, seek to protect existing trees, plant new native and parkland type trees, providing future 'statement trees' reflecting the character of existing specimens in the village. In general, trees should only be removed to facilitate development where they are dead, diseased, of limited life expectancy, or are of low amenity or arboricultural value.



33 Rain and flood water management

- 33.1** Climate change and increased development in vulnerable areas may lead to an increase risk of flooding.

- 33.2 New developments will utilise the implementation of sustainable drainage systems to reduce the incidence of flooding, improve quantity of ground water in the natural environment and improve bio-diversity.
- 33.3 The Plan aims to safeguard land from development, or likely to be required, for current, or future, land management (From NPPF 2018).
- 33.4 On sustainability, the Plan includes policies for extending good practice more widely in new developments and future-proofing management of surface water run-off.

34 Public open spaces

- 34.1 The area of open land between Sketchley Old Village and Sketchley Lane Industrial Estate is known as Old Sketchley Village paddock. It is important locally, an informal community asset and visited regularly by the local Primary School as part of the outdoor curriculum. It contributes to the character of the surviving village ambience of the historic centre of Sketchley.

Figure 29: View along Courting Stiles



35 Formal parks

Figure 30: Brookside Park



Figure 31: Hinckley Road Park



- 35.1 Formal parks usually contain a variety of facilities and may have one or more of the other types of open space within them. Their primary purposes are informal recreation and for the provision of community events (Ref: HBBC Open Space, Sport & Recreational Facilities Study, October 2016).
- 35.2 Parks provide a sense of place for the local community and assist in addressing social inclusion issues within a wider society.
- 35.3 The Hinckley and Bosworth Core Strategy spatial objective for a strong and vibrant community, seeks to ensure the community has access to Parks and Open Spaces. It aims to enhance and improve the sustainability, vibrancy and vitality of these areas, a priority for this Plan. Policy 6 of HBBC Core Strategy references the need to retain open spaces within the green wedge in Burbage.
- 35.4 The Leicestershire and Rutland Strategy for Physical Activity suggests that links between open spaces and the built environment should be promoted and developed to encourage more people to be active.
- 35.5 Current and expected travel patterns indicate residents expect to walk to access formal parks. These results have set a standard of a 600m walk (circa 12 minutes' walk time) (Ref: HBBC Open Space, Sport & Recreational Facilities Study, October 2016).
- 35.6 In line with the Core Strategy, HBBC has set a 'local quality standard'. It encourages improvement and seeks to ensure the continued standard of parks is maintained. It is indicated, parks achieving lower quality scores, particularly those serving large populations, should be prioritised for action.
- 35.7 Despite the overall surplus in overall number of hectares of parks in Burbage, application of the local quality standard indicates the provision in Burbage falls below the recommended minimum standard, particularly with regards to facilities for children and teenagers. Only two of the formal parks, Pughe's Paddock and the War Memorial garden, met the HBBC quality standard of 80% (Ref: HBBC Open Space, Sport & Recreational Facilities Study, October 2016).
- 35.8 Evidence from the community consultation found 84% of those residents who responded used the parks and recreational facilities; 44% agreed they needed improved facilities; and 62% thought parks needed more furniture, with benches and bins being their highest priority.
- 35.9 HBBC Local plan lists 10 formal parks in Burbage. Within this list three parks are specifically associated with the cultural centre of Burbage village;
- Pughe's Paddock
 - The Horsepool
 - War Memorial Garden

- 35.10** Important to residents is the need to get a better range of play equipment in parks, pathways around the parks and better landscaping and signage. Over 600 residents indicated they used parks elsewhere because they fulfilled more in the way of Formal Park Facilities than anything Burbage had to offer.
- 35.11** There are five Parks and two areas of leased land (Colts Close and Rugby Road Recreation Ground) which contribute to the recreational amenity of the village and are listed in Table 5.

Table 5: Parks

Park Name	Location in Burbage
Britannia Road	Situated to the South of Burbage
Hinckley Road	Situated to the East of Burbage
Sketchley Hill Farm	Situated Centrally
Brookside	Situated North West of Burbage
Woodland Avenue	Situated to the East
Rugby Road	Situated North West of Burbage
Colts Close	Situated to the West of Burbage

The area covered by parks appears to be sufficient for the current population, and 55% of respondents (from Community Questionnaire) stated that no further parks and recreational areas were required. However, there are still small areas of the community outside the coverage area shown in the map in

- 35.12 Figure 32 Page 73. If Colts Close and Rugby Road Recreation Ground, currently leased, are lost, it would cause a significant shortage in recreational land.
- 35.13 Many natural and semi-natural open spaces are located within the countryside, just outside settlement boundaries. Access routes to these sites are therefore of importance.
- 35.14 Residents suggest no more parks are currently required, however 93% of respondents stated they use the countryside around Burbage which suggest overall, the community relies heavily on the parks and open spaces already available to them (Source: Community Questionnaire)
- 35.15 HBBC have recommended a local quality standard to replace those contained in Policy 19 of the Core Strategy (HBBC Open Space and Recreation Study October 2016). This requires a quality standard of 80% at all sites.
- 35.16 If new parks are created, they should aim to reach an 80% score for the quality of space, incorporating equipment and activities for all age ranges. In order to optimise park usage, adequate lighting, pathways, benches and bins would be preferred. These measures will help to improve the formal parks and level of amenity.
- 35.17 Section 106 Planning Obligations are legally binding agreements entered into by persons with an interest in a piece of land (often a Developer) to mitigate for the impact on resources or local infrastructure that will result from development. The obligations can require a developer to deliver or contribute towards services or facilities by way of either physical works or financial contributions. Any developer contribution secured for Open Space Provision and Maintenance (on or off site) will be used to increase the range and quality of formal parks in Burbage.

POLICY 13: OPEN RECREATIONAL PARKS

The provision of new formal parks which provide facilities to address the shortfalls identified in the Open Space and Recreation Study (October 2016), and can provide maintenance funding in line with the requirements of the 2016 Study will be supported.

Figure 32: Parks covered by 600m (circa 12 minutes walk time)



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36 Burbage Common - natural and semi-natural open space



- 36.1 Burbage Common and Woods are a particularly important natural open space within Hinckley and Bosworth (although a part of the site falls outside of the designated plan area/Burbage) and is maintained by HBBC. The area was gifted to the district in 1937 and 1951 in two phases, as a recreational benefit to the community. This is marked today by a monument which can be found at the entrance to the site on Smithy Lane, Burbage.



- 36.2 The site is a Local Nature Reserve and falls within the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge. It is the Borough Council's largest countryside site and contains a mix of semi-natural and unspoilt grassland, picnic areas, horse riding trails and public footpaths.
- 36.3 The site is of specific ecological interest and contains various species and wildflowers. It is also a designated Site of Special Scientific Interest (SSSI) and is adjacent to Aston Firs SSSI.

The Hinckley and Bosworth Green Infrastructure Strategy (2008) identifies Burbage Common as a key priority for future improvements, as well as investment around the access routes, both to and within the site.

36.4 Although this area scored a quality standard of 76% in the Open Space and Recreational Facilities Study, the Plan identified, through consultation, that facilities on the site are not to the standard desired by residents.

36.5 The biggest concerns were footpaths, inaccessible during winter months, lack of toilet facilities, signage and insufficient car parking at the Burbage end of the site.

Community Action 6: Burbage Common and Woods

The BNPDG will work in conjunction with HBBC to identify and implement the improvements to Burbage Common and Woods including improved accessibility for pedestrians and cyclists from the Parish and the creation of new native woodland exploring the option of compulsory purchase for the sole purpose of extending the Burbage Woods for future generations.

The BNPDG will work with HBBC to explore the potential to link the Green Wedge of the Borough to the National Forest, thus creating a linear feed from our connected transport links i.e. Ashby Canal, and by so doing help to promote cultural links and tourism.

37 Amenity green space

37.1 This type of open space is most commonly found in residential areas. It includes informal recreation spaces, green spaces and village greens in and around housing, with a primary purpose of providing opportunities for informal activities close to home or work. Amenity green space is also often used for landscaping purposes. This typology links with incidental/amenity green space and casual/informal play space within the HBBC Core Strategy.

37.2 Burbage has twenty-four pieces of Amenity Green Space. The majority are laid to lawn with minimum furniture. Although most are owned by the Parish Council, some still have conditions on them which restrict their use.

Figure 33: Pughe's Paddock



37.3 A full list of Open Spaces is given in Table 6 below.

Table 6: Burbage Green Spaces with Quality Score (from HBBC Open Space and Recreation Study, October 2016)

Key:	FP - Formal Park	AG – Amenity Green Space	OS – Outdoor Sports Facility
	CP – Children’s Play Space	YP – Young Persons Facility	GC – Green Corridor
	AL – Allotments	CC – Cemeteries & Churchyards	NA – Natural Area

BPC Asset Register - Site Allocations and Development Plan	Area (Ha)	H&BBC REF	Open Space Quality Score % (note: 80% is target score)								
			FP	AG	OS	CP	YP	GC	AL	CC	NA
OPEN SPACE											
Abbotts Green	0.07	BUR33		60							
Armour Close	0.29	BUR20		77							
Aster Way	0.11	BUR13		65							
Azalea Walk	0.04	BUR16		64							
Sketchley Brook Recreational Corridor	7.72	BUR10						50	50		50
Bowmans Green	0.05	BUR34		54							
Britannia Road Recreation Ground	4.91	BUR45	74		74	74	74				
Burbage Common	59.88	BUR76				76					76
Burbage	0.09	BUR40			NA						

BPC Asset Register - Site Allocations and Development Plan	Area (Ha)	H&BBC REF	Open Space Quality Score % (note: 80% is target score)								
			FP	AG	OS	CP	YP	GC	AL	CC	NA
Constitutional Bowls Club											
Canberra Way	1.71	BUR26		66							
Colts Close Recreation Ground	1.43	BUR21	76		76	76	76				
De-la-Bere Crescent	0.11	BUR48		63							
Far Lash	1.2	BUR27		65							
Farm Road	3.30	BUR11	76								
Frezenberg Close	0.11	BURNEW1									*
Grange Drive	0.29	BUR23		80							
Hinckley Road Recreation Ground	2.91	BUR36	76		76	76					
Hyacinth Way	0.02	BUR14		53							
Indigo Drive	0.08	BURNEW3		*							
Iris Close	0.13	BUR15		60							
Jubilee Way	0.13	BURNEW2									*
Lilac Close	0.02	BUR17		53							
Lychgate Close	0.03	BUR47		73							
Lychgate Lane Cemetery	Data not available										
Maple Close	0.04	BUR24		63							
Millers Green	0.15	BUR30		73							
Pennant Road	0.06	BUR18		70							
Pughes Paddock	0.16	BUR41	98								
Rugby Road Recreation Area	3.36	BUR09	60			60	60				
Sketchley Brook Green Corridor	10.48	BUR08PP						88			

BPC Asset Register - Site Allocations and Development Plan	Area (Ha)	H&BBC REF	Open Space Quality Score % (note: 80% is target score)									
			FP	AG	OS	CP	YP	GC	AL	CC	NA	
St Catherine's Churchyard	1.29	BUR39									60	
Station Nature Gardens	0.1	BUR49										55
Swains Green	0.22	BUR31		80								
The Horsepool	0.18	BUR43	73									
The Meadows	0.06	BUR38		70								
Tilton Road Recreation Ground	4.90	BUR12	67			67	67					
Troon Way Flood Basin	0.23	BUR19		60								
Twycross Road	0.08	BUR32		70								
War Memorial Garden	0.01	BUR44	80									
Westminster Drive	0.12	BUR25		60								
Woodland Avenue Allotments	1.52	BUR29							83			
Woodland Avenue Green Space	0.78	BUR37		75		75	75					
Workhouse Lane Allotments	1.45	BUR46							47			

* space under construction at time of survey so no score calculated

- 37.4** During a Plan survey of the green space amenities available, it became apparent, few are used by the community. Most spaces have “No Ball Game” signs due to their size and proximity to housing. Many areas are laid to lawn with little or no landscaping and hold limited value as a recreational facility to the surrounding community.
- 37.5** It is an aspiration of the Plan to enhance the green space amenities and increase their value to the community.
- 37.6** The Plan proposes that any new green space amenity should be of ample size and landscaped to reach a minimum score of 80% of the quality standard.

POLICY 14: AMENITY GREEN SPACE

The recommended local accessibility standard for new amenity green space is 300m (equivalent to a 7 minute' walk). The provision of Amenity Green Space which achieves the target quality score of 80% as defined by HBBC Open Space, Sport and Recreational Facilities Study (October 2016) will be supported.

Community Action 7: Improving Amenity Green Space and Parks

The BNPDG, in conjunction with the Open Space Development Working Party, will work with HBBC to improve the Amenity Green Space and Parks.

38 Allotments

Figure 34: Woodland Avenue Allotments



- 38.1** The Parish Council has garden allotments at two sites within the Parish: Woodland Avenue, off Hinckley Road, with sixty plots, and another six plots at Blackways Meadows, between Brookside and the Leicester – Nuneaton railway line.
- 38.2** This Plan does not intend earmarking any land for development into allotments.

- 38.3 The HBBC Core Strategy, Policy 20, states that as part of its Green Infrastructure the Council aims to maintain the Blackways Meadow site as part of the east-west recreation corridor linking the Ashby Canal, Sketchley Brook, Blackways Meadow Allotments and Burbage Common.

POLICY 15: ALLOTMENTS

Development which would result in the loss of allotment land, including land allocated for use as an allotment in the Plan area, will not be permitted unless suitable land, of at least equivalent quality and quantity, in a convenient location for the users, is provided fit for use prior to the loss of the allotment land or any part of it.

39 New open spaces

- 39.1 Open spaces encourage community cohesion and are more likely to make new developments more socially sustainable. New developments providing new community space or enhance facilities elsewhere will be supported.
- 39.2 Open spaces must be accessible, safe and well connected to the local environment, support local biodiversity, provide economic maintenance and be well defined and designed in consultation with local groups.

Community and Leisure Facilities

40 Schools

- 40.1 Burbage has a secondary school, three primary schools, a special needs school and a range of pre-school facilities. The growth of the village has led to some pressure on school provision, particularly in primary education, and the Plan seeks to ensure the impact on educational provision is assessed as part of new development proposals. A detailed description of the schools in Burbage is available in the Burbage Schools information Paper.
- 40.2 Although schools are well situated for Burbage residents in terms of distance to travel, their location for parking and supporting infrastructure make expansion difficult without impacting on the amenity of neighbouring properties.
- 40.3 It is expected that any new housing development will be accessed at the planning stage regarding its potential impact upon current school capacity.

POLICY16: SCHOOLS

Proposals for the expansion of existing schools in the Parish will be sympathetically supported where it can be demonstrated that:

- a) The development would not result in significant loss of amenity to residents or other adjacent users,**
- b) Would not include the loss of land already used for recreation, unless it can be demonstrated that any loss of recreational land is of a minimal nature and the benefits out-weight any loss of this valuable health and educational resource.**

Community Action 8: Safe schools

The BNPDG will work with the County Council to explore ways to make routes to school safer.

41 Healthcare

- 41.1** The health infrastructure supporting the local community is vital. The loss of any facilities would have a detrimental effect on the health and wellbeing of local people.



- 41.2** Burbage Surgery is a group practice, situated in Tilton Road and purpose built with limited parking. It has wheelchair access and WC facilities for the disabled, although Doctors have identified this as a problem.
- 41.3** The Surgery is situated centrally, adjacent to the Sketchley Hill Farm Recreation Ground and Boyslade Road/Tilton Road shopping area. The current building, erected in 1984, was intended to serve approximately 4,200 patients. It currently serves approximately 11,000, of whom 8,500 live in Burbage.

- 41.4 Consequently, the current GP practice is experiencing issues with over-capacity. This was evidenced by feedback received as part of the Plan consultation where lack of access to healthcare facilities was frequently cited as an issue.
- 41.5 Surgery car parking is limited, with visitors having to use adjacent shopping areas and recreation ground car parks.
- 41.6 Practice partners wish to redevelop the site so as to provide an improved range of services, expressing a preference for a single, centrally located surgery, where a range of facilities can be offered.
- 41.7 Any increase in Surgery usage will require additional parking.
- 41.8 HBBC's Core Strategy Policy 4 states the council will "safeguard land to develop an extended GP Surgery premises for the existing primary care provider in Burbage".
- 41.9 Section 4.21 of HBBC's Site Allocations DPD states that "land has been safeguarded adjacent to the existing Surgery on Tilton Road Recreation Ground for a potential extension to the practice. In addition, an extension to the existing doctor's Surgery or a new build facility would largely be supported in line with Policy DM25". (Tilton Road Recreation Ground – known as Sketchley Hill Farm Recreation Ground).

POLICY 17: HEALTHCARE FACILITIES

The redevelopment of the surgery site for improved healthcare/parking provision on the adjoining Parish Council owned land will be supported, providing that the development would not result in significant loss of amenity to residents or other adjacent users.

42 Other Community Facilities

- 42.1 Burbage hosts several activities that helps to provide a sense of community for residents, including the annual Carnival, Firework display, Burbage Community Arts Festival (BCAF), a monthly Farmers Market, Traders' Christmas Shopping Evening, Carols Around the Tree and Burbage Gardening Club Annual Show. These activities help to provide community cohesion and a sense of place for the residents of the village.
- 42.2 A range of spaces are provided to meet community and leisure needs. Green spaces including parks, sports fields, allotments and publicly accessible spaces, contribute towards the character of the Parish providing areas of nature conservation, recreation, sporting and community value. The community appreciate these spaces and the Plan seeks to ensure they are protected.

Millennium Hall



42.3 The Millennium Hall is situated in Britannia Road, on the southern perimeter of the village. It has 45 parking spaces and 6 disabled spaces.

42.4 The Hall houses the Parish Council office and accommodates a small Police office. There are two small meeting rooms, a small and large hall. A separate sports pavilion provides changing facilities for football and rugby teams. Toilet facilities (including provision for disabled people and baby changing facilities) and two small kitchens are also available.

The Meadows Community Centre



42.5 The Meadows Community Centre is situated to the north east of Burbage. On-street parking only is available. The centre offers coffee mornings, lunch outings for the elderly and a summer activities programme for children.

Clarke Community Centre



- 42.6 The Clarke Community Centre is situated centrally in Burbage and accessible for the Sheltered Housing scheme on Herford Way.

POLICY 18: NEW COMMUNITY FACILITIES

Retention of Existing Provision

The redevelopment or loss of community facilities such as community centres, sport and recreation facilities, places of worship, healthcare facilities, allotments, libraries and public houses including ancillary areas, will only be supported where it can be demonstrated that:

- a) an equivalent range of replacement facilities will be provided in an appropriate location within a reasonable distance of the local community; or
- b) there is surplus of the facility type within Burbage which can be demonstrated to exceed the needs of the community, or
- c) the loss of a small portion of the site would result in wider community benefits on the remainder of the site, or
- d) there is no longer an identified need for the facility and an alternative use can be found.

Provision of New Facilities

The provision of new community facilities across the Parish will be supported where the facility:

- a) Meets the needs of the community it intends to serve.
- b) Is within a reasonable distance of the above community.

Appendix 1

The table below lists the twenty-three areas of Green Space or Local Wildlife Sites which are in Burbage Neighbourhood Plan (see Figure 21: Local Green Space & Local Wildlife Sites, Page 57) and gives the references to the Local Environmental Record Centre (LERC) records associated with these sites.

Burbage NDP Map number	LERC Map Number	LERC Site Code	Site Name	Status	Summary
01	213	90832	Avenue Oak Tree	LWS (Potential)	Mature tree
02	351	91403	Bullfurlong Lane Grassland	LWS (Potential)	Rough grassland with scattered and dense scrub. Informal paths throughout. Not fully surveyed. 9 LWS species recorded.
03					
04	463	90834	Sketchley Grassland and Hedgerow	LWS (Potential)	Mesotrophic grassland and species-rich hedgerow
05	147	90792	Sketchley Meadows Pond	LWS (Potential)	Pond with emergent vegetation
06	359	90820	Sketchley Path Ash Tree	LWS (Potential)	Mature tree
	386	90821	Sketchley Path Ash Tree 2	LWS (Potential)	Mature tree
	455	90822	Sketchley Path Ash Tree 3	LWS (Candidate)	Mature tree
07					
08	42	25878	Courting Stiles	LWS (notified)	Mesotrophic grassland, with scrub. Community value.
	55	25869	Burbage Flood Retention Area	LWS (notified)	Wet grassland and Red Data Book species.
	83	90806	Courting Stiles Scrub Extension	LWS (Potential)	Scrub
09	210	90786	Outwoods Grassland	LWS (Potential)	Mesotrophic grassland
	461	90719	Woodgate Hedge, Burbage	LWS (Potential)	Hedgerow
10	339	90787	Woodgate Path Grassland	LWS (Candidate)	Mesotrophic grassland
11	305	90722	Land At the Coppice/	LWS (Candidate)	Mesotrophic grassland, mature tree, pond and wet woodland

Burbage NDP Map number	LERC Map Number	LERC Site Code	Site Name	Status	Summary
			Woodgate, Burbage		
12	165	90721	Trees At the Coppice, Burbage	LWS (Candidate)	Mature tree
13	287	90808	Smithy Lane Grassland and Hedgerow	LWS (Potential)	Mesotrophic grassland and species-rich hedgerow
14	48				
15	170	90839	Island Hotel Lake	LWS (Potential)	Standing water
16	16	91600	Burbage, Hedgerows North Of A5	LWS (Potential)	A number of hedgerows assessed as 'Important' under the ecological criteria of the Hedgerow Regulations
17	179				
	462	90794	Lutterworth Road Hedgerow	LWS (Potential)	Species-rich hedgerow
18	212	90817	Soar Brook Fields	LWS (Candidate)	Mesotrophic and wet grassland
	94	90795	Lutterworth Road Verges	LWS (Potential)	Mesotrophic grassland
19	158				
20	397	90835	Streamside Meadow	LWS (Candidate)	Mesotrophic grassland
21	447	90819	Burbage Marshy Grassland	LWS (Candidate)	Mesotrophic grassland
	141	90779	Streamside Willow Tree	LWS (Candidate)	Mature tree
22	179				
23	179				