

Hoton Conservation Area Character Appraisal

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HOTON CONSERVATION AREA CHARACTER APPRAISAL

Introduction

Hoton Conservation Area was designated in December 1978 and extended in January 1991. The original designation incorporated the main built part of the village. The extension was proposed in order to include the medieval site of the village, based on archeological evidence. Ultimately the whole village was included in the Conservation Area which now covers 22.2 Hectares.



Current map of Hoton showing the extent of the Conservation Area and the listed buildings.

The purpose of this appraisal is to examine the historical development of the Conservation Area and to describe its present appearance in order to assess its special architectural and historic interest. The appraisal will then be used to inform the consideration of management and development proposals within the Area.

This document sets out the planning policy context and how this appraisal relates to national, regional and local planning policies.

The main part of the report focuses on the assessment of the special interest of the Conservation Area:

- Location and setting describes how the Area relates to the historic village and surrounding area;

- Historic development and archaeology sets out how architecture and archaeology are related to the social and economic growth of the village;
- Spatial analysis describes the historic plan form of the village and how this has changed, the interrelationship of streets and spaces, and identifies key views and landmarks;
- Character analysis identifies the uses, types and layouts of buildings, key listed and unlisted buildings, coherent groups of buildings, distinctive building materials and architectural details, significant green spaces and trees, and detrimental features.

These elements are brought together in a summary of the special interest of the Conservation Area. An assessment of the general condition of the buildings and spaces within the Area is included.

The main issues and proposed management actions are summarised. Recommendations for developing longer term management proposals for the area are suggested.

Planning Policy Context

A conservation area is an area of special architectural or historic interest whose character or appearance should be preserved or enhanced. In making decisions on potential development within a conservation area, the Council is required to '*pay attention to the desirability of preserving or enhancing the character or appearance of the area*'. Permission will not be granted for proposals that are likely to harm the character or appearance of a conservation area. *Sections 69 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.*

The Department of Communities and Local Government's Planning Policy Statement 5 on "Planning for the Historic Environment" encourages local planning authorities to pursue their duties under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to formulate proposals to preserve and enhance conservation areas and of the need to consult widely in doing so. It also contains several policies that are relevant to conserving the character of conservation areas.

The Regional Spatial Strategy for the East Midlands published in March 2009 advises local authorities that the historic environment should be understood, conserved and enhanced, in recognition of its own intrinsic value.. Policy 27: Regional Priorities for the Historic Environment.

Local Plan Policy EV/I - Design, seeks to ensure a high standard design of all new development and that the design should be compatible with the locality and utilises materials appropriate to the locality.

The Council's adopted Supplementary Planning Document 'Leading in Design' builds on the design policies set out in the Charnwood Local Plan and will contribute to the development of more effective approaches to securing good design in the emerging Local Development Framework. The guide is also intended to support the implementation of the community strategy, Charnwood Together, by providing a set of principles that will inform the physical development implicit in the initiatives and actions of all partners in the local strategic partnership.

Other SPG/SPD guidance

- Backland & Tandem Development
- House Extensions

ASSESSMENT OF SPECIAL INTEREST

Location and Setting

Hoton is a small village lying on the A60, the road from Loughborough to Nottingham about 3 miles from Loughborough. The village sits on level ground at the top of the western slopes of the Wolds. The village is surrounded by pastoral and arable land.

HISTORIC DEVELOPMENT

Origins and Development

Hoton is a nucleated Saxon settlement, one of the system of parishes which radiated from the moot at Six Hills at the top of the Wolds. Its name means 'settlement on a heel-shaped hill'. After the Norman Conquest its 1300 acres were shared between Normans, Robert de Jort, with four ploughs and two villeins, and Earl Hugh.

The nucleated settlement was devised for economic reasons to make use of the heavy plough which, needing a team of oxen to pull it, was too expensive for any one farmer to afford, so the system of open fields was devised. Hoton had three fields, called Long Sick Field (derived from the name of the brook which flows in the valley to the north of the village), Well Field and Overfield. They were rotated annually, one for corn, probably barley and wheat, one for peas, which we would generally understand as beans, and the other fallow. There were no hedges or fences but the fields were divided into strips so that each farmer in the village would have a measure of the good land and a measure of the poorer land. Decisions on when to plough, what to sow and when to harvest were taken by common consent of the village. There was also common grazing land.

This economic system lasted for several hundred years but by the seventeenth century trading and technology meant that production of surplus had become the norm and individuals were keen to make a profit. Moving from a strip at one end of the village to a strip at the other end was uneconomic and there was pressure to combine the ownership of strips in single fields. Gradually the fields were enclosed and in 1760 an Enclosure Act for Hoton was passed by parliament and the pattern of small fields bounded by hedges was established.

Alongside the change in farming practice, the road from Cotes to Nottingham was constructed as a turnpike, ie a toll was charged, in 1737.

In 1821 Charles James Packe bought the Manor of Hoton and took the opportunity to clear his village of Prestwold in order to create a park setting for Prestwold Hall, rehousing the inhabitants in Hoton. Later, his son, Charles William Packe, improved the living conditions in many of the cottages in Hoton. His date stone can be seen on Nos 1-3 Loughborough Road: "CWP 1863" and other Packe family stones can be seen on Pingle House, "GHP 1872" and on the old smithy, "GHP 1871".

The village was predominantly agricultural until recent times. It was also relatively self sufficient with most of the trades and professions to support ordinary working life. There were two inns, The Rose and Crown and The Packe Arms, of which only the latter remains. There was a Wesleyan chapel and a girls school: the boys went to the school down Prestwold Lane at the corner with the road to Burton.

There was significant building and development in Georgian times and a number of the fine houses are a feature of the village. There was more building in Victorian times and a number of modest dwellings are part of the current fabric. The greatest development took place in the twentieth century, infilling many of the open spaces, first with council housing along Wymeswold Road, then with bungalows and houses along the south side of Loughborough Road and finally the cul-de-sac of Hollytree Close.

During World War II Wymeswold Airfield was constructed to the east of the village. The airfield finally closed in the 1970s.

Archaeological Interest

The present linear form of the village, focussing on the Loughborough and Wymeswold Roads, is a contraction from an earlier more complex settlement pattern. Some evidence of this survives in the form of earthworks. A road, called the Holloway, which ran from the corner of Old Parsonage Lane straight to the Wymeswold Road, is clearly visible as a pronounced broad ditch in the field and there are well preserved house platforms or plot boundaries alongside it. Other earthwork remains and historic mapping suggest that the settlement also extended more densely to the north, along Rempstone Road. Various early post-mediaeval timber framed houses survive along the main road, as well as the mediaeval church. The village was originally surrounded by ridge and furrow earthworks, caused by mediaeval cultivation, some of which are still present.

Population

In the Middle Ages Hoton was sparsely populated with eleven households in the 1300s, nine in 1564. By the time of the 1666 hearth tax there were nineteen. In 1788 seventy households were recorded. The current population is estimated to be about 350 in 100 houses.

SPATIAL ANALYSIS

Plan Form

Hoton is a small settlement based on a junction of four streets, the roads to Loughborough, Prestwold, Wymeswold and Rempstone. However, this simple plan is masked by the heavy use of the A60 between Loughborough and Nottingham which has been a major route for a long time. It gives the impression that the village is linear in form. Besides the four principal roads there are two back streets, Old Parsonage Lane and Vine Tree Terrace which form a square around an open space of meadow at the rear of Loughborough Road and Prestwold Road. A cul-de-sac has been created leading off Wymeswold Road, on land to the rear of Holly Tree Farm.

Villagescape and Interrelationship of Spaces

Farmsteads, cottages and Georgian Houses are the principal features of the settlement, lining the north side of the Loughborough and Wymeswold Roads. The larger houses are set well back from the road, protected by brick walls and hedges. The smaller cottages and barns are often set at the back of the pavement. Twentieth century development has filled in the spaces between and has more or less completed the south sides of Loughborough Road and Wymeswold Road, giving a more suburban aspect.

Wymeswold Road has maintained its rural and agricultural character: a haphazard blend in which the space is enclosed by cottages and the timber framed barn with important farmhouses set in their own space and a row of council housing with more or less open gardens.

The important houses on Loughborough Road are set well back from the road and protected from the traffic by brick walls with often substantial plantings of hedges, shrubs and trees. On the south side of the road the houses and bungalows are also set back from the roads but the front gardens are more open.

Prestwold Road is a country road. Where it borders the Conservation Area it is very well tended, the verge is mown and it has been planted with trees to form an avenue.

Rempstone Road climbs and turns into the village with a sharp bend at the top into Loughborough Road. The enclosure of trees and hedging gradually increases from the valley, eventually meeting the pinch point created by the Packe Arms.

The two back streets of Vine Tree Terrace and Old Parsonage Lane form a narrow rural lane. Vine Tree Terrace is secluded and tightly enclosed at first by the terrace of cottages hard by the edge of the road and then by overhanging trees and hedges. There is a narrow pavement on one side underneath the overhanging trees. Old Parsonage Lane is more open without any kerbstones or pavements. At the junction of the two lanes is a large builders yard, largely screened from view by a tall but old brick wall. Heavy vehicles using the yard have had a detrimental effect on the quality of the lanes, leaving muddy edges, damaging the hedges and trees and creating a hazard to pedestrians.

Holly Tree Close is a twentieth century cul-de-sac of bungalows and houses, set in a fairly tight arrangement with well matured front gardens.

The four detached houses of Nos 26-32 Loughborough Road have been arranged in a form of two back to back courtyards.

Key Views and Vistas

Because Hoton sits at the top of the slope of the Wolds there are sweeping panoramas from the edge of the village to the west across the Soar Valley to Charnwood Forest and to the north across to the Rempstone ridge. Looking in towards Hoton from the countryside one sees that the village is endowed with many trees through which in general one gets only glimpses of the houses.

At the approaches from Wymeswold and Rempstone there is in each case a dramatic entrance into the village at a bend in the road which leads into the street scene. From Rempstone one passes the pinch point of the Packe Arms and then the very sharp bend at the old smithy. From Wymeswold the bend is not so sharp but the change from countryside to village is immediate. There is a similar change of scene when arriving from Loughborough but it is less pronounced.

After entering the village, the curving nature of the Loughborough and Wymeswold Roads provide developing views of the street. However, the volume of traffic on the A60 makes it hard to appreciate the village scene.

The view to the south from Old Parsonage Lane has been obscured by the bunds erected to screen the noise of activities from Wymeswold Airfield.

Landmarks

The stubby tower of the Church of St Leonard can be seen at the crossroads. However, since the church closed as a place of worship and was converted to a private residence there has been substantial planting around all the boundaries of the churchyard which effectively screens the church from view, leaving just the top of the tower visible.

The Old Smithy or Old Forge is a low single storey building and despite its stature it makes a significant mark at the sharp bend in the A60. Set into the wall of the smithy is a George VI letterbox.

There is a K6 telephone box on Wymeswold Road.

CHARACTER ANALYSIS

Building Types, Layouts and Uses

Hoton was an agricultural settlement. Even the framework knitting industry seems to have had little effect on the village. Several buildings are laid out as farmsteads with a principal house and a variety of outbuildings leading away from the road. The larger Georgian houses are substantial, having a square plan often with 3 storeys and a number of outbuildings. The cottages are generally based on a simple rectangular plan with the roof ridge parallel to the street but the cottages also have extensions and outbuildings to the rear.

The twentieth century dwellings are modest in scale. There are bungalows and detached houses along Loughborough Road, the string of semi-detached council housing on Wymeswold Road, and the estate of bungalows and houses in Holly Tree Close. More substantial are the detached houses of Nos 26 - 32 Loughborough Road.

Besides the farmsteads and domestic dwellings there are the Church, Village Hall, the Packe Arms and the Smithy.

Key Listed Buildings and Structures

Hoton is blessed with a wealth of listed buildings, farmhouses, Georgian houses, cottages and barns. The timber framed barn with herringbone infill brick panels is a very significant building on Wymeswold Road.

Unfortunately, the Church has lost its visual prominence. Following its deconsecration it has been enclosed with hedges which together with the lime trees form a screen. However, the building itself has been preserved for the future and is well maintained. It represents the continuity of history in the village and it is therefore an important building.

Key Unlisted Buildings

The principal unlisted building is the Village Hall in the centre of the village. The hall is built in Arts and Crafts style, with a steeply sloping tall plain clay tile roof and heavy black framed leaded light windows. It also has a village clock. The setting of the Hall could be enhanced by improving the landscaping of the forecourt and restoring the railings to the road.

The Old Smithy should also be recognised as an important building, marking as it does the sharp bend in the A60.

At the corner of Vine Tree Terrace and Old Parsonage Lane is the imposing Pear Tree Farm, whose character has been slightly lost through the uPVC replacement windows though the doorcase is still in timber.

Building Materials and Architectural Details

Walls

The vast majority of buildings are made of red brick laid to Flemish bond but without the distinctive pattern of differently coloured header and stretcher. Widespread in the older buildings is the use of local blue lias stone to form a plinth. It is also seen in substantial parts of the outbuildings and in other walls away from the principal façade of the building. The lias is mixed with random pieces of granite, cobble and field stone.

The Victorians used dark blue brick as decoration in bands and as damp proof courses. In the twentieth century there is greater divergence from the traditional red brick, in particular, the houses in Holly Tree Close are of buff or yellow brick with render and timber cladding.

There is evidence of the vernacular timber framing which must have been common before the more polite Georgian style of building. Timber frames can be seen in the gable ends of Holly Tree Farm and No 28 Wymeswold Road and especially in the Barn to Holly Tree Farm where the infill panels are of herringbone brick.

Roofs

A particular feature of Hoton along Wymeswold Road is the use of red pantile for the roofs. The pantiles are seen on the agricultural buildings and small cottages, such as the Barn at No 19 and the cottage at No 3. The more prominent Georgian houses along Loughborough Road as well as the almshouses, Nos 1 - 5, have roofs of Swithland slate. There is one remaining thatched cottage at No 28 Wymeswold Road. Elsewhere there is some Welsh slate and later buildings have mostly concrete tiles which, through colour and texture, blend reasonably well with the clay pantiles.

Doors and Windows

The listed buildings have retained their traditional timber windows. In the finer houses these are vertical sash windows whereas in the cottages and farmhouses there is a mixture of vertical sash, Yorkshire side sliding sash and casement windows. Unfortunately, in the non-listed buildings most of the traditional windows have been lost to a motley of uPVC windows, much to the detriment of the character of the Conservation Area.

The Packe Almshouses, Nos 1 - 5 Loughborough Road, have lovely diamond paned cast iron casement windows.

There are some very fine doorcases in the Georgian houses and the farmhouses. Examples are at Hollytree Farm and Hoton House on Wymeswold Road, and at No 38, No 14 and No 12 Loughborough Road. Unfortunately the doorcases of Nos 7 - 19 Vine Tree Terrace do not display the same attention to detail or tradition.

Details

For most of its length the northern kerbstones of Wymeswold Road are of small pieces of pink Mountsorrel Granite.

Parks, Gardens and Trees

The extension of the Conservation Area in 1991 incorporated a significant area of fields, pastures, meadows and arable land, thus emphasising the relationship of the built part of the village with its historic agricultural land.

Within the village itself there is little open space. Behind the Village Hall there is a pleasant expanse of grass.

Behind the church is the Burial Ground containing several fine Swithland slate headstones. This open space is curtailed by the sale of the church and the planting of hedges to protect the privacy of the now private dwelling and the approach from the gate at the corner of the road is rather cramped.

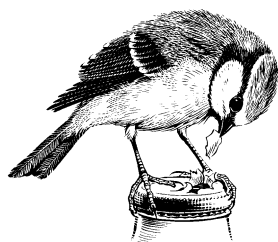
There is a great deal more open space beyond the confines of the built part of the village. At the end of Old Parsonage Lane, outside the Conservation Area, is a superb playing field, equipped with a young children's playground, climbing frames, multi-purpose court for tennis and basket ball, with a brick wall climbing face and a mini football pitch. The field is well tended and planted with a herb garden and a living willow sculpture.

In the square between Loughborough Road and Old Parsonage Lane is a magnificent space of green meadow bounded by the Pingle footpath on the eastern side. There is a very fine mature oak tree in this meadow beside the footpath.

The landscape of the Wolds is fairly open with few trees or woods. However, the gardens of most of the houses in the village have many trees and shrubs.

Biodiversity

The countryside surrounding the Conservation Area is primarily managed for intensive farming. Greatly enlarged fields, removal of boundary hedgerows and agricultural intensification have resulted in a significant wildlife loss and fragmented biodiversity network where habitat connectivity across the landscape has become tenuous. The Conservation Area forms a small oasis in the midst of this ecologically-impooverished environment.



Within the village there are gardens with lawns and shrubberies, clusters of trees, small grassland fields and some hedgerows. The gardens form a patchwork of sub-urban habitats, and represent an important biodiversity resource when pooled together. They are particularly valuable where native and wildlife-friendly shrubs and herbaceous plants are grown and where the management is not excessively manicured. Local residents may also put into action wildlife-friendly measures such as the provision of nest boxes and supplementary bird feeding.

Species found in the Conservation Area are those which are expected in association with the built-up environment. Birds such as robin *Erithacus rubecula*, blackbird *Turdus merula*, blue tit *Parus caeruleus*, great tit *Parus major* and wren *Troglodytes troglodytes* are some of the most familiar garden species.

The Conservation Area comprises a number of trees, with some noteworthy clusters and significant trees, such as the mature lime *Tilia sp.* on Loughborough Road opposite Prestwold Lane. Most groups are made up of ornamental species although self-set native trees also occasionally occur. The few hedgerows which remain within the Conservation Area and at the rural edge lack connectivity but still contribute to the local biodiversity resource.



Detrimental Features

The location of the village on the main road between Loughborough and Nottingham brings with it a burden of traffic, which is often heavy, so that Loughborough Road is not a pleasant street in which to linger and appreciate the qualities of Hoton. However, this complaint goes back a very long time to the construction of the turnpike in the mid 18th Century and there is little that can be done to alleviate it.

DEFINITION OF SPECIAL INTEREST

The main contributions to the special character of Hoton Conservation Area are:

- The wealth of listed buildings, farmhouses, Georgian houses, cottages and barns;
- The rural, agricultural setting, enhanced by the inclusion within the Area of several fields;
- The variety of domestic buildings, in scale and layout, which achieve unity through the use of locally sourced materials;
- Many buildings with traditional red clay pantile roofs;
- The clear evidence of the medieval road, the Holloway, through the fields;
- The number of trees, compared to the wider landscape of the Wolds which is generally sparsely planted with trees;

MANAGEMENT PLAN

General Principles

Any proposed changes should be carried out in a sensitive manner, taking into account the established character. New development must respond to its immediate environment i.e. its context, in terms of scale, form, materials and detailing. Otherwise, alterations will have a detrimental effect on the historic and locally distinctive form of the village.

Within the Conservation Area, where the quality of the general environment is already considered to be high, the Council will insist on good quality schemes which respond positively to their historic setting, this extends to small buildings such as garages and even boundary walls and fences. Minor alterations need to be carefully considered as incremental change can have a significant detrimental affect on the character of an area over a period of time.

Central government guidance contained in PPS1 and PPS5, Borough of Charnwood Local Plan, Leading in Design and other SPD, and Village Design Statements will be used to assess the quality of proposal for new development.

The character of the Conservation Area identified in the appraisal document is such that the following general principles should be noted when considering any development in all parts of the Conservation Area:

1. The Conservation Area has a distinct “grain” or pattern of built form and spaces which are part of its historic development. This gives the Conservation Area great individuality, characterised by the pattern of historic buildings, ancient footpaths and highways and clearly defined boundaries. This “grain” is an important part of the character of the Conservation Area and will be protected.
2. The emphasis for new proposals will be on high quality of design. There may be opportunity for innovative modern design. However a dramatic contemporary statement is unlikely to be appropriate. Good modern design can be used to create positive changes in historic settlements
3. Scale is the combination of a building’s height and bulk when related to its surroundings. Proposed new development must take into account the scale of the existing buildings, and must not dominate or overwhelm them.
4. Alterations and extensions must respect the form of the original building and its locality. The use of high quality materials and detailing, whether modern or traditional is essential. Roof lines, roof shape, eaves details, verge details and the creation of new chimneys are important considerations.
5. Windows and doors of a traditional design respect the historic nature of the buildings to which they belong and make a very important contribution to the character and appearance of the Conservation Area. The use of uPVC and standardised high speed joinery techniques nearly always leads to unsuitably detailed windows which will be generally unacceptable in the conservation area. In most cases the building regulation requirements can be met without the need to use clumsy and awkwardly detailed windows.
6. The appraisal has identified the types of materials that characterise the Conservation Area and where possible this should be used to help alterations respect that established character.
7. Applicants for planning permission must provide a meaningful “Design & Access Statement”, to explain the design decisions that have been made and to show how proposed alterations

relate to their context. A detailed analysis of the locality should demonstrate that there is a full appreciation of the local streetscape and how it has developed, including prevailing building forms, materials and plot ratios.

Procedures to Ensure Consistent Decision-Making

The basis of this character appraisal is to inform and guide development control decisions. A consistent approach to decision making will be aided by providing:

- Conservation and design surgeries to help development control officers to make informed decisions, no matter how minor the proposed changes.
- Opportunities for pre-application discussion regarding significant alterations.
- Opportunities to review decisions and assess the impact of approved alterations through post development site visits.

Enforcement Strategy

Effective enforcement is vital to make sure there is public confidence in the planning system to protect the special character of the area. Unauthorised development can often be damaging to that character.

Taking proactive action can improve the appearance and character of the area, making it more attractive and in some instances increasing the potential for investment. Effective monitoring of building work to make sure it is carried out in accordance with the approved details and with planning conditions ensures new development makes the positive contribution envisaged when permission was granted.

In order to protect the character of the Conservation Area the Borough Council will seek to:

- use enforcement powers in cases where unauthorised development unacceptably affects the character of the Conservation Area.
- take proactive action to improve or enhance the appearance of the Area.
- monitor development under way to make sure it fully complies with the terms of any planning permission or listed building consent.

Carrying out unauthorised work to a listed building or to protected trees and hedgerows and the unauthorised demolition a building within a conservation area is an offence. In such cases, the Council will consider prosecution of anyone responsible and any necessary remedial action.

The powers set out in Section 215 of the Village & Country Planning Act 1990 will be used where sites are identified as detracting from the character of the conservation area by being eyesores or untidy.

Article 4 Direction

The quality of a conservation area is often threatened by the cumulative impact of numerous small changes to many buildings. Terraces that once displayed integrity of design through the use of matching features such as doors, window, chimneys and porches, have been unbalanced by various alterations and additions. On the whole such changes do not require planning permission.

In order to preserve and enhance the character of conservation areas, many planning authorities use Article 4 Directions to restrict permitted development rights on groups of buildings or areas. Restrictions normally relate to particular elements such as replacement windows and doors, or roofing.

General Condition

The Conservation Area is in reasonable condition. The buildings and gardens are well maintained. There has been some loss to the character by the replacement of traditional timber windows with uPVC.

Buildings at Risk

It is the intent of the Borough Council to take necessary action to secure repair & full use of any buildings at risk. The appraisal has not identified any such buildings.

Review of the Conservation Area Boundary

The present boundaries of the existing Conservation Area incorporate the principal areas of special historic and architectural interest within the village. The appraisal has not identified any need to change the boundary.

Possible Buildings for Spot Listing

In carrying out the Appraisal none of the buildings within the Conservation Area were identified for spot listing, i.e. considered for inclusion on the list of statutory listed buildings.

Enhancement Opportunities

The heavy traffic on the A60 poses problems along the whole route through the village but especially at the sharp bend between the Loughborough and Rempstone roads, where the bank of the churchyard is frequently subject to damage. The solution hitherto has been to clad the bank with paving slabs which are easy and cheap to replace. A more attractive solution would be desirable.

The forecourt of the Village Hall would benefit from new landscaping and the railings along the pavement need restoration. The use of the hall could be improved by creating an access to parking at the rear.

The main road through the village is the subject of ever increasing regulation with new signage. The requirements for safety should be balanced with the needs to protect the character of the Conservation Area.

Proposals for Economic Development and Regeneration

Historic building grants are available from both Charnwood Borough Council and Leicestershire County Council. Repair and reinstatement works to historic buildings, that make a vital contribution to maintaining and improving the character of the Conservation Area may be eligible for grant assistance.

Management and Protection of Biodiversity

Threatened species and habitats can be protected by wildlife legislation. Where protected species may be present, appropriate surveys and assessments should be carried out to ensure that development or management proposals will not have a detrimental effect.

The Leicester, Leicestershire & Rutland Biodiversity Action Plan sets out the Borough Council's priorities for conservation of a variety of habitats and species within Charnwood and details the actions required to bring about a reversal in their decline. Not only should habitats and species of principal importance (UK Biodiversity Action Plan habitats and species) be retained and protected, but opportunities maximised to restore or enhance such habitats and populations.

Monitoring Change

It is planned to review the conservation area character appraisal and its management plan every five years, although the management plan may under certain circumstances need to be reviewed over a shorter time period. A photographic record of the Conservation Area has been made and will be used to help identify the need to review how changes within the Conservation Area are managed. A greater degree of protection will be accomplished if the local community help monitor any changes.

Consideration of Resources

This management plan sets out the commitment of the Borough Council to protecting the character and appearance of Charnwood's conservation areas and how it will use its resources to achieve these aims.

Summary of Issues and Proposed Actions

Conservation Area Issue	Proposed Action	Lead Partner	Other Partners
Damage by traffic to the bank at the corner of Rempstone Road and Wymeswold Road	Agree a more attractive solution with the Highway Authority	Leicestershire CC Highways	Hoton PC and Charnwood BC
Setting of the Village Hall	Improve the landscaping of the forecourt and renovate the railings	Hoton PC	Charnwood BC
Street signage	Encourage the Highway Authority to review the signage to establish that all are necessary	Charnwood BC with Leicestershire CC Highways	Hoton PC
Highway interventions and their impact on conservation areas	Encourage the Highway Authority to adopt an agreed approach to more sympathetic works in Conservation Areas	Charnwood BC Leicestershire CC Highways	Hoton PC

Developing Management Proposals

Various forces, historical, cultural and commercial, have shaped the development of the conservation area, creating a sense of place and individual identity. The character and appearance of the conservation area is vitally important, both in attracting investment in the area itself, and in the encouragement of initiatives to the benefit of the wider community.

Based on the issues that have been identified the following objectives will have a positive impact in both protecting and enhancing the character of the conservation area, and provide the basis of a long term management plan:

- I A policy regarding the co-ordination of the placing of all permanent items within the streets needs to be formulated. The opportunities to renew, redesign, re-site, eliminate or combine existing street furniture are substantial. Similarly there is a need to look at traffic signs and highway markings with a view to their rationalisation. The appropriateness of the existing street lighting and the scope to introduce imaginative lighting schemes, including the illumination of key buildings, also merits examination. Guidelines could be set out in a public realm manual.

- 2 The production of heritage trail leaflets to increase community awareness and appreciation, including the encouragement of tourism, should be considered. This might involve interpretation material, plaques or similar for key sites and buildings.

Community Involvement

This document has been made available as a draft via the website prior to submission to Cabinet for adoption. A public meeting was held in Hoton so that local residents could contribute their ideas for enhancement and preservation of the Conservation Area. All comments and responses have been considered and appropriate amendments made to the document prior to submission to Cabinet.

Advice and Guidance

The Borough Council Development Department can advise on the need for Planning Permission or Listed Building Consent and can provide guidance on matters such as appropriate methods of maintenance/repairs, changes to shopfronts, alterations and extensions and suitable materials.

Contacts: Conservation & Landscape Team
Tel. 01509 634748
built.heritage@charnwood.gov.uk

Development Control
Tel. 01509 634691
development.control@charnwood.gov.uk

Planning Enforcement
Tel. 01509 634722
development.control@charnwood.gov.uk

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Statutory Listed Buildings in Hoton

All Listed Grade II.

Church of St Leonard, Wymeswold Road
Hoton House, Wymeswold Road
3 Wymeswold Road
5-7 Wymeswold Road
9-11 Wymeswold Road
Holly Tree Farmhouse, Wymeswold Road
Barn to Holly Tree Farmhouse, Wymeswold Road
23 Wymeswold Road
28 Wymeswold Road
Holts Farmhouse & Barn, Wymeswold Road
1-5 Loughborough Road
2 Loughborough Road
12 Loughborough Road
14 Loughborough Road
Field Cottage, 20 Loughborough Road
Rose Farmhouse, 22 Loughborough Road
38 Loughborough Road