

**DETAILED QUESTIONNAIRE ANALYSIS**

Total questionnaires returned – 26. Responses were not given to every question.

This table summarises the comments made on the questionnaires.

QUESTION	YES	NO	NO VIEW
<b>THE CONSERVATION AREA APPRAISAL GENERALLY</b>			
Do you think the <i>All Saints</i> Conservation Area Appraisal accurately describes the character and qualities of the area?	22	2	2
<p><b>If not, please let us know what changes you think should be made</b></p> <ul style="list-style-type: none"> <li>• Gas Lane</li> <li>• The derelict buildings in Long St need tidying up (Mark Share &amp; Magna Computers)</li> <li>• Mainly but the long framework knitter windows mentioned should have reference to their properties i.e. workshops at Moat St S side &amp; Bushloe End No 44</li> <li>• The description is accurate of Pochin’s Close – so why remove it?</li> <li>• Summary should mention Framework Knitters Cottage etc at 42/44 Bushloe End</li> <li>• ‘Opportunity for enhancement’ – Gas Lane spoils the area and could be a most pleasant walk if it was cleaned up like the other lanes in Wigston (not withstanding its unadopted road status). It attracts youngsters to gather to consume alcohol and we regularly have to alert the police of their presence. The police have advised informing the council of the situation.</li> </ul>			
If you think there are any factual errors or omissions please describe briefly			
Do you think that <i>The Lanes</i> Conservation Area Appraisal accurately describes the character and qualities of the area?	17	1	8
If not, please let us know what changes you think should be made			
<p><b>If you think there are any factual errors or omissions please describe briefly</b></p> <ul style="list-style-type: none"> <li>• The Lanes Conservation Area – on my plan my house is the last house shown in the blue to the west on the north side of Central Avenue. My garden extends to the Willow Park i.e. it includes land to the rear of 65 &amp; 69 Central Avenue. It is not cut off as shown on the plan. To the rear of my garden, on Willow Park, two trees are shown in dark green. There are no trees in this position. Do they refer to the two pollard ash trees in my hedge? If so these two trees are of little value. However I do have four very old substantial sessile oak trees in my garden which are not marked on the plan. I would have thought these four trees could be classed as important. My neighbour at 69 Central Avenue has asked me to enquire which of her trees is marked as an important tree. There are, at this point, three trees. She asks which of these trees does the mark refer and why? (67 Central Avenue)</li> <li>• The Western boundary of the area should include The Black Pad and area to Willow Park (as original designation) as this is mainly the route of an ancient footpath greatly valued for its rural effect.</li> <li>• But trees and open space section should include a reference to “the allotments”</li> </ul>			
Do you think the <i>Spa Lane</i> Conservation Area Appraisal accurately describes the character and qualities of the area?	16	2	8
<p><b>If not, please let us know what changes you think should be made</b></p> <ul style="list-style-type: none"> <li>• Area completely ruined by industry buildings &amp; lorries &amp; 100% ignoring of parking restrictions.</li> <li>• We are not sure where the ‘vacant plots’ in Spa Lane &amp; Mowsley End are located.</li> <li>• In the “character section – reference to weaving should say “framework knitting”.</li> </ul>			

<ul style="list-style-type: none"> <li>It should acknowledge that the majority of buildings in the area are modern &amp; industrial.</li> </ul>			
<p><b>If you think there are any factual errors or omissions please describe briefly</b></p> <ul style="list-style-type: none"> <li>I do not believe that Spa Lane can honestly &amp; realistically be described as a 'village street'.</li> </ul>			
<b>CHANGES TO THE ALL SAINTS CONSERVATION AREA BOUNDARY</b>			
Do you support the removal from the Conservation Area of Pochin's Close, the modern eastern end of Newgate End and Nos. 17 – 21 (odds) Moat Street?	<b>14</b>	<b>5</b>	<b>7</b>
<p><b>If not, please give reason</b></p> <ul style="list-style-type: none"> <li>The top end of Pochin's Close, all houses have same windows, plus many mature trees that need protection from felling.</li> <li>With regards to the proposed removal of Pochin's Close: - I live in the bungalow which originally was the gas offices, at the southern end of Gas Lane. Due to bollards erected by the council vehicular access to my bungalow is via Pochin's Close. While I am not against the exclusion of the new houses on Pochin's Close, I think that my bungalow now being 100 years old and still retaining its original character should remain included in the conservation area.</li> <li>The bungalow should remain in. Other parts have mature trees which need protection e.g. outside no2,9/10 Pochin's Close &amp; No. 34 Launceston Road</li> <li>One main reason that I bought this house was because it was in a conservation area and I will be very unhappy if it is removed.</li> </ul>			
<b>CHANGES TO THE LANES CONSERVATION AREA BOUNDARY</b>			
Do you support the inclusion of Nos. 61 & 65 Long Street, nos. 42-50 (evens) Long Street and Nos. 2 & 4 Leicester Road?	<b>15</b>	<b>2</b>	<b>9</b>
<p><b>If not, please give reason</b></p> <ul style="list-style-type: none"> <li>The centre of Wigston is scheduled for regeneration. This must be the first priority and only if convenient should Long St Conservation area be extended northwards.</li> <li>Too far away from The Lanes area. These buildings should be dealt with individually.</li> </ul>			
Do you support the removal from the Conservation Area of the area bounded by Bell Street, Bull Head Street, Long Street and Ross' Lane?	<b>11</b>	<b>4</b>	<b>11</b>
<p><b>If not, please give reason</b></p> <ul style="list-style-type: none"> <li>Ross Lane should be preserved within Conservation Area.</li> <li>But please keep Ross' Lane in Conservation area.</li> <li>This area is due to be restructured when the police station moves. Therefore it is extremely important to retain good aesthetic vista &amp; landscaping in this area otherwise the 'Lanes' will lose their unique character.</li> <li>Very ill kept now. If removed this area would become more unsightly.</li> <li>The area to be removed does not reach Long Street.</li> </ul>			
<b>CHANGES TO THE SPA LANE CONSERVATION AREA BOUNDARY</b>			
Do you support the inclusion of the site of The Queens Head PH, No.2 Bull Head Street, Wolstan's House, Church of St Wistan and Nos. 14-18 (evens) Glebe Close	<b>17</b>	<b>2</b>	<b>7</b>
<p><b>If not, please give reason</b></p> <ul style="list-style-type: none"> <li>I do not think the Queens Head site should be included (the new buildings do not enhance the area).</li> <li>But the Queens Head on 2 Bull Head St sites have already been redeveloped. Is it too late to</li> </ul>			

include them in the Conservation Area?

- The Queens Head PH & No 2 Bull Head St have already been demolished as a result of the councils planning decisions. As the owners of St Wolstan's House, we would strongly object to the extension of the Spa Lane Conservation Area to include our house for the following reasons:-

Even with the current boundary, Conservation Area contains few buildings worth preserving and the setting and character of these buildings has been severely compromised by the modern industrial buildings and houses that the council have been allowed to build.

The council has already permitted the demolition of the Queens Head PH, which is listed on the plan as a building of landscape value and No 2 Bull Head St, allowing the construction of two blocks of modern 3-Storey flats.

These new flats, together with the 3-storey flats the council built in Boulter Crescent in the 1970's, have severely compromised the setting and character of St Wolstan's House.

Extending the conservation to include St Wolstan's House would include the two blocks of modern 3-storey flats on Bull Head St, which cannot possibly be considered as fit for inclusion in a conservation area.

We are currently spending a lot of time, money and effort in improving the appearance of St Wolstan's House and its grounds. We would consider it totally inappropriate, given the councils recent planning decisions regarding neighbouring properties, if our house was included in the Conservation Area and subject to severe planning restrictions.

Do you support the removal of No. 2 Shearsby Close from the Conservation Area?

14

1

11

#### **ENHANCEMENT OPPORTUNITIES – ALL SAINTS**

**Please could you provide us with your comments on the suggested enhancement opportunities in the All Saints Conservation Area:**

- 1) ***The removal of the portacabins and parking from the Newgate End entrance to Birkett House School would enhance the setting of All Saints Church***
  - Maybe yes. But I support the fact that if their use enhances services/education at Birkett House they should stay.
  - Quite agree.
  - Quite agree.
  - Good.
  - I do not think the removal of the parking and portacabins would make a difference.
  - Agree.
  - Totally agree – this area has the vista & characteristics of old Wigston.
  - Agree.
  - Yes, portacabins should go. Some limited time controlled parking for the church should remain.
  - If parking removed, would parking provisions be made elsewhere or would members of staff & visitors have to park on the street?
  - Agreed.
  - Agree.
  - Removal of this parking would cause congestion at the front entrance to Launceston Road.
  - Agreed.
  - Agree removal of portacabin but parking should not be removed.
  - The removal of portacabin at 44 Bushloe End would enhance the setting of the listed building – Framework Knitting Workshop.
  - Would certainly improve the area.
  - The car park has been improved, but removal of the portacabin and replacement with appropriate permanent buildings would further enhance the area.
- 2) ***The British Legion building's single story wing on the corner of Launceston Road/Bushloe End is a weak feature and provides no definition to this corner, Redevelopment of this element in a style more sympathetic to the Georgian building***

**would significantly enhance this corner**

- Yes, I agree – dependant on choice of redevelopment style.
- Quite agree.
- Quite agree.
- Good.
- This area does need to be sorted. It is a bit of a mess.
- Private – brewery concern.
- Agree but not a priority.
- Agree.
- Agree.
- Agree but parking facilities must be made.
- Agreed.
- Agree.
- I agree, providing any improvements do not interfere with any future road widening for traffic on Launceston Road.
- Agreed
- Who will pay for this? Will the council fund it or BL members?
- Agreed.
- The British Legion car park area is an eyesore.
- Strongly supported.

**3) The landscaping of the parking/garden areas of The Plough and The Old Crown public houses**

- Any improvement to public houses I support!
- Yes.
- Yes.
- Good.
- This could be made tidier.
- Gas Lane – allowed to be run down – council ignored.
- Let's get back to community pubs – totally agree.
- Agree.
- Agree.
- As above.
- Agreed.
- Agree.
- I agree providing the cost is met by the owners and not public funds.
- OK, as long as no council cost involved.
- The existing trees need attention – too tall and could present danger to nearby property if any fell down. Disabled access needed at the Crown.
- Very doubtful if this would be worthwhile.
- Landscaping would greatly improve the appearance, especially at the Old Crown.
- Very desirable. We wonder if the adjacent coach house detracts from the attractive modern doctors' surgery behind.

**Are there any other aspects of the area which need to be improved? If so, describe briefly**

- Suggest landscaping of Gas Lane.
- Gas Lane is a pretty area of Wigston but needs tidying up and landscaping.
- Can you do anything with the Gas Lane area?
- Lighting footpath across land on corner of Launceston Rd/Bushloe End. Better maintenance of this area.
- Gas Lane needs enhancement/maintenance/better drainage & bollards nearer the church end by the old farmhouse yard entrance.
- Litter, graffiti, dog mess – big problem.
- Lamp posts on the houses need maintenance & fully painting.
- Gas Lane needs to be looked after better – there is always cans, bottles & rubbish along its length. Youths hang about at night drinking.

- Gas Lane desperately needs to be tidied up, it is very overgrown and littered.
- Station Road, Bushloe End, Moat St are a “highways nightmare” and must be considered within ant redevelopment or enhancement.
- Gas Lane is an eyesore. Car park area on Pochin’s Close needs development.
- Applies to all areas: graffiti needs to be constantly removed. We look forward to the former Halls shops being used.

#### **ENHANCEMENT OPPORTUNITIES – THE LANES**

**Please could you provide us with your comments on the suggested enhancement opportunities in The Lanes Conservation Area:**

**1) *The redevelopment or landscaping of the vacant site/car park adjacent to the Great Wigston Working Men’s Club would enhance the appearance of the Conservation Area.***

- No strong thoughts on this.
- Agree.
- The Jehovah’s Witnesses Hall has tidied the entrance of the car park but tubs of plants would cheer up the site.
- This would make it more pleasant.
- Private – club concern.
- Not essential.
- Agree.
- Agree.
- Again, parking facilities must be maintained.
- Has been resurfaced & a building erected at rear.
- Agree.
- The club needs this car parking maximised and should be at the clubs expense.
- Agreed.
- This has been an eyesore for a long time. It spoils the view towards the east over the lanes, which are a feature of Wigston. Needs redevelopment.
- Remove misc signs from side of club building and generally improve this wall. The car park has been resurfaced.

**2) *The landscaping of the forecourts of buildings such as the Wigston Conservative Club and Nos. 61 & 65 Long Street would enhance the setting of the buildings and the streetscene***

- As for No.1
- Agree.
- Agree to that.
- Agree.
- Owner’s responsibility.
- Not essential.
- Agree.
- Agree.
- Agree.
- Agreed.
- Agree.
- I agree this would make the area more pleasant for shoppers.
- Agreed.
- Hardly worthwhile.
- Entirely agree.

**3) *The screening of the service yards at the rear of the Bell Street commercial units from Paddock Street***

- As for No.1
- Agree.
- Agree.

- Agree.
- Owner's responsibility.
- Would not screening actually look worse?
- Agree.
- Agree.
- Agree but needs to be policed.
- Agreed.
- I think this would be an unnecessary expense.
- Not required.
- Agreed.
- Desirable (actual proposal not clear).

**Are there any other aspects of the area which need to be improved? If so, describe briefly**

- Gas Lane should be a priority.
- Redevelopment of vacant factory on Long Street between Kingswood Court & Jinz Gym – would be ideal for social housing (apartments).
- Litter, graffiti & dog mess – litter from Texaco garage customers a big problem in adjacent Cross St & Blunts Lane. Parking in Cross St & narrow part of Blunts Lane a major problem. Black bin bags left at rear of properties in most streets.
- Lamp posts in the Lanes need maintenance & fully painting. Lanes surface needs repairing. Same for Blunts Lane.
- Pavement surfaces.
- Maintenance of footpaths.
- The tidying of the space between the disused factory in Long St and the vacant shop – opposite to the Magna care home. This is overgrown and a rubbish dump which gets waterlogged in heavy rain and dirty water spills on to the pavement. The forecourt of the doctor's surgery by the pedestrian crossing in Long St needs attention. Tends to get vandalised.
- Frontage to old post office and doctors' surgery.

**ENHANCEMENT OPPORTUNITIES – SPA LANE**

**Please could you provide us with your comments on the suggested enhancement opportunities in Spa Lane Conservation Area:**

**1) *Redevelopment of the vacant sites on Spa Lane, Mowsley End and Bull Head Street which form unsightly areas and detract from the appearance of the Conservation Area.***

- Landscaping.
- Landscaping.
- Landscaping.
- No comment.
- Not essential.
- Agree.
- Agree.
- Agree.
- Long overdue. Spa Lane has the appearance of an industrial estate – not as a conservation area.
- I agree this would be good for all concerned.
- Agreed.
- The vacant petrol station is the worst eyesore in the area & needs urgent attention.
- Agreed.
- Agreed – by appropriate buildings.

**2) *The screening of the Kwik fit car park and adjacent open gravelled area, and the Ford dealership garage would improve the setting of the Conservation Area and 'soften' the impact of the vehicles, utilitarian buildings and proliferation of signage***

- Agree.
- Agree.
- Agree.
- Owner's responsibility.
- 'Green' plant screening is needed in this area.
- Agree.
- Agree.
- Many more unsightly places than here.
- Long overdue.
- Could this area not be used for building a house or two?
- Agreed though Kwik Fit not too bad.
- Planting of trees and/or shrubs would improve the area. The area around Kwikfit which is already planted is not well cared for.
- Not practical.
- Agree, as long as customers can find the premises.

**Are there any other aspects of the area which need to be improved? If so, describe briefly**

- As with the others – litter and general scruffiness of area.
- Enforced parking restrictions, to include front of "Broughtons Factory" Bull Head Street.
- Window boxes to soften appearance of new flats.
- Most of the areas mentioned would benefit from additional shrubs or planters for flowers as long as they are maintained and cared for. St Wistan's churchyard could be improved.
- Could trees be planted in the wide pavement in front of the Kings Centre?
- Demolish the flats in Boulter Crescent and replace with 2-storey housing.

<b>DEVELOPMENT CONTROL GUIDANCE</b>			
This sets out policies to ensure that the character of the Conservation Areas is protected. How important are the following issues to you?	<b>IMPORTANT</b>	<b>NOT IMPORTANT</b>	<b>NO VIEW</b>
<b>Submission of applications (all Conservation Areas)</b> Setting out the information that applicants will need to include when making planning and other applications in the area?	<b>23</b>	<b>0</b>	<b>3</b>
<b>Demolition (all Conservation Areas)</b> Protecting key buildings in the area from demolition and ensuring that applicants provide detailed justifications for the demolition of any building?	<b>26</b>	<b>0</b>	<b>0</b>
<b>Protection of open spaces (All Saints and the Lanes)</b> Protecting significant urban spaces such as the Manchester Gardens and The Lanes system against inappropriate development?	<b>26</b>	<b>0</b>	<b>0</b>
<b>Development of vacant sites (Spa Lane)</b> Enhancing the character of the Conservation Area by encouraging the redevelopment of vacant sites on Spa Lane, Mowsley End and Bull Head Street?	<b>21</b>	<b>0</b>	<b>5</b>
<b>The design of new buildings (all Conservation Areas)</b> Applying strict criteria to control the design of new buildings in the area so that they respect the character and appearance of the	<b>24</b>	<b>0</b>	<b>2</b>

Conservation Area?			
<b>Change of Use (The Lanes and Spa Lane)</b> Controlling the change of use of former industrial or commercial buildings, and residential dwellings to non-residential uses; and applying criteria to restrict other changes of use such as the establishment of restaurants, cafes/bars and hot food takeaways?	<b>23</b>	<b>1</b>	<b>2</b>
<b>Alterations and extensions (all Conservation Areas)</b> Applying strict design criteria to control the quality of alterations and extensions to buildings in the area and as a rule, restricting extensions to the rear or least important elevations of buildings?	<b>21</b>	<b>2</b>	<b>3</b>
<b>Shopfronts, signage, blinds and security measures (The Lanes)</b> Applying policies to guide the alteration, restoration and replacement of shopfronts and applying design criteria to control the quality of new signage (particularly illuminated signs), blinds and canopies, and security measures?	<b>21</b>	<b>2</b>	<b>3</b>
<b>Listed buildings (all Conservation Areas)</b> Ensuring that listed buildings are protected from inappropriate works by the application of the appropriate local and national planning policies?	<b>25</b>	<b>0</b>	<b>1</b>
<b>Significant Local Buildings (all Conservation Areas)</b> Seeking to protect important local buildings from inappropriate works and controlling such works through 'Article 4 Directions' which remove some householders' permitted development rights?	<b>22</b>	<b>1</b>	<b>3</b>
<b>Proposals affecting the setting of the Conservation Area (all Conservation Areas)</b> Ensuring that important views and vistas in the Conservation Area are not affected by developments within or outside the area?	<b>25</b>	<b>0</b>	<b>1</b>
<p><b>Do you think that there are any other matters that should be covered by the Development Control Guidance? If so, please summarise</b></p> <ul style="list-style-type: none"> <li>• Refuse bags etc being dumped outside week to week. What about facilities for young people which should be included in all that is planned?</li> <li>• The money &amp; time spent on this survey would have been better spent on street cleaning.</li> <li>• Unique Physique's Gym to repair floor windows in Lanes. Replace Elizabeth Court flats with appropriately designed housing. Repair sign at entrance of Bell St &amp; enforce traffic restrictions (motorists open gate themselves).</li> <li>• New town centre structures may affect views and vistas and N.T.G.S.S should have priority.</li> <li>• Development of industrial and commercial buildings within residential areas should be considered inappropriate e.g. the end of Spa Lane &amp; Mowsley End should not have been used for these purposes.</li> <li>• I believe that the area of Pochin's Close was built with the permission of the council during the late 1980's. The area was designated as a conservation area in 1977 – to remove it now goes against the initial decision. The rules are still the same as when included, so why remove it?</li> <li>• Cladding over brickwork and other alterations should require planning permission. Policy decision needed to retain slabbing to footpaths. Strategy needed to reduce pavement parking in conservation areas. All property owners in conservation areas to be advised by leaflet of advantages and responsibilities of living in a conservation area.</li> </ul>			



**Which street do you live in?**

65 Central Avenue  
12 Blunts Lane  
30 Pochin's Close  
43 Falmouth Drive  
14 Pochin's Close  
P.O. Bell Street  
11 Tremaine Drive  
26 Pochin's Close  
56 Blunts Lane  
38 Moat St  
30 Launceston Road  
2 Shearsby Close  
The Bungalow, Gas Lane.  
Councillor Horsfall  
30 Spa Lane  
20 Kingswood Court, Long Street  
94 Moat Street  
67 Central Avenue  
Station Road, Wigston  
All Saints Pochin's Close  
Kingswood Court, Long Street  
Wigston Civic Society (all area) c/o 5 Alfreton Road, Wigston  
St Wolstan's House, Church Nook  
Yew Tree House, 3 Newgate End

**ADDITIONS AND AMENDMENTS**

This table details the proposed text changes to the final documents as per the recommendations in Section 4 of this Report of Consultation.

Document(s)	Recommendation (from Section 4)	Proposed text
All Saints Conservation Area Appraisal & Development Control Guidance	Improving Gas Lane should be included as an Enhancement Opportunity (Section 9.0) and Para 6.32 will be amended.	6.32 The lane is rather unkempt, but enclosed by hedges and mature trees and now leads to a C20 housing estate (The Little Hill Estate) where it becomes Pochin's Close.  9.4 Gas Lane's informal and rural character is derived from its unadopted feel. Its unmetalled surface, however, is liable to flood and has a rather unkempt appearance. Appropriate resurfacing in an informal material would improve the appearance and functionality of the lane.
	The boundary will be amended to retain the whole of Gas Lane and the bungalow within the Conservation Area. Section 8.0 of the Appraisal document will also be amended.	8.2 It is proposed that Pochin's Close with the exception of Gas Lane and The Bungalow (the former Gasworks Offices) and the modern eastern end of Newgate End and Nos. 17-21 (odds) Moat Street are excluded from the Conservation Area boundary. The mature trees within Pochin's Close can be protected by Tree Preservation Orders if they are felt to be of townscape value.
The Lanes Conservation Area Appraisal & Development Control Guidance	Section 7.0 of the Appraisal document will be amended to include reference to the allotments.	7.5 ...However, the Manchester Gardens (allotments) within 'The Lanes' are an important open space in the heart of the Conservation Area....
	Para 6.47 of the Appraisal document will be amended with the correct description of the houses in question.	6.47 ...Two pairs are of brown brick with rendered bays and hipped tiled roofs; the other pair is rendered with applied timber beams stained black.
	The boundary will be amended to exclude The Bell Fountain PH and adjacent car park. Section 8.0 of the Appraisal document will also be amended.	8.2 The area bounded by Bell Street, Bull Head Street, Long Lane and Paddock Street, i.e. The Bell Fountain PH and adjacent car park, has lost most traces of the area's past. The C20 developments have altered the historic landscape to such a degree that little has survived and it no longer contributes to the character or setting of the Conservation Area. It is therefore proposed that this area be removed from the Conservation Area.
	Section 8.0 of the Appraisal document will be amended to explain how development in the excluded area will still be subject to strict control.	8.3 Development in the excluded area will, however, remain subject to strict controls as it will potentially have a significant impact upon the setting of the remaining Conservation Area. Section 13.0 of the accompanying Development Control Guidance provides further details about how development which would affect the special character or interest of the Conservation Area will be controlled.
	Section 9.0 of the Appraisal and the Development Control Guidance will be amended to include the	<i>Appraisal (Section 9.0)</i>  9.4 The quiet backwater character of The Lanes is reinforced by the informal nature of the footpaths which criss-cross this area. Their regular maintenance

	<p>three suggested enhancement opportunities.</p>	<p>and appropriate surfacing is necessary to ensure they continue to be well used by the local community and their traditional character is retained. Similarly, the traditional lampposts found along The Lanes are attractive features which contribute to the historic character of the area. These should also be retained and repaired, and where necessary replaced with matching designs.</p> <p>9.5 The vacant factory and shop on Long Street are negative features in the streetscape in their present condition. These properties should be redeveloped and the surrounding area tidied up. Their re-use or redevelopment will be subject to the policies contained with the accompanying Development Control Guidance for The Lanes Conservation Area.</p> <p><i>Development Control Guidance</i></p> <p>5.3 The informal nature of The Lanes is a key component of the quiet character of this green space in the heart of the town centre. The Lanes are well used by the local community and it is, therefore, important that these footpaths are adequately maintained and appropriately surfaced.</p> <ul style="list-style-type: none"> <li>• The Local Planning Authority will work with and encourage the Highways Authority and statutory undertakers to ensure the adequate maintenance of The Lanes and that appropriate surfacing materials are used in the area. Where appropriate, sustainable drainage methods and materials should be used, provided that these do not have an adverse visual impact on the historic environment.</li> </ul> <p>10.1 The traditional lampposts found throughout The Lanes are noted as positive details on the Townscape Appraisal Map of The Lanes Conservation Area Appraisal. The traditional style of these lampposts contributes to the character of the historic 'Lanes' footpath system as well as providing lighting and safety after dark.</p> <ul style="list-style-type: none"> <li>• The Local Planning Authority will encourage the appropriate maintenance of the lampposts within The Lanes area. Where a traditional lamppost is incapable of repair, its replacement should match the existing traditional lampposts. Similarly, the opportunity to remove any modern lampposts within The Lanes area should be taken; these should be replaced with traditional lampposts to match the existing.</li> </ul>
<p>Spa Lane Conservation Area Appraisal &amp; Development Control Guidance.</p>	<p>Section 7.0 will be amended to refer to framework knitting.</p> <p>Section 9.0 will be amended to include the enhancement of St Wistan's churchyard.</p>	<p>7.7 ...The C19 framework knitting industry introduced the dominant light-industrial buildings into the street scene, but later C20 industrial and commercial development has eroded this mixed character and left unsightly vacant areas within the Conservation Area.</p> <p>9.4 The churchyard of St Wistan's Church is very overgrown, almost obscuring the church from view. The churchyard should be reclaimed, with much of the vegetation cleared away, leaving key shrubs and trees. This would enable the churchyard to be appropriately</p>

		used and would create a green space in this urban industrial area.
All Development Control Guidance documents	'Demolition' sections will be amended.	<ul style="list-style-type: none"> <li>The building is carefully dismantled so that the building materials are either salvaged for re-use or recycled (in line with RWS Policy 7).</li> </ul>
	'Design of New Buildings' and 'Alterations to Historic Buildings' sections will be amended.	<p><i>Design of New Buildings</i> High standards of energy efficiency will also be encouraged in new buildings and the possibility of on-site generation of energy from renewable sources should be explored. The visual impacts on the Conservation Area, however, must be carefully considered and any energy efficiency/generation measures must not adversely affect the character or appearance of the Conservation Area.</p> <p><i>Alterations to Historic Buildings</i></p> <ul style="list-style-type: none"> <li>Explore the opportunity to implement energy efficiency measures.</li> </ul>