

Belton in Rutland

Village Design Statement



November 2004



Baptist Chapel opened in October 1842 - now with planning permission to be converted into a house

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Maps from Rutland County Council

12 and 13, 23



'Godfrey's House', Church Street

1. Purpose

The purpose of the Belton in Rutland Village Design Statement is to provide design guidelines to planners, architects, builders, villagers and other interested parties (including providers of utilities and services) involved in developing land, new buildings or making changes or additions to existing buildings in the parish of Belton in Rutland.

It identifies those aspects of the parish that are valued by the community and recommends complementary design elements for future developments to maintain the unique character of the parish.



2. Background

The Design Statement is the result of a community project, building on the Belton Appraisal completed in 2001.

The project was initiated by Rutland and Leicestershire Community Council, sponsored by the Parish Council and supported by Rutland County Council.

The body of the document was written by a working party representing parish interests and consultation was undertaken with members of the local community and RCC during the key development stages.



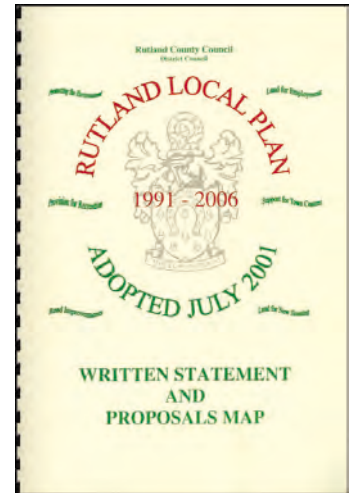
3. Relationship to RCC Local Plan

The Rutland Local Plan (RLP) is the statutory local plan which provides planning guidance for Rutland including Belton in Rutland. This VDS is consistent with and supports the RLP.

This Village Design Statement endorses and complements the Rutland Local Plan.

It provides additional planning guidance and the endorsement of the Design Statement on 23rd November 2004 by the Rutland County Council ensures that where relevant it should form a material planning consideration in the review of planning applications and will assist the Parish Council in commenting on such applications.

In particular it aims to build on Policies EN1, EN2, EN3, EN4, EN5, EN6, EN7, EN8, EN18, EN19, EN21, EN26 and EN28 as they apply to Belton in Rutland and provide a more detailed design guidance for the parish based on assessment and analysis of its unique character.



4. Belton in Rutland - Overview

Belton in Rutland is an important settlement in the ancient Leighfield Forest. The prominent hill top location and exposed foreground are important to its setting and visible from all points of the compass as one approaches the parish.

This area has a quiet remote atmosphere and panoramic views of the surrounding countryside. There is a variety of houses dating from around the seventeenth to nineteenth century which make up the main part of the village.

This is a unique part of Rutland with a distinctive landscape and settlement character that needs to be safeguarded from any conspicuous development.



5. Belton in Rutland - Detailed Village Design Statement

5.1 The Natural Environment

5.1.1 Location and Setting

The hilltop development of Belton nestles amongst surrounding higher land and affords outstanding views in all directions. It is designated in the Rutland Local Plan as an area of *'particularly attractive countryside'*.

The parish stands above and is distanced from the main A47 road by open land. The two roads leading into Belton from the A47 are both tree-lined and form attractive rural entries into the village. The surrounding countryside provides excellent open views both into and out of the parish and many of the roads and streets have views across open landscape which add to the sense of rural tranquillity and should be retained.



Belton has unique characteristics that have developed from its geographical position and economic past. The appeal of the village is demonstrated by its popularity with artists and walkers who come to enjoy the pleasant environment. There are several walks radiating from the village including the Leighfield Way and the Leicestershire Round which attract visitors throughout the year.

The village has developed at a slow pace over the years and has been designated a *'Limited Growth Village'* in the Rutland Local Plan. From its diversity, layout and quality of buildings it has an ambience that is truly rural and the purpose of the VDS is to help maintain this unique combination of qualities.

Guidelines - The Natural Environment (guidelines shown in bold have been endorsed by RCC)

1 Location and Setting

- 1.1 **The planned limits of development to the village as defined in the Rutland Local Plan are supported and should be retained.**
- 1.2 **Development density within the parish should be consistent with a rural (rather than urban) location. New houses and house extensions should be appropriately sized for their plots, allowing for gardens in proportion and adequate separation from adjoining properties in order to prevent over-development.**
- 1.3 **Public views into, out of and within the village should be safeguarded for the enjoyment of villagers and the public and wherever possible not be obscured by further building (see map for detailed views).**
- 1.4 **The rural aspect and countryside views from the approaches (roads and lanes) into the village should be protected.**

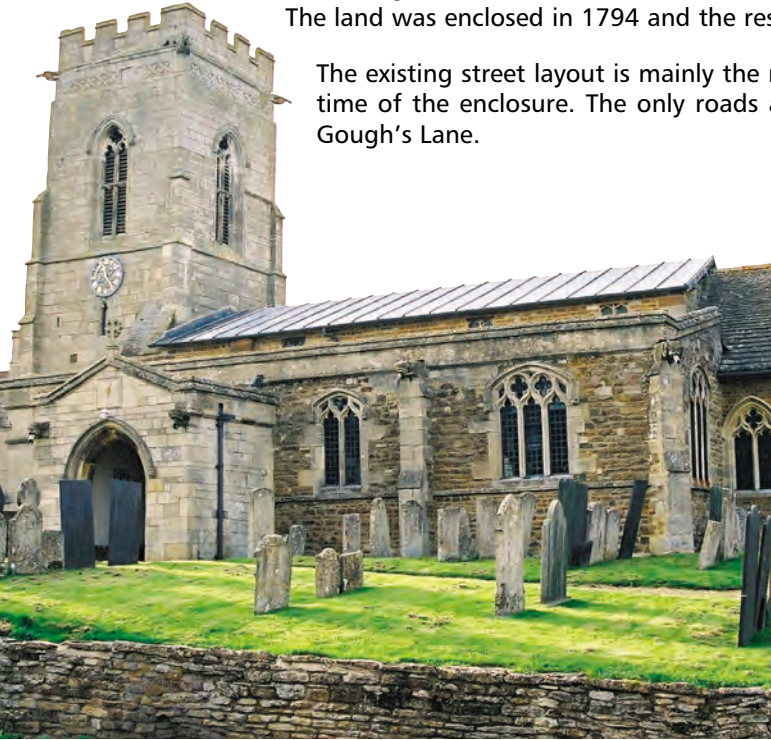
5.1.2 History and Topography

Belton lies within the boundaries of the former medieval forest of Leighfield. It derives its name from the Old English 'bil' meaning a glade in the forest, hence, 'a village in the glade'. The village is formed around an open space, which was originally the Green, although this is now obscured by nineteenth and twentieth century housing. The Green represents the forest glade and (*in the view of W. G. Hoskins*) reflects the early days of Anglo-Saxon occupation in the area.

The parish has an area of 1,024 acres (414 hectares). It is about 500 feet (150 m) above sea level to the north-west, falling some 200 feet (60 m) down to the Eye Brook, which forms the southern boundary.

The land was enclosed in 1794 and the resulting field pattern is still largely in place today.

The existing street layout is mainly the medieval plan with the addition of New Road created at the time of the enclosure. The only roads added since 1794 are the short cul-de-sacs to the south of Gough's Lane.



The earliest existing building is St. Peter's Church constructed mainly of ironstone with a limestone ashlar tower.

The south arcade of the church is the oldest part and dates from c.1200 whilst the remainder was built at different periods over the following 300 years.



The oldest domestic building is probably The Old Hall, Church Street, an H plan house, dating from c.1600. Now a Grade II Listed Building.*

Many of the houses that give Belton its distinctive character were built in the seventeenth and eighteenth centuries. The eminent architectural historian Sir Nikolaus Pevsner was favourably impressed and wrote '*the village round the church is delightful. Its highlights are the row of ironstone cottages with mullioned windows south-east of the church and a group further north, especially Hillcrest, and west of the church two individual houses, the Old Hall and Westbourne House*'.

There are several other attractive eighteenth and early nineteenth century houses that could be added to Pevsner's list. Almost without exception they are built of local ironstone with Collyweston slate roofs although some of the latter have been replaced by blue slate over the years.

Apart from the post Second World War small scale development south of Gough's Lane and around Belton House, building during the nineteenth and twentieth centuries has been limited to infill along existing road frontages to Loddington Lane, Littleworth Lane and Main Street.

The spacious development of the village is an important characteristic and therefore development density within the parish should be consistent with a rural (rather than urban) location. New houses and house extensions should be appropriately sized for their plots, allowing for gardens in proportion and adequate separation from adjoining properties in order to prevent over-development.

The pattern of roads permits easy communication within the area and is free from through traffic. Most roads have grass verges that create a peaceful rural atmosphere.

The character of the village is emphasised by all properties being near to open land - the most distant being less than 300 feet (100m). The double circle configuration of these roads provides safe and convenient walks around the village.

5.1.3 Open Spaces

In the absence of a village green, various open spaces have become areas enjoyed by villagers. A number of these have been designated in the RCC Local Plan as *'important open spaces and frontages'* and should be protected and retained.

Itemised Open Spaces (see detailed map on pages 12 and 13)

- 1 Triangular grass area at the junction of College Farm Lane, Lambley Lodge Lane and Chapel Street.
- 2 Triangular grass area at the junction of Loddington Lane and Back Lane.
- 3 Triangular grass area at the junction of Nether Street and Main Street.
- 4 War Memorial area at the junction of Nether Street, Chapel Street and Church Street.
- 5 Grass verges throughout the village.
- 6 Village pump area at the junction of Main Street and Church Street.
- 7 The open areas surrounding the Pre-School building.
- 8 St. Peter's churchyard.
- 9 Paddock adjacent to the Old Hall.
- 10 The 'Secret Garden', Back Lane **.
- 11 The old field road running west off Back Lane opposite Main Street junction.
- 12 Area to the south of the Old Rectory, New Road as defined on the Rutland Local Plan.
- 13 Area to the east of Belton House as defined on the Rutland Local Plan.
- 14 The field to the east of Chapel Street **.

**** These areas are outside The Planned Limits of Development but represents an intrinsic part of the community.**



Green Area 2.



Green Area 3.



Area 8. St. Peters - Churchyard at rear



Area 7. The Pre-School Building and Grounds



Area 9. Paddock adjacent to The Old Hall



Area 11. Old Field Road footpath, Back Lane



Area 10. 'The Secret Garden'

5.1.4 Green Areas (shown on detailed map on pages 12 and 13)

There are extensive grass banks and verges around the parish and several verges are populated by numerous wild flowers. These verges require minimal maintenance and encourage the natural habitat. Other green areas include the grounds to the Pre-School, the grounds to Belton House and the Secret Garden recreational area.

It is essential to define all the green areas within the village building area as important elements of the village amenities. The natural environment, including local wildlife habitats, should be protected. Policies in the Local Plan that relate to sites of ecological importance (EN19, 21 and 23) are supported.

Guidelines - Green Areas - see map for reference (guidelines shown in bold have been endorsed by RCC)

- 2.1 The Green Areas 1-6, 8, 10 and 14 identified on the map are considered to be important to the character of Belton. These designated Green Areas are important and add texture and space to the built environment and therefore should be safeguarded where possible.**
- 2.2 The natural environment, including the local wildlife habitats, should be protected wherever possible. Development should aim to minimise any damage and disruption.**
- 2.3 Green habitat corridors, such as hedgerows, verges and watercourses, should be retained in new developments and not allowed to become curtilage.**
- 2.4 Hedgerow identified as 'important' under The Hedgerow Regulations 1997 should be retained in new developments and not allowed to become curtilage.**

5.1.5 Wildlife

The animal and bird life found within the village are more diverse than might be expected. Animals vary from small shrews to foxes and badgers. A recently compiled survey found that over 70 species of birds have been observed in Belton in the last few years.

Additionally the grass verges and hedges contain many interesting wild flowers and plants. The botanist Guy Messenger noted in his book 'Flora of Rutland' that 236 species had been identified in the parish.

The preservation, management and maintenance of grass verges, trees and hedges together with the continued existence of open spaces and gardens is vital if the diversity of wildlife is to be maintained.

Public views into, out of and within the village should be safeguarded for the enjoyment of villagers and the public and wherever possible not be obscured by further building.

5.2 The Built Environment

5.2.1 Architecture and Appearance

Historical development has led to a diverse style of dwellings incorporating a wide variety of building styles and materials. The historic core of the village has remained mainly intact and includes a number of listed properties.



Black Horse Cottage, formerly a Public House



Mulberry House, Main Street - built in 1998

Architecturally, the traditional stone houses and cottages of Belton border the horseshoe shape of the original settlement: Church Street, Chapel Street, Nether Street and Main Street. These mainly comprise stone, part stone and red brick and part or full rendered buildings. Most of these houses have traditional windows and doorways, many of which are mullioned. Most have slate or Collyweston slate roofs. The properties in this area are interspersed with large, reasonably open gardens behind hedges or low walls that often lead the eye to many of the surrounding country views. Within this part of the village is Belton Pre-School, a nineteenth century former school building within a large grassed area used by the village.



Hillcrest, Chapel Street - traditional mullioned windows



Millfield, Back Lane

A variety of styles has been used for the properties erected in the post war period. Where infill has taken place, this has been predominantly detached houses and chalets. On the edges of the village there is a mix of larger detached bungalows and houses and to the south semi-detached houses and chalets. Styles reflect the differing designs prevalent at the time they were built.

There should be no attempt to replicate nearby buildings, particularly where they are of a suburban rather than rural or more traditional style. The emphasis should be on perpetuating the diversity that reflects the evolution of the village during the greater part of its development.

There are certain architectural features within the parish worthy of note and preservation: height of buildings, walls (particularly those forming the boundary of a property), the rural aspect of wooden gates and fencing. Littleworth Lane is a good example regarding height of buildings. This leafy, rural entrance to the village is maintained by the relatively inconspicuous properties on the eastern side. Their rooflines, spacing and positioning lower than the road, with, for the most part, wide verges, natural hedgerows and wooden gates, result in their blending well into the surrounding countryside.



Example of low roof lines on Littleworth Lane



Roofline, looking East on Main Street

Roof heights and scale of any new buildings or alterations and extensions should therefore relate to neighbouring properties and be sympathetic to Belton's hill location and open views. For example, rural cottage/house versus urban style of design, natural local materials instead of concrete and cement; harmony rather than discordant design in relation to adjoining structures. It is therefore particularly important that the special landscape value of the parish is protected from buildings that could affect the rural character and appearance.

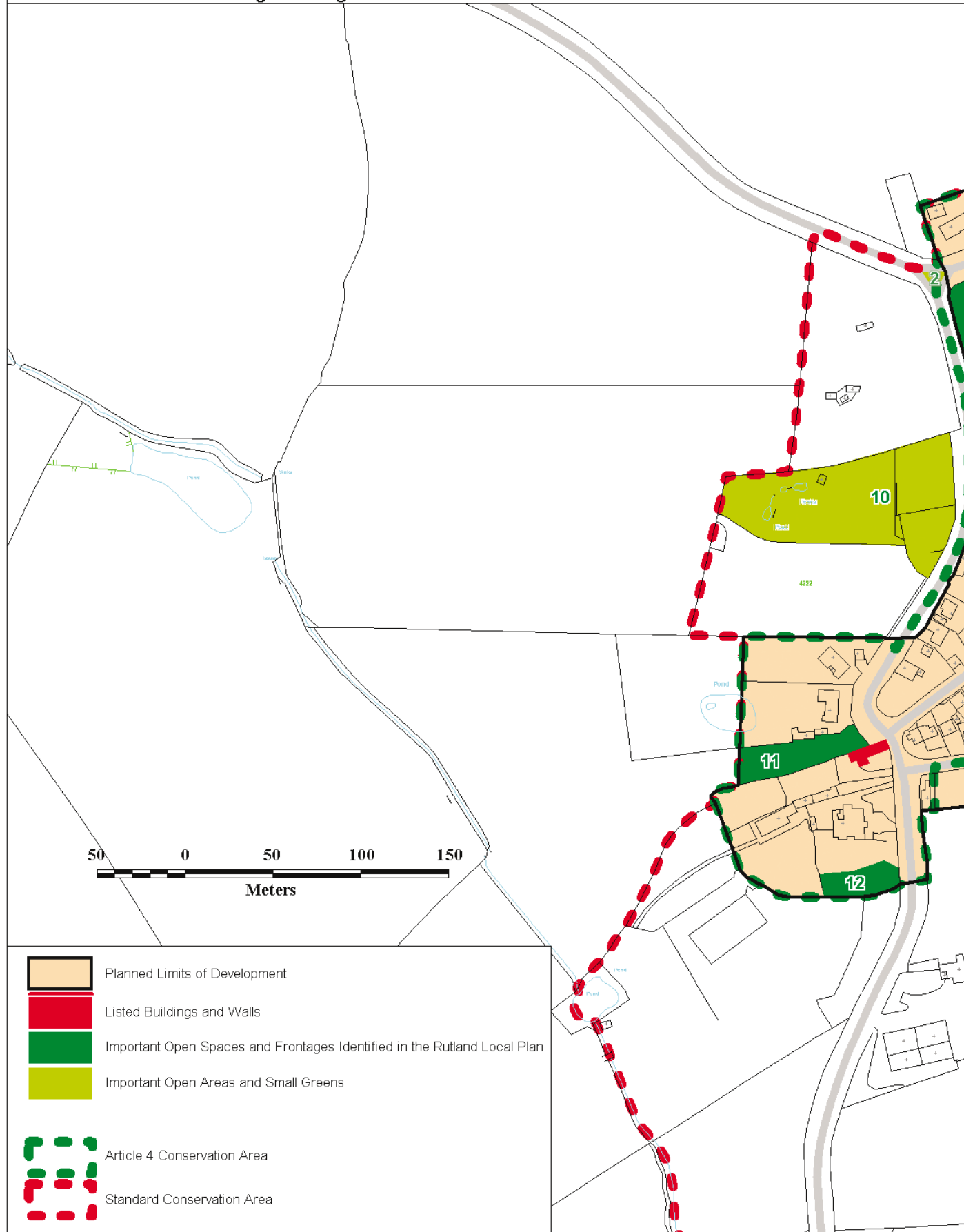
Most properties use oil for heating (there is no mains gas in the village) with fuel storage tanks generally hidden from public view. Careful consideration needs to be given to avoid visibility from the road.

Chimney stacks in new build should provide an aesthetically interesting roofline because chimneys are a historical and typical part of the dwellings in the village.

Guidelines - Architecture and Appearance (guidelines shown in bold have been endorsed by RCC)

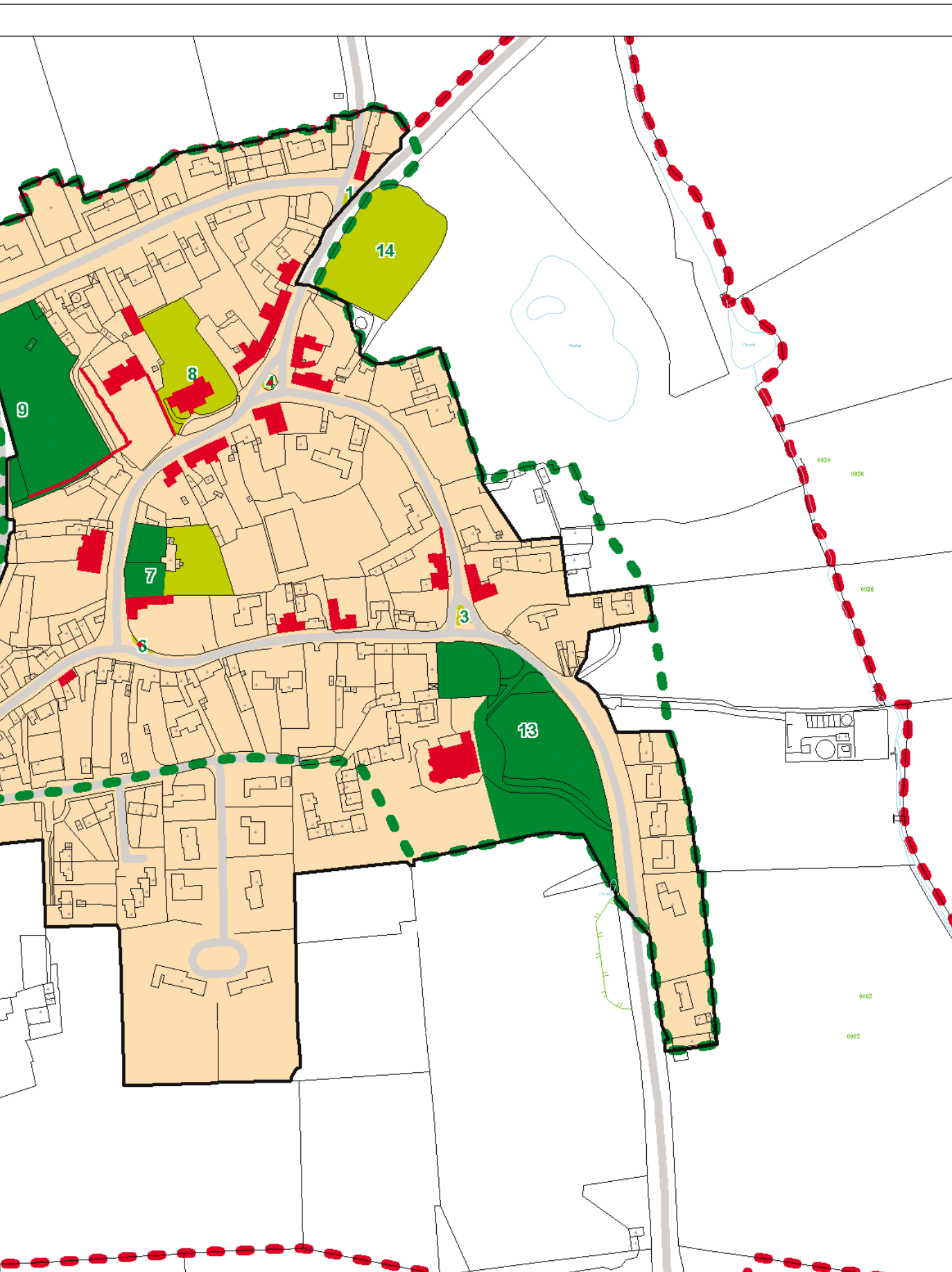
- 3.1 New building design should harmonise with the existing environment and building styles should be designed to complement the rural setting. To achieve this attention needs to be paid to the locally used materials and these must be echoed creatively in new building.
- 3.2 Design of new houses should be of varied appearance for individual dwellings. There is no Belton vernacular due to the diversity of styles and therefore new houses need to reflect the immediate environs.
- 3.3 **Roof heights and scale of new buildings or alterations and extensions should relate to neighbouring properties.**
- 3.4 Belton's hill location creates many open views for the public which are intrinsic to the character of the village and therefore need protecting.
- 3.5 **Building materials should reflect the variety of existing building materials within this rural - not urban - location.**
- 3.6 **Chimney stacks in new build should provide an aesthetically interesting roof line.**
- 3.7 Planning proposals should be supported by accurate sketches to show the relationship of the proposed property development to surrounding buildings, countryside and views, and this would be welcomed by the Parish Council.
- 3.8 When land is partitioned, off-street parking and/or garaging should be provided for existing property, if not already available.
- 3.9 Any new or replacement fuel tanks should not be visible but sunken or permanently screened from public view.

Belton In Rutland Village Design Statement



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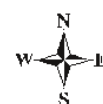


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Plot Centred at 494,690 300,160

Date Plotted 22/04/2005



5.2.2 Conversions and Extensions

Conversion of existing buildings should be designed and built to ensure that the buildings retain their character, appearance and setting. Materials used and styles adopted should reflect those of the building itself and/or those nearby. The use of natural or reclaimed materials should be encouraged. Building styles should be appropriate to village or open countryside locations rather than urban.

Notwithstanding the above general guidance, where the existing building has been allowed to deteriorate, or where inappropriate or unsightly materials have been used to maintain them in the past, there should be no requirement to retain such features during the refurbishment, e.g. corrugated iron, asbestos, or concrete blocks.



Extension to 'Ward's Cottages', Church Street



Coursed stone extension. 19th Century house with brick at side elevation

The aim should be to maintain or enhance the overall aesthetic appearance and ambience of the village, rather than to slavishly maintain the status quo, except where overriding historic, architectural or other arguments exist.

There should be no attempt to clone nearby buildings, particularly where they are of a suburban rather than rural or more traditional style. The emphasis should be on perpetuating the diversity that reflects the evolution of the village during the greater part of its development.

Where a building is extended, all the above statements apply. In addition, the scale of any development should be such that the extension does not dominate the original, particularly where the extension is visible from the street. Roof designs should be consistent with the main building, e.g. a house with a pitched roof should have an extension with a similar roof form; the ridge and eaves line of the extension should be lower than the ridge and eaves line of the original house.

Flat and shallow roofs rarely harmonise with the existing character of the properties in the village and should be avoided if possible.

As a matter of course proposed development and works should be checked for the presence of bats, nesting birds and other protected species. Bat bricks, bird and bat boxes should be incorporated into the new designs as appropriate.

Guidelines - Conversions and Extensions

- 4.1 Alterations should be in harmony with the existing property and surrounding buildings and provide continuity of either design or materials.
- 4.2 There should be no requirement to retain or reinstate unsightly features or materials from earlier changes such as inappropriate design relative to the original design of the property, or inappropriate materials, e.g. corrugated metal, asbestos or concrete blocks.
- 4.3 Roof designs should be consistent with the main building, e.g. a house with a pitched roof should have an extension with a similar roof form; the ridge and eaves line of the extension should be lower than the ridge and eaves line of the original house.
- 4.4 As a matter of course proposed development and works should be checked for the presence of bats, nesting birds and other protected species. Bat bricks, bird and bat boxes should be incorporated into the new designs as appropriate.

5.2.3 Boundaries

A common feature in Belton is that many of the older properties sit directly on to the street. Some have a narrow strip of front garden set behind low walls, hedges, picket fences or railings that add to the texture of the environment. More recent developments have larger front gardens. There is a noticeable absence of close boarded fencing that does not easily harmonise with the area. A diversity of natural materials is used throughout the village including local stone, old red brick, hawthorn, beech, laurel, holly and privet hedging.

Therefore the use of natural boundary materials in any new development, e.g. stone, brick (walls), picket fences, post and rail fences or hedges, should where possible harmonise with the immediate surroundings.



Hedging, Westbourne House



Picket Fencing, Chapel Street



'Crinkle Crankle' Boundary Wall

Guidelines - Boundaries (guideline shown in bold has been endorsed by RCC)

- 5.1 **The use of natural boundary materials in any new development, e.g. stone, brick (walls), picket fences, post and rail fences or hedges, should where possible strive to harmonise with the immediate surroundings.**
- 5.2 The use of close board fencing to the front of properties should be discouraged for the future and other materials should be considered.
- 5.3 Trees and shrubs of native species common to the area and of local stock should be used for plantings bordering on boundaries or where visible to the public.
- 5.4 Fast growing conifers should be avoided for boundaries.

5.2.4 Building Materials

Belton reflects a diversity of architectural styles over the centuries. The original core of the village is defined mainly by the stone built properties along Church Street, Chapel Street, part of Main Street and Nether Street which were built mostly in the seventeenth and eighteenth centuries. There are 25 Grade 2 listed buildings including preserved walls and some outbuildings (see map on pages 12 and 13). Amongst these are: St. Peter's Church, The Old Hall and Westbourne House. Towards the end of the eighteenth century, slate roofing was adopted in place of thatch and many houses were enlarged or extended upwards, incorporating brick courses on the existing stone walls. Some of this newer brickwork has been rendered or painted.

The principle materials are:

Structures:

Coursed stone

Red brick of various ages, sizes and colour

Brown / buff brick

Some rendering over brick or stone

Roofs:

Collyweston Slate

Blue Slate

Tiles



Coursed Stone and Collyweston Slate



Coursed Stone and Thatch

The newer properties in the village are constructed in the main of red or buff brick with roof tiles.

Windows and doorways reflect the particular designs current at the time of building.

Given the rural nature of the parish and its proximity to open countryside even greater care should be taken to harmonise design and materials with the open countryside.



Brick and Tiles



New Brick and Slate

Guidelines - Building Materials (guidelines shown in bold have been endorsed by RCC)

- 6.1 **Natural or reclaimed local material should be used where possible to maintain the unique appearance of the older parts of the village:**
 - **Stone similar to that of surrounding buildings**
 - **Reclaimed red brick and stone**
 - **Collyweston slate, blue slate and reclaimed slate for roofing**
 - **Coursed stone (not random pattern effect) and quoins at corners of walls.**
- 6.2 **Where modern materials are used:**
 - **Brick type and colours should, where possible, harmonise with adjacent buildings**
 - **The size, design and colour of roof tiles should where possible harmonise with the roofs of adjacent buildings.**
- 6.3 **Design and materials of windows, doorways and garage doors in new buildings should, where possible, be in proportion to the building and harmonise with the environs.**
- 6.4 *Belton is a Conservation village and therefore materials and construction of doorways and windows should be consistent with the age and design of the building. So as to preserve and enhance the 'street scene' this would preclude the introduction, for replacement or renovations, of UPVC plastic doors and windows where wood would normally be used.*
- 6.5 *Pointing on older and softer stonework should be consistent with the original method and style of the building (see Society for the Protection of Ancient Buildings publications).*

5.2.5 Facilities and Services

Roads

All roads accessing the village are surfaced and maintained by Rutland County Council (RCC) including two farm lanes. There are also three un-adopted roads within the village – Gough’s Lane, Buttress Close, and Tokyes Close.

Traffic within the village is mainly local with the exception of the bus services and deliveries. The road layout (narrowing of the roads, and tight bends as the roads negotiate the older properties) provides natural ‘traffic calming’ without the need to resort to artificial measures.



View down Nether Street, to junction and tight bend



Brick-built property on Tokyes Close, an un-adopted road

Footpaths and Kerb Lines

Where they exist at present, footpaths are generally only on one side of the road. Grass verges and banks exist where there are no footpaths and these are maintained by the landowner or RCC. The existing footpaths are sufficient for the needs of the village so no more footpaths are needed.

Within the main body of the village (i.e. Conservation area) kerb stones are generally natural stone with a minor amount of blue clayware at the west end of Main Street. Elsewhere, in particular where newer properties exist or where recent widening has taken place, pre-cast concrete kerbs have been used. Ideally these should be replaced by granite sets.



Junction of Littleworth Lane, Nether Street and Main Street



Kerb Line along Church Street

Street Furniture

This has proliferated greatly in recent years to include: street lights, finger post direction signs, street name signs, warning signs, 30 mph signs, bus stops, public footpath and walk routes together with plastic litter bins, plastic grit containers, wooden planted tubs, a variety of seats around the village, a traditional postbox, a red telephone kiosk, a notice board and a bus shelter. But for a few exceptions the signs are all modern.

Two RCC finger signs exist, having concrete posts with timber fingers, which are painted by RCC. These are unique and should be preserved as a functioning memorial to former times.



Belton House, viewed from paddock on Littleworth Lane



Waterend Barn, from Lambley Lodge Lane

Street Lighting

The main circulatory roads within the village are lit at critical junction points and a number of intermediate locations. Lighting density is higher on the newer roads and developments. The lights are all sodium types with a mixture of mountings, on buildings, wooden poles, some sharing wooden telegraph poles, and modern steel columns. There is a long term plan to take all the cabling both to street lights and to domestic supplies underground. This will require replacement poles in some instances. Electricity is generally provided by overhead cables throughout the older part of the village, but the electricity provider Powergen has announced an intention to transfer all cables underground.

Telephones

The village is served only by British Telecom, through a small exchange on the corner of New Road and Gough's Lane. This service, like the electricity, is generally provided by overhead wire throughout the older part of the village. Ideally this too should be routed underground.

Satellite Dishes

Depending on precise location, 'Conservation Area Consent' is required for the erection of satellite dishes as Belton is a Conservation area.

Guidelines - Facilities and Services

- 7.1 *The layout and narrowness of the village roads discourage excessive vehicle speed. Road improvements should be consistent with existing road widths and not increase traffic speed or detract from the rural nature of the village. The wildlife potential of verges should be protected when any works occur.*
- 7.2 *Excessive use of road signs is unsightly and not in keeping with the rural nature of the village.*
- 7.3 *The existing layout and extent of the footpaths are adequate; no more footpaths are needed. The grass verges and banks, which are a special feature of the village, need to be preserved.*
- 7.4 *Granite kerbstones are an important feature and should be retained and used for new entrances or alterations within the village. Otherwise use or retain natural green verges.*
- 7.5 *The Parish Council should consider a planned renewal of all street furniture to complement the rural setting.*
- 7.6 *New street lights should be similar to the current modern steel, low maintenance design to blend in with the surroundings. The use of the latest technology should be sought to provide street lighting which combines minimum light pollution consistent with road and pedestrian safety.*
- 7.7 *The electricity supplier (Powergen) should transfer the unsightly cables underground as a matter of urgency and additionally address the frequent supply disruptions.*
- 7.8 *BT should transfer all existing cabling underground, consistent with the supply to new properties. Cabling/piping should be placed along metalled roadways rather than along the verges to avoid disruption to the habitat.*

6. Appendices

6.1 Listed Buildings (see detailed map, pages 12 and 13)

6.2 Important Viewpoints, into and out of the village (see map, page 23)

The location of Belton is unusual in that it is situated on a hill top but the surrounding horizons are high. The preservation of the distant views of this skyline is an essential feature to the character of the village. The more important views have been identified and marked on the accompanying map on page 23.

- 1 Junction of Loddington Lane / Back Lane.
This high point commands a broad overview of the village and its setting in the countryside.
- 2 Loddington Lane - As the lane falls away to the east this affords a view of the rising land beyond the village.
- 3 East end Loddington Lane - As view 2.
- 4 Chapel Street - Open views of surrounding skyline.
- 5 War Memorial - A particularly pleasing view of the Church (see also page 5).



No. 2 - View East from Loddington Lane



No. 9 - View East down Main Street, across Littleworth Lane

- 6 South end Nether Street - Views of land rising to Wardley Hill.
- 7 Littleworth Lane - View of rising land to the south beyond the valley stream.
- 8 Littleworth Lane - View of land toward Allextion and Wardley.
- 9 Main Street - This vista to the east opens up beyond the street end to a higher agricultural skyline. (see also page 4).
- 10 New Road - A typical rural view which typifies the setting of Belton.
- 11 Back Lane - The view to the south/west reveals the dropping away of the valley and rising land beyond.
- 12 Back Lane - A 270 degree view of open countryside surrounding the village.
- 13 College Farm Lane - A wide panorama of the valley and rising land to the Ridge.
- 14 Littleworth Lane - One of the tree lined entries as referred to in the Text 6.1.1 (see also page 22).
- 15 New Road - One of the Tree lined entries as referred to in the Text 6.1.1
- 16 Loddington Lane - A total panorama of 360 degrees over the village and surrounding countryside.

6.3 Important views of the village, from the surrounding area (see map, page 23)

There are a number of important views of the village from the surrounding area. These need particular attention to protect them from harsh intrusions from dominant features such as communication masts, quarrying, agriculture buildings which do not blend into the countryside.

Some of these are identified on the map on page 23:

- 1 A47 Hall Farm - From the A47 there are several distant views of Belton at different locations. The view from adjacent to Hall Farm East Norton is a typical example
- 2 A47 Wardley Hill - From the top of Wardley hill the village can be seen to the north/west across falling land
- 3 Lambley Lodge Lane - Looking south west from the lane north of the stream
- 4 The Ridge - Looking south from the ridge track
- 5 Loddington Road - Looking south east



View from Lambley Lodge

6.4 Important Open Spaces (see map on pages 12 and 13)

- 1 Triangular grass area at the junction of College Farm Lane, Lambley Lodge Lane and Chapel Street.
- 2 Triangular grass area at the junction of Loddington Lane and Back Lane.
- 3 Triangular grass area at the junction of Nether Street and Main Street.
- 4 War Memorial area at the junction of Nether Street, Chapel Street and Church Street.
- 5 Grass verges throughout the village.
- 6 Village pump area at the junction of Main Street and Church Street.
- 7 The open areas surrounding the Pre-School building.
- 8 **St. Peter's churchyard.**
- 9 Paddock adjacent to the Old Hall.
- 10 **The 'Secret Garden', Back Lane **.**
- 11 The old field road running west off Back Lane opposite Main Street junction.
- 12 Area to the south of the Old Rectory, New Road as defined on the Rutland Local Plan.
- 13 Area to the east of Belton House as defined on the Rutland Local Plan.
- 14 **The field to the east of Chapel Street **.**

*** These areas are outside The Planned Limits of Development but represents an intrinsic part of the community.*

N.B. Items in Bold (Nos. 1-6, 8, 10 & 14) are in addition to areas of importance already identified in the Local Plan.



Open Space 1. with open views down Lambley Lodge Lane



'The Posts' Pathway, off Back Lane

6.5 Consultation Process

Statement of Consultation

1. List of meetings held:

- | | |
|--------------|---|
| Spring 2002 | Initial public open meetings by PC and LRCC to explain VDS role and application to Belton. Formation of 'interested villagers' at open public meeting. Formation of Belton VDS group. |
| July 2002 | Constitution finalised. Meetings with relevant experts (LRCC, RCC Planning and Conservation Officers). |
| May 2003 | Annual Parish Review – open meeting – presentation and questions. |
| Oct. 2003 | Finalisation of draft – circulation of summary to every household. |
| Nov. 2003 | Open Day at Village Hall. |
| Dec-Jan 2004 | Follow up village questionnaire – 67% response rate. |
| Jan 2004 | Feedback to every household – changes in the light of comments**. |
| May 2004 | Annual Parish Review – open meeting - presentation and questions. |

N.B. Every VDS meeting has been open to all villagers. Progress and issues have been publicised through the Belton Newsletter – delivered free to every household on a regular 6 weekly basis.

** Details of all consultative documents and feedback are available.

2. Attendance of committee members.

3. Analysis of Village Consultation Process.

4. Response to villagers with report on changes made as a result of the consultation.

External experts consulted:

Stewart Bradshaw Force Architectural Liaison Officer,
Leicestershire Constabulary, Police HQ, St. Johns, Enderby, Leicester LE19 2BX

Jane McPhail Ecology Unit, 216 Birstall Road, Leicester LE4 4DG

Richard Clark County Archaeology, Museums, Suite 4, Bridge Park Road, Thurmaston, Leicester LE4 8BL

John Duckham Ward Member, Belton and Braunston

6.6 Acknowledgements

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Dave Moran (Jersey) for Photography.

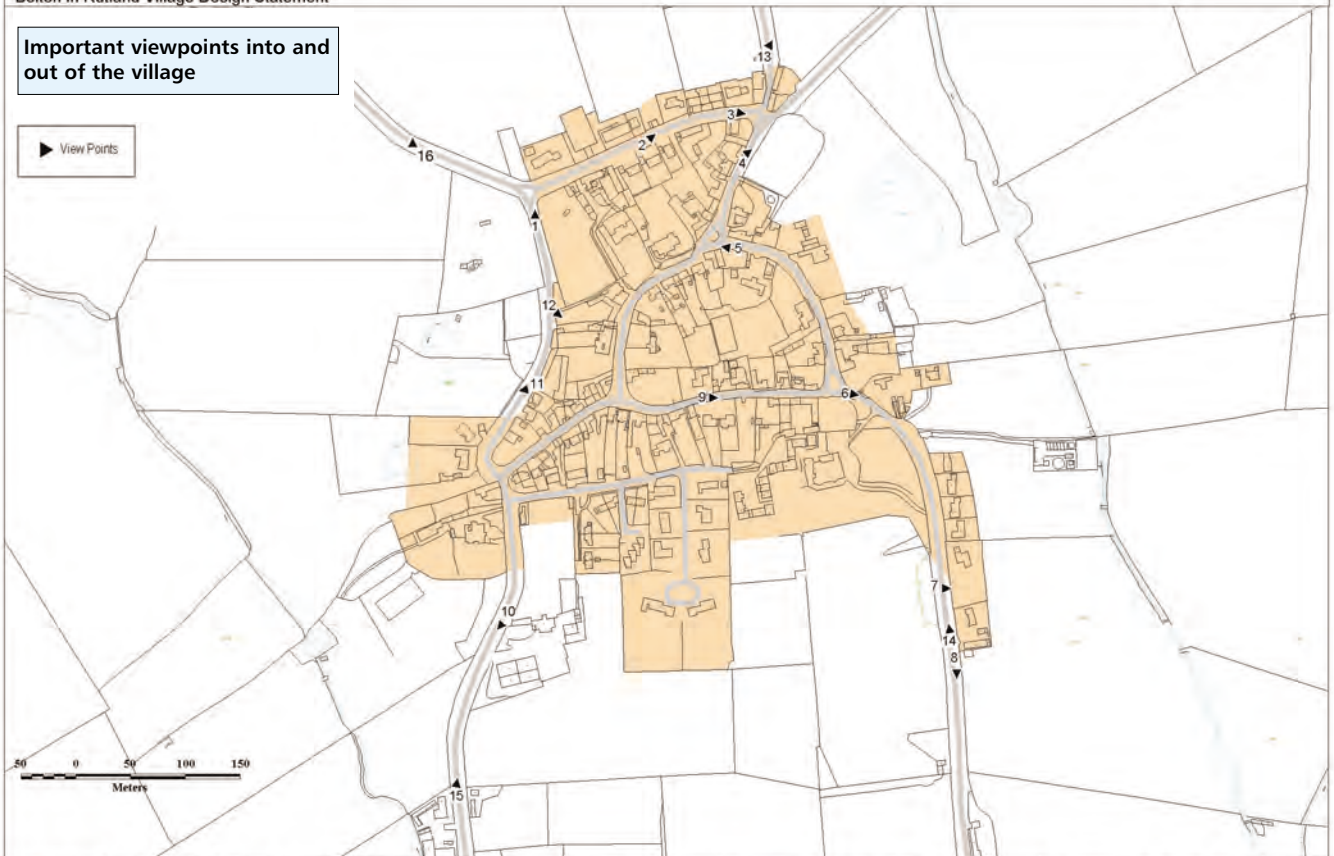
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Littleworth Lane, an approach to the Village

Important viewpoints into and out of the village

► View Points



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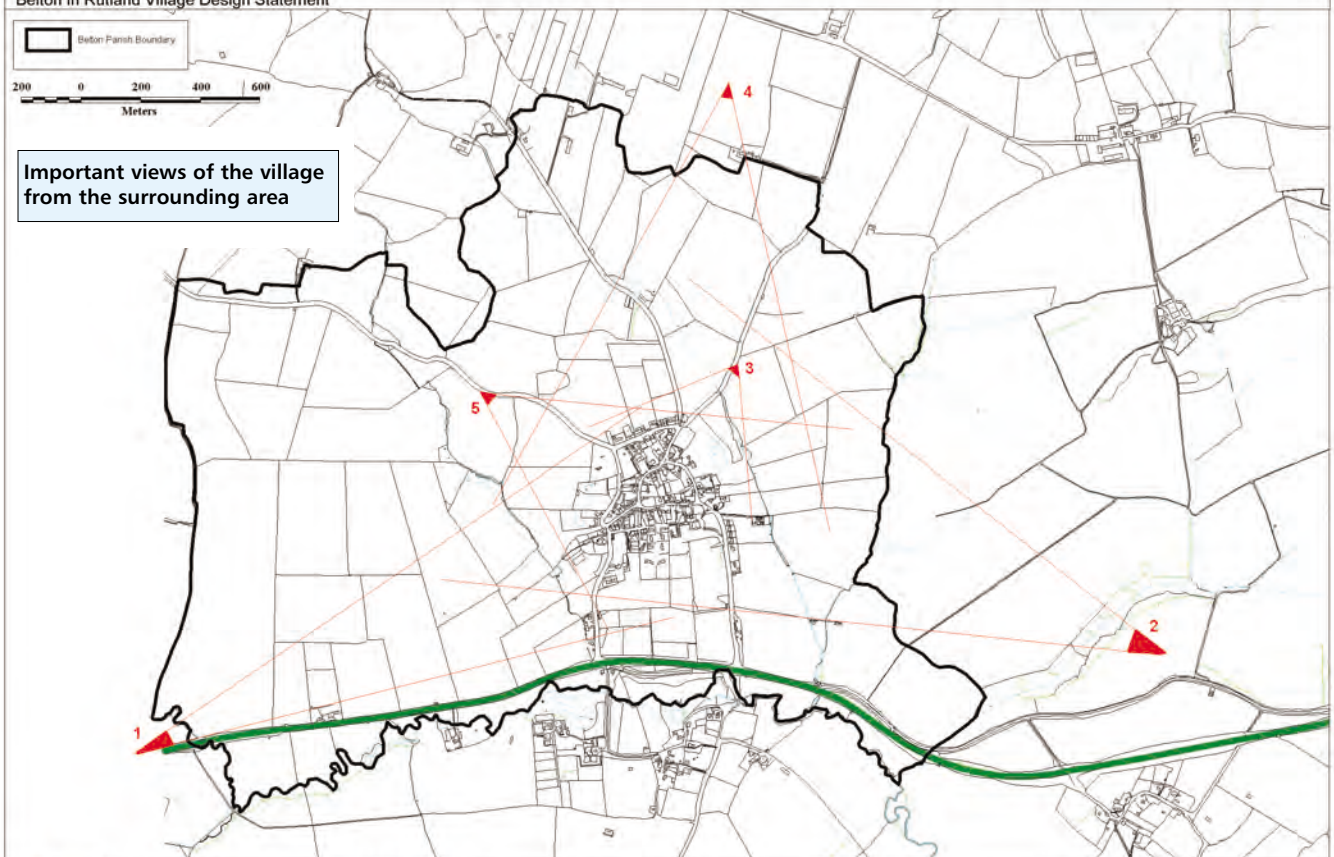
Plot Centred at 494,690 300,160
Date Plotted 06/04/2005



Belton Parish Boundary

200 0 200 400 600
Meters

Important views of the village from the surrounding area



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