

Urban Fringe 1: North Eastern Edge of Castle Donington



1: View from Hemington Hill

Element	Assessment	Score
County Landscape character area	<p>Fringe is on the boundary of 2 character areas.</p> <p>Langley Lowlands: A rolling landform dissected by minor watercourses. Agriculture is a mix of pasture and arable with fields being medium to large in scale and enclosed by well-kept hedgerows. There are many hedgerow trees which add to the wooded character of the landscape. Woodland is present as small game coverts although there are larger blocks of ancient woodland. Industrial and commercial activity is generally limited and small in scale. East Midlands Airport is generally screened in views although there are frequent audible and visual reminders through air traffic movements. Small villages are throughout the landscape often connected by quiet narrow winding lanes. A pattern of smaller fields often surrounds settlement fringes.</p> <p>The Trent Valley: Flat open floodplain bounded by the River Trent to the north and west and the River Soar to the east. Land use is predominantly agricultural although the area is heavily influenced by the power generating industry, sand and gravel extraction and roads. Parklands such as around Lockington and Hemington are the only areas to avoid such intrusions. Fields are mainly enclosed by hawthorn hedgerows although their management is variable. Woodland is virtually absent although limited tree cover is provided by hedgerow trees, willows along streams and ditches, localised parkland trees and a few small copses. The area is heavily criss-crossed by overhead power lines to the nearby Ratcliffe on Soar power station. The area contains small villages of Kegworth and Castle Donington located where the land rises and joins the adjacent Langley Lowlands character area. Roads such as the A6 trunk Road, M1 motorway, A50 and other A roads dissect the area and exert a strong influence on the landscape as a result of traffic movement and noise. Man-made lakes and pools in combination with the valley's open drainage network of ditches and small streams are a feature.</p>	
National Forest Landscape character area	Does not form part of the National Forest. There are no local level character assessments that cover this landscape.	
Landscape Quality		
Landscape Character	The land falls sharply from higher ground along Hemington Hill at 60m AOD to the lower valley at around 30m AOD. The land forms a narrow belt of countryside between Castle Donington and the small linear village of Hemington (a designated Conservation Area). The majority of this fringe is flat floodplain characterised by a small scale regular field pattern bounded by mature hedgerows. Field enclosure includes both early enclosure during the 16 th and 17 th century and later enclosure within the 18 th and 19 th century. Ditches and small watercourses often follow the edges of fields. Hedges are mostly mature and in variable condition; some are well managed and intact whereas others are becoming over mature and beginning to fragment. In places hedgerows are viewed as a dense line of trees. The farmland is mostly pasture and rough grazing with scrub establishing in the margins of some fields. Woodland is relatively sparse but the landscape has a wooded character created through the combination of soft mature fringes of the edge of Hemington, mature trees and hedgerows which almost appear as small linear belts of woodland and trees within the edge of Castle Donington. The concentration of trees provides a sense of enclosure although views to higher ground are possible. The railway is not obvious within the landscape due to linear woodland along its fringes. The edges of warehouse development with associated fencing, storage and pallets are prominent within the landscape and exert an urbanising influence reducing the fringe's rural character. Ratcliffe on Soar Power Station and a number of overhead power lines are prominent features within the landscape and often form distinctive elements on the skyline.	2
Representativeness and consistency with wider character	The landscape is consistent with the descriptions of land along the Trent Valley. The landscape becomes more wooded around Hemington which is reported in the assessment as being a pocket of parkland where urban influences are less pronounced. The landscape is influenced by overhead power lines and warehouse development; its flat landform and frequent drainage ditches and wetlands are strongly characteristic of the Trent Valley descriptions. The sloping land is consistent with some of the descriptions of the Langley Lowlands, however as the land is on the fringe of two character areas it fits with aspects of both reported descriptions.	3
Remoteness and tranquillity	Parts of this landscape have a tranquil quality, particularly close to Hemington where trees and woodland reduce the scale of warehouses and industry within the views. From higher ground the majority of views are across fields with glimpses of the village of Hemington; the views also comprise warehouse development, overhead power lines, Ratcliffe on Soar Power Station and traffic using the A50. From lower ground the views are more enclosed and foreshortened by mature hedgerows and trees, however the warehouse development and associated storage and fencing is visible which, together with constant low level noise of traffic, reduce the sense of remoteness and tranquillity.	1
	Landscape quality value	6

Urban Fringe 1: North Eastern Edge of Castle Donington

Visual Quality		
Visual prominence	This fringe falls sharply from the edge of Hemington Hill to low ground. The presence of mature trees along the railway limits the visibility of this fringe from the wider landscape to the north from the A50. To the south the land rises beyond this fringe to a broad plateau (where East Midlands Airport is situated). Landform limits views from higher ground of the fringe to the edge along Hemington Hill. The fringe is relatively enclosed: by industry to the west; the village of Hemington to the east; the railway to the north; and higher ground to the south which limits and reduces its prominence in the wider landscape. The low ground has relatively low prominence but the higher ground has greater visual prominence within the landscape to the south.	2
Nature of the urban edge	The urban edge is well contained. The edge of Hemington is dispersed and well vegetated; the small scale fields with mature hedgerows and hedgerow trees which border the village reinforce the soft edge limiting views of the village to glimpses of individual properties. Individual properties are visible on Hemington Hill but are dispersed along this route and have mature trees within gardens which softens their appearance. The edge of Castle Donington is more prominent with warehouses visible above low scrub vegetation along the boundary. This edge exerts an influence of the landscape. The residential edge of Castle Donington is generally screened by tree planting.	2
Distinctive views and setting of the settlement	The main part of Castle Donington is viewed on rising ground. Small fields with mature hedgerow and wooded boundaries and large private gardens with trees provide a soft edge to the settlement when viewed from the wider landscape. Often there are glimpsed views of fields on lower slopes which provide a sense of separation between warehouse development and the settlement. The Parish Church of St Edward King and Martyr is prominent on the skyline; the smaller spire of Castle Donington Methodist Church is also a feature. Hemington is generally screened by mature vegetation. This eastern edge of Castle Donington is characterised by large-scale warehouse development on low ground which is seen in the foreground with the residential edge on rising ground beyond. The edge of the settlement is visible on rising ground above this development. The scale and prominence of the warehouses is reduced slightly by the presence of mature trees and small woodland copses along the edge of the development and within the land to the north. The communications tower at East Midlands Airport is visible on the highest ground but is the only element of the airport that is visible within the landscape. The land provides important separation between the small linear settlement Hemington and Castle Donington. The setting of Hemington is characterised by linear development along Ryecroft Road/Main Street. The approach along Hemington Hill is enclosed, dropping sharply to cross the watercourse which is set within mature woodland. This approach provides a strong sense of separation between settlements. The village has a rural and remote character despite its proximity to Castle Donington. The approach in to Castle Donington is characterised by larger properties of differing size, scale and orientation along the road; the presence of allotments and the cemetery soften this edge providing a coherent transition from the rural landscape to the settlement.	3
Public accessibility	A footpath links Hemington Hill to Station Road through the central part of this fringe. Other footpaths cross the land close to Hemington Hill and link from the northern edge of Castle Donington into the main footpath across the fringe. Fields on the sloping ground are used as informal recreational land. Views on higher ground are more extensive across the landscape whereas on the lower ground are often foreshortened and enclosed by mature hedgerows.	2
Visual quality value		9
Scope for mitigation		
This land is important in retaining separation between Castle Donington and Hemington. Hemington currently has a distinct and rural character despite its close proximity to both Castle Donington and the adjacent warehouse development. Any development along this fringe, whilst it has the potential to soften the edges of the warehouse development, would reduce the separation between the two settlements and reduce the rural character of Hemington. Any development would need to maintain the long extensive views across the land from Hemington Hill and ensure that development is not visible on the highest ground along Hemington Hill. Even isolated properties along this route could reduce the sense of separation between settlements, and when viewed from lower ground, could create the impression of the two settlements being physically joined. Any views of development within this fringe from along Main Street within Hemington could reduce its sense of remoteness and alter the rural and remote character currently experienced. In addition it is important to retain the compact rising roofline of Castle Donington set within mature trees with a sense of separation from the adjacent warehouse development on the lower ground.		



2: View from Station Road

Urban Fringe 2: Southern and Eastern Edge of Castle Donington



1: View from footpath to the immediate north of East Midlands Airport

Element	Assessment	Score
County Landscape character area	<p>Fringe is on the boundary of 2 character areas.</p> <p>Langley Lowlands: A rolling landform dissected by minor watercourses. Agriculture is a mix of pasture and arable with fields being medium to large in scale and enclosed by well-kept hedgerows. There are many hedgerow trees which add to the wooded character of the landscape. Woodland is present as small game coverts although there are larger blocks of ancient woodland. Industrial and commercial activity is generally limited and small in scale. East Midlands Airport is generally screened in views although there are frequent audible and visual reminders through air traffic movements. Small villages are throughout the landscape often connected by quiet narrow winding lanes. A pattern of smaller fields often surrounds settlement fringes.</p> <p>The Trent Valley: Flat open floodplain bounded by the River Trent to the north and west and the River Soar to the east. Land use is predominantly agricultural although the area is heavily influenced by the power generating industry, sand and gravel extraction and roads. Parklands such as around Lockington and Hemington are the only areas to avoid such intrusions. Fields are mainly enclosed by hawthorn hedgerows although their management is variable. Woodland is virtually absent although limited tree cover is provided by hedgerow trees, willows along streams and ditches, localised parkland trees and a few small copses. The area is heavily criss-crossed by overhead power lines to the nearby Ratcliffe on Soar power station. The area contains small villages of Kegworth and Castle Donington located where the land rises and joins the adjacent Langley Lowlands character area. Roads such as the A6 trunk Road, M1 motorway, A50 and other A roads dissect the area and exert a strong influence on the landscape as a result of traffic movement and noise. Man-made lakes and pools in combination with the valley's open drainage network of ditches and small streams are a feature.</p>	
National Forest Landscape character area	Does not form part of the National Forest. There are no local level character assessments that cover this landscape.	
Landscape Quality		
Landscape Character	This is a gently rolling landscape which falls from higher ground at the edge of East Midlands Airport at 92m AOD to a low point along the river valley at 30m AOD. The landscape is characterised by larger arable fields on the higher ground closest to the airport becoming smaller in size adjacent to Hemington Hill where they tend to be horse grazing paddocks, allotments and a recreation ground. Smaller field patterns are generally older areas of enclosure with larger fields being more modern patterns. Hedgerows are of variable condition with some well managed and others fragmented. Around horse grazing paddocks fields are often enclosed by intact and well maintained post and rail fences. The landscape has a wooded character although woodland cover is relatively low. There is a belt of mature woodland which follows the watercourse, small pockets of woodland at field margins and close to the airport there are linear blocks of new young plantation. These combine with hedgerow trees to create a wooded character to the landscape. There are few views of the airport from within the landscape; although it is generally well screened there are open views through fencing of the airport and associated buildings from informal footpaths as part of open space adjacent to the airport. There are few properties beyond the settlement fringes; there is an isolated property along Hemington Hill set within mature gardens and a small horse grazing stable building which is close to a mature hedge and not visible in the wider landscape. The recreation ground, cemetery and allotments integrate with the field pattern and have mature hedgerow and tree lined boundaries. The land is typical of urban fringe landscapes with a range of uses, however the presence of the wooded river valley and the gently rolling landform contribute to create a sense of place.	2
Representativeness and consistency with wider character	The land displays consistency with the wider character although a slightly higher degree of enclosure is created through the smaller field pattern by the edge of the settlement and small groups of mature trees. The watercourses and rolling landform are key characteristics and consistent with the descriptions. The key difference between this fringe and the wider landscape is the prominence of the settlement edge of Castle Donington which reduces the rural character slightly. East Midlands Airport to the immediate north of the fringe is generally not visible within the wider landscape.	3
Remoteness and tranquillity	Within parts of this fringe, particularly along Hemington Hill, the landscape has a more rural character where the edges of the settlements are generally screened and views are across rolling farmland and woodland. The glimpsed views of the tower at the Airport and Ratcliffe on Soar Power Station reduce the rural and remote character as does air traffic noise and the distant sound of traffic along the M1 and A50.	1
Landscape quality value		6

Urban Fringe 2: Southern and Eastern Edge of Castle Donington

Visual Quality		
Visual prominence	This land is some of the highest around Castle Donington, however it forms a wider plateau which extends across East Midlands Airport. The airport is not visible within the wider landscape to the south and this fringe is also not prominent in such views. To the west the views are limited to close to the airport and the approach into Castle Donington. To the east the land rises to a high point beyond the watercourse; a bridleway and footpaths are on the opposite side of this landform just below the crest. Their position, combined with trees and small woodland, means that there are few views from them to this fringe. To the north the land is low-lying; the rising ground to the north of Hemington Hill is visible in the wider landscape although the crest appears to be at this road with only limited glimpsed views beyond. There are glimpsed views of the edge of fields closest to the airport on the highest ground. Views are possible from properties along the southern edge of Castle Donington.	2
Nature of the urban edge	The urban edge from most approach roads into the settlement is set adjacent to smaller fields and recreational land with mature hedgerow boundaries containing frequent hedgerow trees which provides a 'soft' edge and limits the influence of the settlement. From footpaths close to the airport, there are views towards 'harder' urban fringes with little or no boundary vegetation; these reduce the rural character of the landscape. The higher ground and lack of vegetation allows more extensive views across the settlement.	2
Distinctive views and setting of the settlement	The views from the highest ground are across the settlement; this includes the 'hard' edges of the settlement which has a uniform sloping roofline with properties having similar orientation, scale and appearance. The two churches of St Edwards King and Martyr and Castle Donington Methodist Church are prominent features on the skyline. The south eastern edge settlement is also prominent, although beyond Hemington Hill woodland provides a softening to views of the edge. From this footpath there are also extensive views across the farmland along the edge of the settlement towards the Trent Valley. The main approach into the settlement along Hemington Hill is characterised by views of only a small proportion of the settlement, the presence of older properties of varying orientation, scale and form provides interest to the approach. The approach to the village from Hill Top (which becomes High Street) is of isolated farms and smaller fields; woodland on the settlement fringe reduces the scale of the settlement within views. However this approach is not rural in character and is strongly influenced by the presence of East Midlands Airport.	2
Public accessibility	The landscape has a number of footpaths linking the urban fringe to the wider landscape. There are also other informal routes close to the airport as part of an informal park which allows visitors to view the airport and watch planes. The recreation ground and cemetery are also accessible on the settlement fringe. All routes have views across the landscape.	2
		Visual quality value
		8
Scope for mitigation		
<p>This fringe has a rolling and slightly wooded character. The majority of the fringes of the settlement are not prominent within the wider landscape which provides rural approaches to the settlement although from the south these are influenced by the presence of the airport. The land is visible from the north and development on the highest ground would be visible and would extend the scale of the settlement in views. This could result in the settlement appearing physically joined with Hemington on lower ground reducing the sense of separation between settlements. Development would need to be carefully sited to avoid the highest ground and to retain the character of the approaches into the settlement. Any new development would need to have an advanced and established landscape structure to reduce the prominence of urban fringes in the wider landscape. The southern edge of the settlement is prominent and any change on this edge should include small scale woodland and trees and grassland to soften the edges. However, it should ensure that the prominence of the two churches in views or the extensive views towards the Trent Valley are not diminished.</p>		



2: View from Hemington Hill

Urban Fringe 3: Southern and Western Edge of Castle Donington



1: View from public right of way to the west of Castle Donington

Element	Assessment	Score
County Landscape character area	Langley Lowlands: A rolling landform dissected by minor watercourses. Agriculture is a mix of pasture and arable with fields being medium to large in scale and enclosed by well-kept hedgerows. There are many hedgerow trees which add to the wooded character of the landscape. Woodland is present as small game coverts although there are larger blocks of ancient woodland. Industrial and commercial activity is generally limited and small in scale. East Midlands Airport is generally screened in views although there are frequent audible and visual reminders through air traffic movements. Small villages are throughout the landscape often connected by quiet narrow winding lanes. A pattern of smaller fields often surrounds settlement fringes.	
National Forest Landscape character area	Does not form part of the National Forest. There are no local level character assessments that cover this landscape.	
Landscape Quality		
Landscape Character	The land is a broad plateau rising to a high point at 83m AOD at the southern edge of this fringe. The land has a regular medium scale field pattern of arable fields bordered by hedgerows. Hedgerows are generally maintained at a low height and kept closely clipped, although there is evidence of fragmentation occurring in some field boundaries. Throughout much of the higher ground there are relatively few hedgerow trees although these become more frequent where the field pattern becomes smaller and long and linear in shape and hedgerow boundaries are more mature. The smaller fields are to the rear of High Street/Hill Top, which is a designated Conservation Area, and there is only a single line of properties; this provides a high degree of enclosure along this fringe. Throughout the rest of the fringe the landscape is open and relatively sparse and simple with few hedgerow trees and no woodland. As the land falls towards Stud Brook the land becomes slightly more enclosed with a number of irregular shaped woodlands to the west of the brook and clusters of mature trees following its line. Development is concentrated within the settlement, those to the south of Park Lane being the most prominent. Isolated properties along this road are also visible within the landscape. The landscape character across much of the fringe is typical of the wider landscape with a uniform pattern of arable fields. The character becomes more distinctive towards the river valley where the pattern of woodlands and the mature brook contribute to a stronger sense of place and also close to the settlement fringe where fields are smaller with mature hedgerows.	1
Representativeness and consistency with wider character	The land displays consistency with the wider character although on higher ground the landscape appears to be more open with fewer hedgerow trees. The landform prevents longer views over the landscape. Stud Brook to the west has a number of woodlands and there is a higher concentration of hedgerow trees here and in smaller scale pattern of fields close to the settlement edge which appear more wooded in character.	2
Remoteness and tranquillity	Within the eastern part of the fringe the landscape has a more rural and remote character as the land falls to prevent views of the urban edge. Throughout much of this fringe there are views towards the urban edge; the traffic and air noise from the nearby airport and distant road noise all reduce the sense of remoteness and tranquillity.	1
	Landscape quality value	4

Urban Fringe 3: Southern and Western Edge of Castle Donington

Visual Quality		
Visual prominence	This land is part of a high plateau around the edge of Castle Donington; the highest land is along the southern fringes close to Hill Top Farm. Views into this landscape are however relatively restricted. To the south embankments along Hill Top restrict views of the fringe; where views are possible they are only over the first few fields, the land then falls and views are not possible. There are views from Park Lane although the landform restricts views across the entire fringe; the skyline in these views comprises hedgerow trees and a number of wood pole overhead lines. Views to the east are restricted by Castle Donington and smaller fields with mature field boundaries that prevent any glimpsed views through from High Street. To the west the only views are from a short stretch of the footpath which crosses Stud Brook as the land rises to a corresponding height to the fringe.	1
Nature of the urban edge	The urban edge is varied with some edges being partially visible above garden and hedgerow vegetation, however in summer months the views would be filtered and reduced although rooflines would be visible. The edge includes a mix of single and two storey properties which helps soften this edge. The properties along High Street are generally obscured by groups of trees and a small woodland.	2
Distinctive views and setting of the settlement	Views within and across this fringe are relatively limited; across much of the land there are views towards the settlement which include lines of housing softened by small pockets of trees. Properties are usually seen only as one or two properties deep. The settlement has a staggered edge which reduces its scale and prominence in views. The Parish Church of St Edward King and Martyr is prominent within the skyline and the views towards trees and glimpses through to smaller fields provides an attractive setting to this edge of Castle Donington. Along the approach from Park Lane the influence of the settlement is only localised; views are generally rural and of rolling countryside. The settlement only becomes visible close to Highfields where it is viewed as an area of housing to the north of the road and a well vegetated tree lined edge on the southern side. Along Hill Top the views are across fields towards a few isolated properties and Hill Top farm; this creates a more distinctive rural village approach into the settlement with most of the settlement obscured from view. The rural character along this approach is however reduced by the presence of East Midlands Airport. The properties along this southern fringe are older and have a more distinctive architectural style, most are constructed of red brick and are raised above the road, farmhouses and farm buildings are frequent.	2
Public accessibility	One footpath crosses the central part of this fringe from the edge of the settlement to the south of Bosworth Road and crosses Stud Brook connecting to other paths into the wider countryside. There is a small informal open space on the southern part of this fringe whose scale and shape integrates with the surrounding field pattern.	2
		Visual quality value
		7
Scope for mitigation		
This fringe is generally only locally visible within the wider landscape and where visible contains partially vegetated fringes. Development on this fringe could be accommodated without significant visual effects in views from the south where the longest views are possible. However any development along this fringe would need to include woodland and tree planting in conjunction with open spaces along the fringes to ensure that the edges of the settlement do not become more prominent within the wider landscape. Development along Park Lane should be avoided; any development along this edge would increase the influence of the settlement along Park Lane and potentially reduce its rural character. The dispersed and vegetated edge along the southern part of the settlement should be retained and if developed should ensure that development is not visible between properties along High Street as this would affect its character. Mitigation should include blocks of woodland of a similar scale and pattern as those present to the west of Stud Brook. The rural character of Stud Brook should be retained.		



2: View from public right of way to the west of Castle Donington

Urban Fringe 4: North Western Edge of Castle Donington



1: View from Park Lane

Element	Assessment	Score
County Landscape character area	<p>Fringe is on the boundary of 2 character areas.</p> <p>Langley Lowlands: A rolling landform dissected by minor watercourses. Agriculture is a mix of pasture and arable with fields being medium to large in scale and enclosed by well-kept hedgerows. There are many hedgerow trees which add to the wooded character of the landscape. Woodland is present as small game coverts although there are larger blocks of ancient woodland. Industrial and commercial activity is generally limited and small in scale. East Midlands Airport is generally screened in views although there are frequent audible and visual reminders through air traffic movements. Small villages are throughout the landscape often connected by quiet narrow winding lanes. A pattern of smaller fields often surrounds settlement fringes.</p> <p>The Trent Valley: Flat open floodplain bounded by the River Trent to the north and west and the River Soar to the east. Land use is predominantly agricultural although the area is heavily influenced by the power generating industry, sand and gravel extraction and roads. Parklands such as around Lockington and Hemington are the only areas to avoid such intrusions. Fields are mainly enclosed by hawthorn hedgerows although their management is variable. Woodland is virtually absent although limited tree cover is provided by hedgerow trees, willows along streams and ditches, localised parkland trees and a few small copses. The area is heavily criss-crossed by overhead power lines to the nearby Ratcliffe on Soar power station. The area contains small villages of Kegworth and Castle Donington located where the land rises and joins the adjacent Langley Lowlands character area. Roads such as the A6 trunk Road, M1 motorway, A50 and other A roads dissect the area and exert a strong influence on the landscape as a result of traffic movement and noise. Man-made lakes and pools in combination with the valley's open drainage network of ditches and small streams are a feature.</p>	
National Forest Landscape character area	Does not form part of the National Forest. There are no local level character assessments that cover this landscape.	
Landscape Quality		
Landscape Character	This fringe slopes from a high point of 66m AOD at Park Lane to a low point of 34m AOD on the southern edge of the fringe close to the railway. The land comprises long linear fields which extend down the slopes; these are bordered by hedgerows of variable condition. Where present hedges are typically kept closely clipped although there is frequent evidence of fragmentation. One of the fields on this fringe to the immediate west of Highfields has recently been planted with woodland; whilst at present this appears as rough grassland as woodland matures it will provide strong enclosure and screening to the edge of Castle Donington. The southern part of this fringe, on the lower lying land includes areas of rough grassland and remodelled ground. This area is part of undeveloped employment land and has a new access road constructed and a small number of warehouses. Overhead power lines are frequent and prominent across this fringe. Highfields is a prominent isolated property along Park Lane characterised by a farmhouse and some modern stables and barns. The landscape has an inconsistent character which changes markedly from the sloping woodland and arable farmland to rough grassland and previously used and altered ground close to the railway. The landscape is typically open with few distinctive or punctuating features such as woodlands. There is little woodland and few hedgerow trees within this landscape. In addition to the young woodland planting there is a small linear belt of mature trees to the immediate north of Hazelrigg Close and Bentley Road.	0
Representativeness and consistency with wider character	The land has some features which are consistent with the reported character descriptions. The land is closely related to the descriptions provided for the Trent Valley particularly where they relate to the influences of urban development, overhead lines and the River Trent. The sloping land shares some similarities with the Langley Lowlands however the consistency of this is reduced through the presence of industry, warehouse development and urban fringes.	1
Remoteness and tranquillity	This landscape is not tranquil; there are numerous urban influences including warehouse development, views to Ratcliffe on Soar Power Station, the edge of Castle Donington, overhead power lines and traffic movement along the A50. As there are few woodlands or trees there is limited landscape structure to break up and soften these influences.	0
	Landscape quality value	1

Urban Fringe 4: North Western Edge of Castle Donington

Visual Quality		
Visual prominence	This land includes both sloping land which forms the boundary between character areas, and flat land associated with the Trent Valley. Views from the south are restricted by landform and by Castle Donington. The only views of this fringe are from a field access point along Park Lane from where there are extensive views across the fringe and the wider landscape. Views from the east are restricted by warehouse development at Castle Donington and to the west by rising landform. There are glimpsed views across to the fringe from the A50; these views are filtered and softened by riparian scrub and trees within the floodplain and restored gravel pits close to the river. The highest ground is discernible in views adjacent to the edge of the settlement.	1
Nature of the urban edge	The urban edge to the south of Park Lane has relatively little boundary vegetation; it is viewed as a continuous line of uniform housing with both upper and lower storey windows visible. The warehouse development in the southern part of this fringe is also prominent with little boundary vegetation.	0
Distinctive views and setting of the settlement	Views across this fringe are prominent although there are not direct views towards the churches when viewed along the approach at Park Lane. From the A50 there are views towards the settlement. These views typically contain the main part of the settlement on rising ground, with rooflines sometimes set within woodland. The western edge this is more urban in character with fewer trees or woodland to soften views of buildings. Warehouse development is set on lower ground and forms the foreground to views of the settlement. The churches of St Edward King and Martyr and Castle Donington Methodist Church are features within this skyline. The fringe is visible as a single field on rising ground adjacent to housing. The land to the west of Highfields has a more rural character as views of the fringe are screened by landform and vegetation reducing the prominence of Castle Donington within the wider landscape which has a more rural character.	1
Public accessibility	There are no publicly accessible routes into this fringe.	0
		Visual quality value
		2
Scope for mitigation		
<p>This fringe, visible from the A50, is characterised by warehouse development on low ground and housing on rising ground. The northern part of the fringe is allocated for employment uses which will extend the warehouse development and reduce the visibility of the rising land beyond. It would be possible to develop part of this fringe for residential development without significantly altering the character and setting of Castle Donington. Development would need to be carefully sited to avoid making the edge more visible from the landscape to the south of Park Lane. Development should incorporate tree planting along roads to soften its influence and retain a character of woodland and trees within the settlement. The new woodland planting adjacent to Highfields, once mature, will provide a strong screen and help retain the sharp transition from the rural landscape into Castle Donington. Development to the west of Highfields would have an influence on the river valley and would alter the character of the approach into Castle Donington. It would be difficult to mitigate adverse effects without substantial woodland planting which would need to be well established before the land was developed. Rooflines may still be visible beyond this which would increase urban influences within the landscape.</p>		



2: View from Back Lane