

Chapter 2 Evidence Base Age and Health Statistics

The age and gender profile of Blaby

Men

0-15 years 9.53%
16-25 years 5.52%
25-34 years 5.18%
35-49 years 11.05%
50-64 years 9.82%
65-74 years 4.64%
75 and over 3.47%

Women

0-15 years 9.19%
16-24 years 4.74%
25-34 years 5.61%
35-49 years 11.5%
50-64 years 9.87%
65-74 years 5.05%
75 and over 4.81%

The self-reported health profile for Blaby

0 to 15 years, very good or good health 97.87%, fair health 1.63% Bad or very bad health 0.5%

16 to 49 years very good or good health 92.24%, fair health 6.1%, bad or very bad health 1.67%

50 to 64 years, very good or good health 77.1%, fair health 17.35%, bad or very bad health 5.6%

65 and over years, very good or good health 53.3%, Fair health 34.22%, Bad or very bad health 12.45%

Chapter 3 Evidence Base Blaby Housing Statistics (April 2015)

Tenure

Owner/Occupier 2037, Shared Ownership 9, Social Rented 336, Private Rented 303 Total in Parish 2687

Property Size

0 Bed 6, 1 Bed 189, 2 Bed 608, 3 Bed 1464, 4 Bed 310, 5 Bed 90, Total 2687

Household Size

1 Person 779, 2 Person 1036, 3 Person 391, 4 Person 319, 5 Person 129, 6 Person 22, 7 Person 7, 8 Person 4 Total 2687

House Type

Detached 723, Semi-detached 1350, Terraced 289, Flats or Tenement 323, Caravan or other mobile temporary home 2, Total 2687

Age

0-14 994 **15-24** 686 **25-24** 581 **35-44** 810 **45-54** 888

55-64 828 **65-74** 759 **75-84** 456 **85+** 192

Total 6194

In Blaby there is a substantial demand for social housing, during the period 01/05/14 to 01/05/15 the demand for 2 & 3 bedroom general need homes was extremely high with an average of 50 bids per property through the Blaby DC Choice Based Letting System.

The 2011 Census statistics show a mismatch between household size and the types of property available in Blaby. 68% Blaby Households are 1 or 2 person households whereas only 30% properties are one or two bedroom.

Chapter 4 Evidence Base

Paper Assessment of sites for potential Reserve Development Sites.

Methodology

The sites were assessed in two stages with the stage one public consultation being used to get a baseline of public acceptability to development, while stage two consisted of a detailed assessment of the Blaby Strategic Housing Land Availability Assessment (SHLAA), against predetermined criteria by a sub-group of the Neighbourhood Plan Steering Group.

Stage One took place at a public meeting on 8th January 2015 with 64 residents present, residents views were sought on areas which could accommodate moderate development and areas which residents would wish to see retained and protected, as open space. This was undertaken by asking consultees to indicate their preferences on maps of Blaby Parish, by putting stickers on the map. (Photographs of the maps are included in the consultation report.)

Stage Two was an assessment of the sites identified in the SHLAA against the following criteria;

1. Sustainability
2. Flooding
3. Deliverability
4. Residents opinions
5. Planning policy
6. Size (Too large a development would exceed the maximum additional reserve housing requirement of no more than 100 homes)
7. The site would in effect join up two settlements

The sift initially identified a number of possible which were then re-assessed to give the two sites listed in the Policy as S1 and S2

Site Assessments

SHLAA ref BLA002

Location Land off Vicarage Lane, Blaby/ Glen Parva

The strategic Flood Risk Assessment 2007 shows this entire site as being within Flood Zone 3b, The majority of the site is also within an area designated as flood plain protection within the Blaby District Local Plan Policy CF5.

The site is in effect land locked with no frontage onto an adopted highway. The site borders Glen Parva Parish and development would take away the separation of the two settlements.

No residents identified this as a site suitable for development.

Decision No

SHLAA BLA003

Location Winchester Road Blaby

This site has planning permission and development is complete.

Decision Developed

SHLAA BLA004

Land at Lutterworth Road Blaby currently occupied by 9 hole golf course, caravan storage and riding school

Site is in the Green Wedge though not in the most sensitive part.

Recreational uses of the site are important and sustainable

Some residents wished to see the site protected no support for development on the site.

The site would provide 543 dwellings far in excess of the numbers required for reserve sites.

Initially added to the possible list and then rejected.

Decision Reject

SHLAA BLA005

Land at Hospital Lane Blaby

Site was overwhelmingly indicated by residents as area for green space protection.

Neighbourhood Plan Policy BNP4 The area shown on the map (local green space) is designated as an area of Local Green Space, evidence supporting this designation is included in the evidence base

Two Planning applications have been submitted for housing in recent years both rejected.

Good quality agricultural land

Site adjoins Bouskell Park and Blaby Hall and development would impact adversely on heritage assets

Decision Reject

SHLAA BLA006

Land at Glebe Farm Blaby

No support for this site from residents

In green wedge

Access off high speed road (A426) Highways Authority would oppose.

Site on settlement boundary hence would join up with other settlements

Decision Reject

SHLAA BLA007

Land north of Grove Road Blaby

Site is in green wedge and in the most sensitive part of the wedge where it is narrow and separates Blaby from Whetstone.

No support for the site from local residents

Decision Reject

SHLAA BLA008

Land rear of 24a-70 Welford Road

Site is formed of a number of large rear gardens

Site adjoins area of proposed local green space

Site is land locked with no obvious way of providing access to a highway.

No support for the site from local residents.

Site appears to overlap slightly with the conservation area.

Decision Reject

SHLAA BLA009

Land between 9 and 11 The Crescent / Land rear of 85-123 Welford Road Blaby.

Site comprises the rear gardens of a number of properties fronting Welford Road, small area of open grassland and a car park on the Crescent.

Site is land-locked and has no frontage onto an adopted highway.

Appears to represent overdevelopment.

No support for this site from local residents

Positive lies within the settlement boundary.

Decision Reject

SHLAA BLA016

Former Pyramid Posters Ltd Park Road Blaby

Planning permission already granted for housing.

SHLAA BLA017

Land off Winchester Road (Scout HQ) Blaby

Planning permission granted development completed

SHLAA BLA019

Land to the north of Hospital Lane Blaby

See BLA005 above

SHLAA BLA020

Land to the east of Blaby bypass and to the southwest of Ridley Close, Blaby Green Wedge and in the most sensitive part

Site not acceptable as it is adjacent to the A426 and access is unlikely to be accepted by the Highways authority

No support for this site from residents

Decision Reject

SHLAA BLA021

Land to the east of Blaby Bypass and south of Grove Road

Green Wedge in the most sensitive part.

Site adjacent to A426 and not acceptable as a stand-alone site for access reasons

No support for this from residents

Decision Reject

SHLAA BLA 022 and SHLAA 023

Land between the Blaby Bypass and Lutterworth Road with Ridley Close to the north

Planning permission granted, development is progressing

SHLAA BLA025

Land to the south of Church Street and rear of Blaby Hall

Lies between Bouskell Park, and the proposed local area of green space, and is within the conservation area and includes listed buildings.

Development would impact adversely on Blaby Hall and the views from Bouskell Park.

Part of the site is affected by flooding.

The southern third of the site is designated as an 'open area ' of importance to the form and character of the built environment...

No support for development in this area by residents

Possible to develop the derelict agricultural area but not the green area to the rear of Blaby Hall.

Decision Reject

SHLAA BLA026

Land r/o 9-23 Western Drive

Development complete.

Chapter 5 Evidence Base

Assessment of Non-Designated Heritage Assets in Blaby

1. Introduction

Blaby's historic environment is an important asset that contributes to the sense of local character and distinctiveness, often providing distinctive local features that are a tangible link to the past.

There are a number of buildings outside of the Blaby Conservation Area that have some local significance because of their archaeological, architectural, artistic or historic interest, and should therefore be considered as non-designated heritage assets.

These non-designated heritage assets do not enjoy the levels of statutory protection afforded to nationally-listed buildings or buildings in the Conservation Area, but the effect of a planning application on a non-designated heritage asset is a material consideration when deciding planning applications, in accordance with the advice in paragraph 135 of the National Planning Policy Framework.

2. Criteria for Selection of non-designated heritage assets

The National Planning Policy Guidance suggests that non-designated heritage assets should be identified against consistent criteria, and the identification of non-designated heritage assets in Blaby parish will allow the Local Planning Authority to more thoroughly understand the heritage significance of these assets and the contribution they make to the character and distinctiveness of the area. It will also provide clarity to the general public and those wishing to make alterations to these assets as to the constraints and opportunities they may pose.

The selection of non-designated heritage assets will therefore seek to identify buildings that are largely as originally built and can demonstrate a degree of significance in at least two of the following criteria:

- *archaeological interest*: it should provide evidence of past human activity and/or the social and economic development of Blaby;

- *architectural and artistic interest*: it should represent a significant example of a locally distinctive building or architectural style or technique, and.
- *historic interest*: it should have a particular association with a notable person or historic social or cultural event.

3. Community Engagement

The list of non-designated heritage assets has been prepared on behalf of Blaby Parish Council, and it will be managed by the Parish Council, but it is open for local residents to nominate other buildings for consideration by the Parish Council for inclusion on the list provided they meet with the criteria for selection.

4. Local Non Designated Heritage Assets

The following properties merit consideration as non-designated heritage assets:

Industrial Buildings:

These buildings have significant archaeological and architectural interest illustrating the economic development of Blaby and a functional architectural design.

Mill Lane: The Old Mill House (Historic Environment Record ref. MLE23)

A post-medieval watermill, situated on Mill Lane on the edge of the River Sence, the Old Mill House and its associated buildings are thought to date to the mid-19th century. The Mill is an example of an early industrial building representative of Blaby's former agricultural economy that was

powered by the River Sence and by auxiliary steam power and the building retains its large steam stack.

Park Road: Former Havelock (?) Shoe Factory

The Havelock shoe factory dates to the turn of the 20th century, first appearing on the 1904 Ordnance Survey map. The single storey shoe factory is a distinctive building type, and illustrates the technological advance in the design of factory buildings from the multi-storey factories of the 19th century.

The front range of the former Havelock shoe factory to Park Street is of particular interest, providing the reception areas and offices in front of a series of north-light manufacturing sheds.

The front range is constructed of red brick with a slate roof, with a range of timber sash windows. The front elevation is punctuated by a now blocked carriageway entrance and a projecting bay window marks the location of the main office, with a prominent main entrance in the centre of the elevation framed by an arched stone surround with a tall Italianate tower rising through three stories making the building a distinctive local landmark.

Residential Properties

These buildings have significant archaeological and architectural interest illustrating the social and economic development of Blaby resulting in the expansion of Blaby to the west of its historic centre and the architectural design and features are typical of late Victorian and Edwardian housing.

Enderby Road

No. 8, Ashfield House:

A detached two-storey house, c.1906, built in red brick with a slate roof.

A double fronted house with projecting gables that have a mock-timber frame and render panel in the apex, with a brick balustrade between the gables bearing a plaque with the house name and date.

On the ground floor, a central door under a projecting canopy with a pair of projecting canted bays on either side, with three-light casements above on the first floor. Timber mullion and transom casement windows throughout with leaded lights in the upper panes on the ground floor bays and fanlight.

No. 39, South View House:

A detached two-storey house, c.1897, built in red brick with a slate roof with plain ridge tiles. An L-shaped house with a plaque with the house name and date above the front door. Paired sash windows on the ground and first floors with a central pilaster and stone lintels and sills, with a moulded brick string course above the first floor windows and a moulded brick eaves course.

No. 41, Holly House:

A red brick, two-storey detached property with elevations to Enderby Road and James Street. Original door with fanlight over and sash windows, with a split pane in the upper sash, with stone lintels and sills and a painted brick string course at the first floor level.

No. 44:

A three storey semi-detached property, constructed in red brick with a slate roof and decorative ridge tiles. Original timber panel front door under a leaded light fanlight and with original sash windows in the ground and first floor box-bays, with a split pane in the upper sash, and a tripartite sash window in the third floor within a mock timber framed and rendered gable.

The other house in the pair has been substantially altered with the new upvc windows.

No. 46:

A three storey semi-detached property, constructed in red brick with a slate roof and decorative ridge tiles. Original timber panel front door under a leaded light fanlight with a recessed balcony and double doors at the first floor. Original sash windows in the ground floor canted bay and first floor, with a split pane in the upper sash. A two light casement window in the third floor within a mock timber framed and rendered gable has been replaced in upvc.

The other house in the pair has been substantially altered with the new upvc windows.

No. 69, Sycamore Lodge:

A three storey detached property, c.1892, constructed in red brick with a slate roof and decorative ridge tiles. The centrally placed timber panelled and glazed door is framed by a pointed brick arch, with a stone lintel bearing the house name and date, and is set within a projecting gable that rises through three floors. On either side are paired sash windows in the ground floor and first floors with a central pilaster and stone sills and

lintels. A stone string course at the first floor and egg and dart moulded brick string course at second floor.

Lutterworth Road:

No. 51, Havelock House:

A two storey detached property, c. 1882, constructed in red brick with a slate roof and plain ridge tiles, with elevations to Lutterworth Road and Auburn Road. The Auburn Road elevation has a name plaque and date. A mix of original single and paired sash windows, with a central pilaster, and stone lintels and sills with moulded brick eaves course.

Park Road

No. 14A:

A double-fronted two-storey detached property, constructed in red brick with a slate roof with decorative ridge tiles and a corbelled eaves course. The front elevation has slim, oriel-style windows at ground and first floor with timber sash windows, and a projecting canted bay on the ground floor.

The Avenue

Nos. 6 & 8:

A pair of two-storey detached Edwardian properties with red brick to ground floor and render to the first floor. On the ground floor projecting box-bay windows linked by a canopy and centrally placed timber panelled and glazed doors on the ground floor and paired sash windows on the first floor, with a multi-pane and split pane upper sashes in ground and first floor respectively. A hipped slate roof with tall gable chimneystacks.

Nos. 10 & 12:

A pair of two-storey detached Edwardian properties with red brick to ground floor and render to first floor. On the ground floor each house has a box-bay window with paired sash windows, with split panes in the upper sashes, and centrally placed timber panelled and glazed doors under projecting canopies. On the first floors are paired sash windows, with split panes in the upper sashes. A hipped slate roof with tall chimneystacks to the rear.

B-LIST

Lutterworth Road

No. 36:

A double-fronted two-storey detached property constructed of red brick with a slate roof with decorative ridge tiles.

On the ground floor, a recessed central door with an arched stone surround between a canted bay window and a flush sash window with a corbelled canopy. In the first floor, a series of paired sash windows separated by a central pilaster and below a projecting gable with decorative bargeboards, with a single sash window, all with stone lintels and cills.

A good example of a Victorian villa, but the original timber sash windows have been replaced.

Park Road:

Congregational Chapel

The Congregational Chapel was built in 1928 as a new home for the Congregational Church in Blaby and illustrates the development of non-conformist religion within Blaby and as such the building has archaeological and historic interest.

However the original building has been extended with a flat roof porch across the front of the building and replacement upvc windows fitted throughout.

No. 56:

A red brick, double-fronted two-storey, mid-terrace property, constructed in red brick with a slate roof. The original sash windows, with margin panes, and the original fanlight have been retained, but the door has been replaced. Segmental brick arches over the door and windows, with stone sills and a dentil eaves course.

A good example of a terraced house, but with some alterations and the remaining houses in the terrace have been substantially altered.

No. 58:

A red brick, two-storey mid-terrace property, constructed in red brick with a slate roof. The house has original sash windows, with carved stone lintels and sills, and original timber panelled door with a fanlight over and a dentil eaves course.

A good example of a terraced house, but with some alterations and the remaining houses in the terrace have been substantially altered.

No. 64:

A red brick, two-storey mid-terrace property, constructed in red brick with a slate roof. The house has original sash windows, with carved stone lintels and

sills, and original timber panelled door with a fanlight over and a dentil eaves course.

A good example of a terraced house, but with some alterations and the remaining houses in the terrace have been substantially altered.

No. 70:

A two-storey semi-detached property, constructed in red brick but with a concrete tile roof. The original sash windows have been retained, but the door has been replaced. Segmental brick arches over the door and windows, with stone sills and a serrated brick eaves course.

A good example of a Victorian house, although with some alterations and the other house in the pair has been substantially altered with the new upvc windows and the application of render finish.

No. 75, Park Road View:

A two-storey double-fronted, semi-detached property, c.1880, with a carriageway entrance. Constructed in red brick, but with a concrete tile roof, the property has original sash windows, with arched brick lintels and stone sills, the ground floor windows also have a projecting hood moulds, and a corbelled brick eaves course. The front door has been replaced.

A good example of a terraced house, but with some alterations and the other house in the pair has been substantially altered.

West Street

No. 1:

A two storey end of terrace property, constructed in red brick with a slate roof with elevations to Enderby Road and West Street. A ground floor bay window

to Enderby Road and original sash windows in the ground and first floors windows, those to Enderby Road have margin panes. Stone lintels and sills and corbelled brick eaves course. Front door hidden by a lean-to porch. A good example of a terraced house, with minor alterations, but remaining houses in the terrace have been substantially altered.

Evidence base 6. Review of Blaby Conservation Area (2015) (See Blaby Parish Council Website)
blabyparish.leicestershireparishcouncils.org

Evidence Base 7. Blaby Neighbourhood Plan Design Principles (July 2015) (See Blaby parish Council website)
blabyparish.leicestershireparishcouncils.org