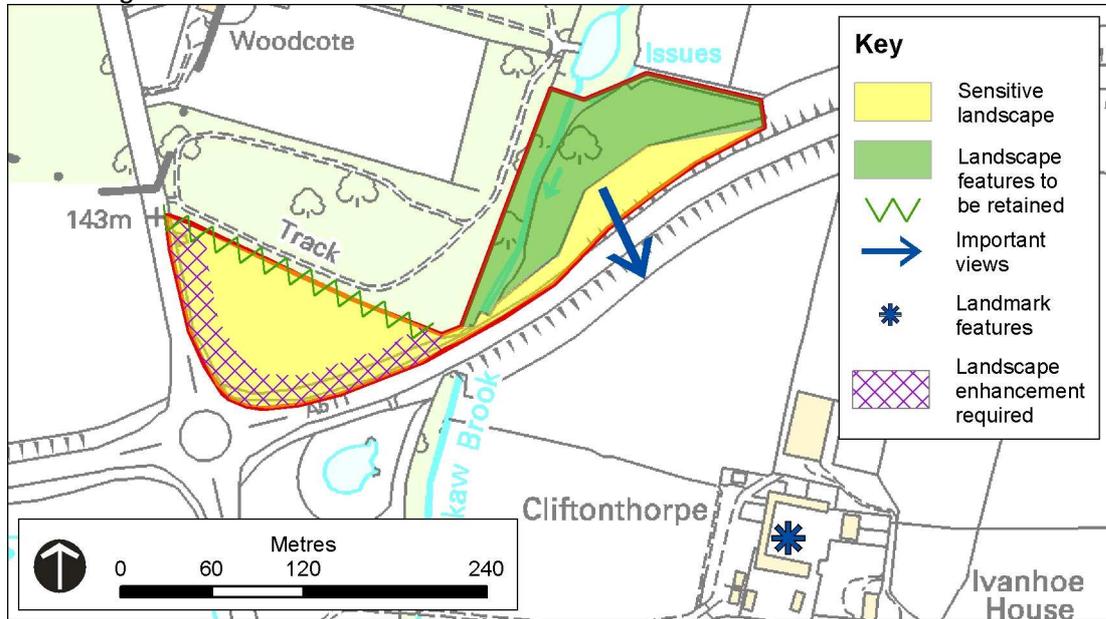


A1: Land to the north of the A511

Description of Site:

The site comprises two areas of land. The western section of land is a field of rough grassland bordered by mature woodland on the junction between the A511 and Smisby Road on the northern entrance to Ashby. The eastern area of land includes mature woodland along Gilwiskaw Brook with some younger plantation and rough grassland bordering the A511.



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Recommendations or Conditions if site is developed:

- Retain mature woodland on site
- Augment woodland along the southern boundary to provide screening to new development on site
- Enhance the wetland riparian character of Gilwiskaw Brook
- Ensure any new access into site reflects a farm track or driveway to retain a rural character
- Ensure that development does not reduce the sense of separation between Ashby and Smisby
- Ensure that development on site does not reduce the prominence of Cliftonthorpe set within fields and woodland
- Ensure development does not affect the wooded rural approach to Smisby from the A511
- Ensure if development is visible on site it appears as a farmhouse with associated farm buildings rather than a large expanse of housing development

Potential to achieve mitigation in keeping with landscape character:

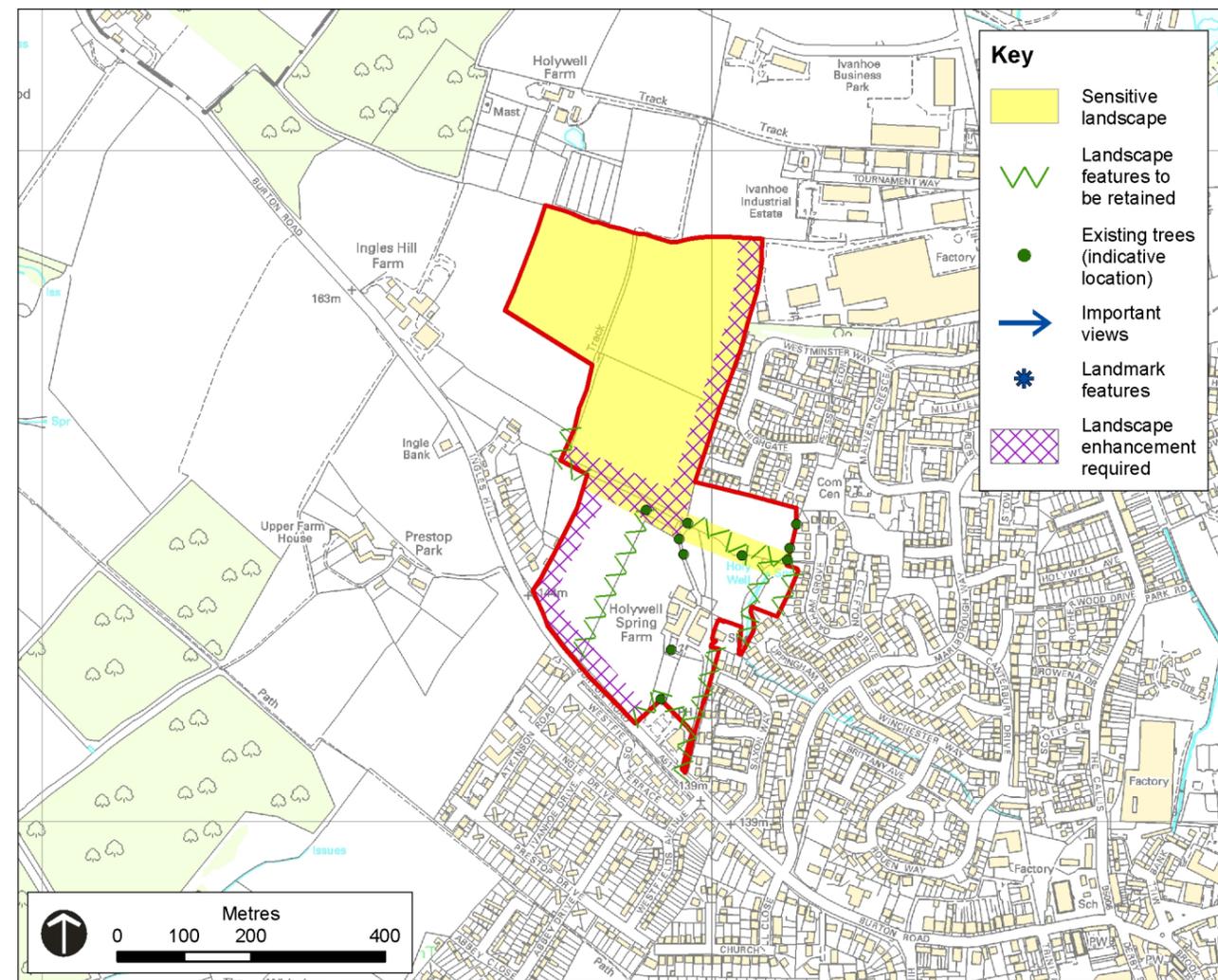
LOW

The site is to the north of the A511 and if developed would result in an isolated development which has little connection to Ashby de la Zouch. In addition it would start to reduce the separation between Ashby de la Zouch and Smisby. New woodland planting would need to be implemented along the southern boundary to ensure development was not visible from the edge of Ashby de la Zouch. This would reduce the land available for development. Development on site would also result in the loss of mature woodland along Gilwiskaw Brook.

A2: Land to the south of the A511 and north of Nottingham Road

Description of Site:

The Character of the site is described within Urban Fringe 1: North eastern fringe of Ashby de la Zouch.



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Recommendations or Conditions if site is developed:

- Retain the wooded character of Gilwiskaw Brook
- Retain the existing hedgerows and mature trees on site
- Retain the prominent blocks of woodlands as features within the site
- Incorporate a network of open spaces through the development integrating existing landscape features such as hedgerows and woodlands
- Locate open space around existing public rights of way to soften views of development from them
- Enhance the riparian character of wetlands and watercourses through the site
- Retain public rights of way within open space with tree planting to help retain some separation from the urban edge
- Retain and augment the existing woodland planting along the A511, although retaining some gaps to the south to retain views towards the wooded rising edge of Ashby de la Zouch with the Castle and St Helens Church prominent on the highest ground
- Carefully locate buildings within the site to retain the appearance of a dispersed rising edge with the castle and church prominent on the highest ground
- Retain the prominence of Cliftonthorpe with a wooded setting with urban development generally screened by landform in views from the north of the site
- Avoid development on the highest ground which would be prominent and increase the scale and mass of Ashby de la Zouch within views from the wider landscape to the north and south
- Retain the field pattern within layouts for any development on site
- Seek to reduce the prominence of the urban fringes particularly around Moneyhill Farm and around the technical college through provision of a landscape structure including planting of small woodland copses
- Ensure that development appears dispersed within trees and where properties are close to the eastern edge of the site that they appear as smaller clusters of buildings dispersed within woodland rather than a large urban area
- Seek to reduce the prominence of warehouse development in views from the east through careful siting of woodland
- Ensure any development within the northern edge of the site, such as along Smisby Road, makes a positive contribution to this entrance into Ashby
- Ensure development is not visible beyond the A511 to the north. This is a high point with extensive views across the landscape. If visible it would potentially increase Ashby's visibility within the wider countryside

Potential to achieve mitigation in keeping with landscape character:

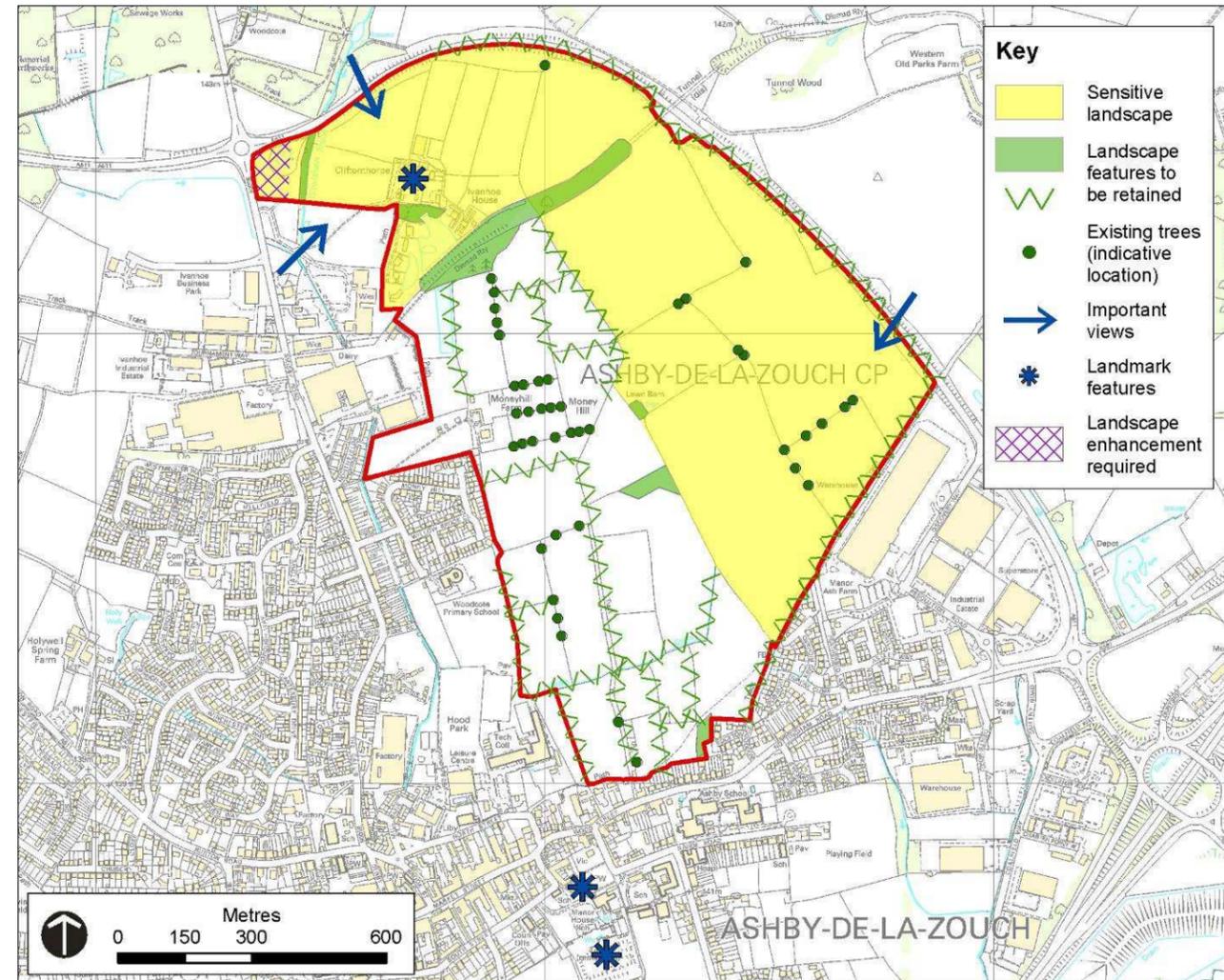
MODERATE

This is a large site that rises to a high point along the A511. It is prominent in views from the countryside to the south where the higher ground is visible above large warehouse development. It would be difficult to develop the site, particularly the higher ground without increasing the scale and prominence of the settlement within the wider landscape to the south. It would be difficult to retain the views towards Ashby Castle and St Helens Church. Development on the lower ground close to the settlement edge could be accommodated provided it appeared as a dispersed edge set within trees and had an advanced and established woodland structure to reduce the scale and frequency of built form within the view. Carefully sited woodland could help to reduce the prominence of built form particularly within the western part of the site.

A3: Land around Hollywell Spring Farm

Description of Site:

The character of the site is described within Urban Fringe 8: North western fringe of Ashby close to Hollywell Spring Farm extending to the A511.



Recommendations or Conditions if site is developed:

- Retain the mature enclosed character around Holy Well Spring
- Retain the enclosed and small scale field pattern around Hollywell Spring Farm within any development
- Incorporate woodland planting to integrate with surrounding plantation and to reduce the prominence of existing urban fringes at Highgate and Westminster Way
- Avoid development on the highest ground and the northern part of the site where it would be particularly prominent within the wider landscape both to the south and north. As this land is some of the highest within Ashby it would be difficult to mitigate without substantial tree planting, even with this rooflines would still be visible
- Carefully site development along the southern boundary to ensure development remains as a dispersed wooded edge in views from Moira Road
- Include tree planting along Ingles Hill to provide a formal setting to this approach into Ashby and to soften views of development in views to the south
- Include open space to provide separation between footpaths and built form
- Seek to reduce the prominence of existing urban fringes within the wider landscape through tree planting
- Ensure that development is not visible from Blackfordby to retain separation between settlements
- Ensure the separation between Ashby and Smisby is not reduced by development on site

Potential to achieve mitigation in keeping with landscape character:

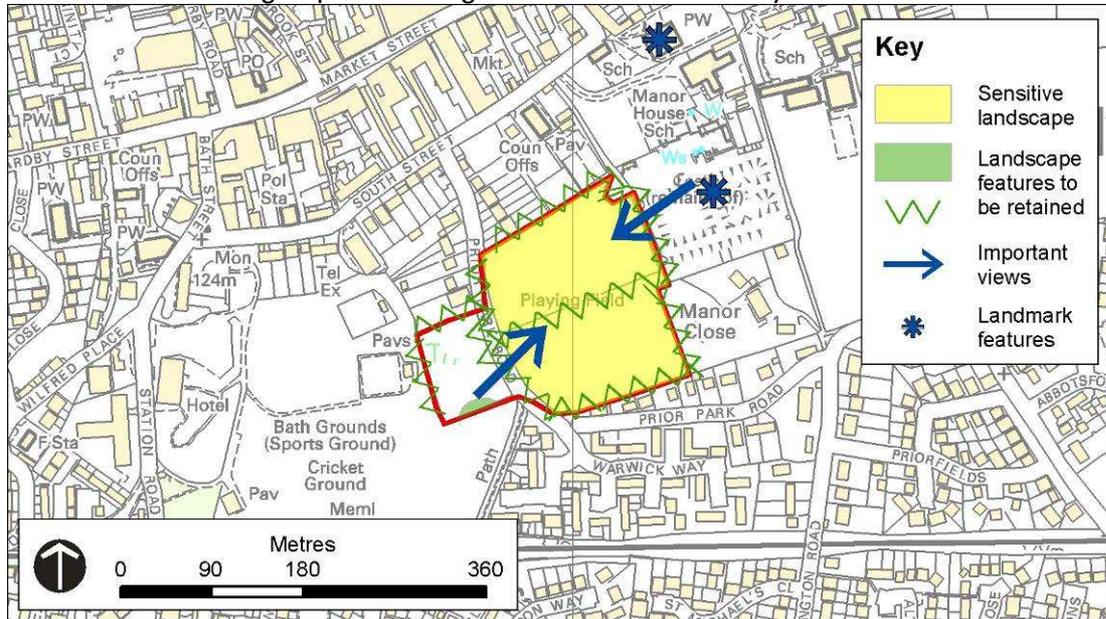
MODERATE

The site includes some of the highest land around Ashby. If developed it would be visible within the wider area and would be visible above the rest of Ashby. It would be difficult to mitigate this even with woodland planting. It would also provide intervisibility between Ashby and Blackfordby where there is currently separation and no intervisibility. Development on lower ground could be accommodated as there is already enclosure provided by mature hedgerows around a small-scale field pattern. However it would extend the edge of Ashby and join with a group of detached properties along Burton Road.

A4: Land to the east and west of Prior Park Road

Description of Site:

The site is in two parts either side of Prior Park Road. The eastern side comprises two fields used as playing fields bordered by hedgerows and clusters of mature trees along the boundaries of the site. There are views across the site towards Ashby Castle which is prominent above mature trees. The western side comprises an area of grassland and mature trees with glimpses through to Bath Grounds beyond.



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Recommendations or Conditions if site is developed:

- Retain mature trees and hedgerows on site
- Retain the tree lined character of Priory Park Road
- Retain the prominence of the castle within views along this road
- Retain the setting of Ashby Castle set within grassland and trees
- Ensure that development does not have an effect on views out from the castle and does not sever the link between the castle and the wider countryside which is discernible between trees, particularly during the winter months
- Ensure development reflects the character of surrounding development and development within the Conservation Area
- Ensure development on site relates positively and reflects the distinctive character present within the Conservation Area
- Ensure development uses red brick and rosemary clay tile or slate for roofs

Potential to achieve mitigation in keeping with landscape character:

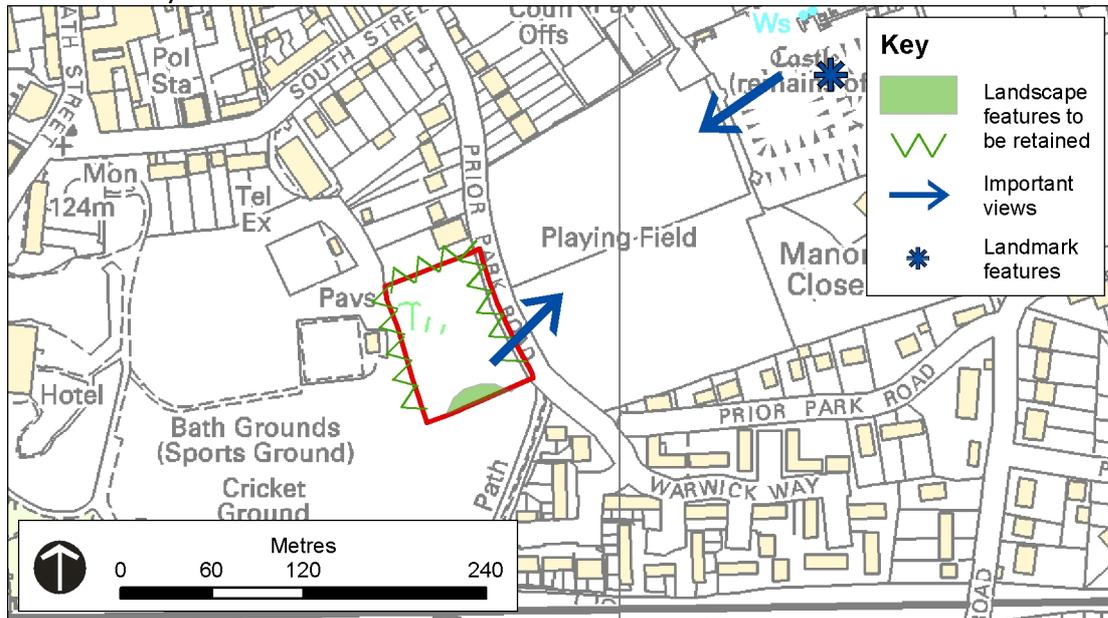
LOW

The site provides an important setting to Ashby Castle and is one of the few places where the castle is visible across grassland. This area of land provides a green setting within a predominantly built up area. This could not be mitigated as planting to screen buildings would screen views of the castle. Whilst buildings could be sited to retain views of the castle the nature of views would be altered and the views of the castle reduced. In addition the visual link between the castle and the wider countryside would be lost. To the west of Prior Park Road, development could be accommodated provided it reflects the character of the Conservation area and retains the tree-lined character of Prior Park Road.

A5: Land to the west of Prior Park Road

Description of Site:

The site comprises an area of grassland and mature trees with glimpses through to Bath Grounds beyond.



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Recommendations or Conditions if site is developed:

- Retain mature trees and hedgerows on site particularly along the western and eastern boundaries
- Retain the tree lined character of Priory Park Road
- Retain the prominence of the castle within views along this road
- Ensure that development does not have an effect on views out from the castle and does not sever the link between the castle and the wider countryside which is discernible between trees, particularly during the winter months
- Ensure development reflects the character of surrounding development and development within the Conservation Area
- Ensure development on site relates positively and reflects the distinctive character present within the Conservation Area
- Ensure development uses red brick and rosemary clay tile or slate for roofs

Potential to achieve mitigation in keeping with landscape character:

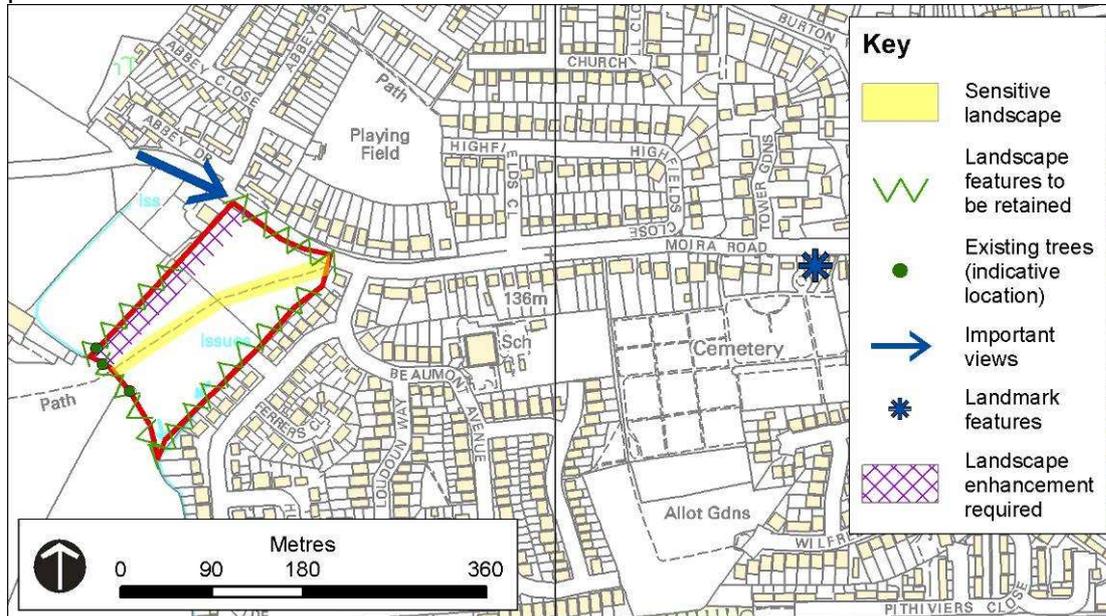
MODERATE

The site could be developed provided it reflects and integrates with the character of the Conservation Area and retains the tree lined character of Prior Park Road. Development needs to be carefully sited to retain views towards Bath Grounds and to ensure that the character of this area and the setting of the Castle are not diminished. It also needs to be carefully sited to retain the views from the castle towards the countryside along Measham Road to the south west.

A6: Land to the south of Moira Road

Description of Site:

The site comprises two arable fields on the western edge of Ashby de la Zouch. The land falls from Moira Road towards a small watercourse along the southern boundary. The fields are bordered by low hedgerows with few hedgerow trees. The urban edge is prominent within the site and wider area.



Recommendations or Conditions if site is developed:

- Retain hedgerows on site
- Augment and establish woodland planting along the western and southern site edges. Woodland should be planted as small copses which connect with existing woodland
- Ensure that development does not make this edge of Ashby more prominent within the landscape
- Ensure that the edge of Ashby appears as a rising urban fringe with properties dispersed within housing and the wooded grounds of the cemetery prominent on the highest ground
- Ensure properties which face onto Moira Road make a positive contribution to the character of Ashby and provide an attractive gateway in to the town
- Ensure properties along Moira Road do not restrict views of the cemetery tower
- Use red brick for building construction with rosemary clay tile or slate for roofs
- Ensure that the sense of separation between Shellbrook and Ashby is not diminished through development
- Site the existing public right of way within open space with trees and grassland to retain some separation between the footpath and built development

Potential to achieve mitigation in keeping with landscape character:

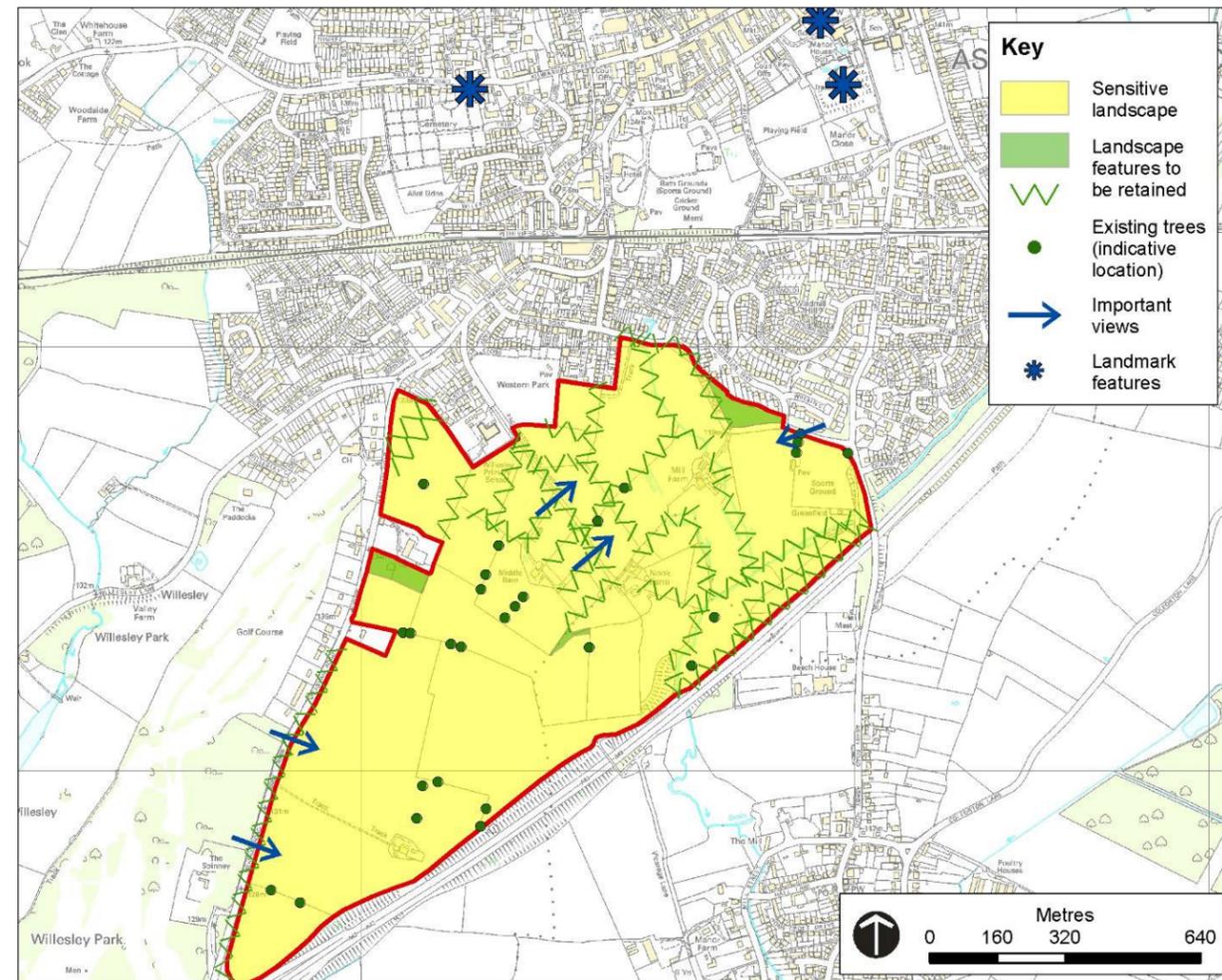
MODERATE/HIGH

The site is adjacent to a relatively 'hard' urban edge. If carefully sited development could retain views towards the tower within the cemetery and seek to reinforce the character of a dispersed and rising roofline through the implementation of woodland planting along the western fringes. Woodland planting could help reduce the prominence of the urban edge within the wider landscape.

A7: Land around Packington Nook Lane

Description of Site:

The character of the site is described within Urban Fringe 5: Land to the south of Ashby bordering Packington Nook Lane.



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Recommendations or Conditions if site is developed:

- Retain the existing hedgerows on site
- Retain and where possible enhance or seek to implement a programme of replacement for the collapsed willows along Gilwiskaw Brook
- Retain the rural wooded character of Gilwiskaw Brook surrounded by pasture fields
- Retain the prominence of Mill Farm within farmland
- Retain the sharp transition between the urban and rural environment through retaining and augmenting existing woodlands
- Retain the field pattern within any layouts
- Ensure that development does not become more prominent within views to the south such as Packington, Coleorton Lane or Corkscrew Lane
- Retain the compact and rising roofline within Ashby with the castle and St Helens Church prominent on the highest ground
- Retain remnant parkland features such as the avenue of trees off Measham Road. Seek to ensure a programme for their replacement as they are in variable condition
- Retain the long views across farmland towards higher ground on the edge of Charnwood Forest from Measham Road
- Retain the rural character to the entrance to Ashby off the A42 along Measham Road with the majority of the settlement obscured by landform
- Retain the prominence of St Helens Church above farmland and the rural tree lined character of the approach into Ashby along Measham Road
- Retain the rural character and sense of separation from the urban edge experienced along Packington Nook Road
- Retain the wooded edges of fields close to the A42
- Retain the woodland along the edge of the A42
- Ensure development is not visible to the south of the A42 at Packington. If development is visible it would reduce the sense of separation between the settlements
- Enhance the character of Gilwiskaw Brook and other smaller brooks through this landscape
- Retain open land around properties along the ridgeline (including Middle Barn) through the centre of the site to retain the connection with farmland in views from the grounds of the castle

Potential to achieve mitigation in keeping with landscape character:

LOW

This is a large site which is in a shallow valley close to Ashby and rises to higher ground within the southern corner. Whilst the eastern part is less prominent in the wider landscape it has a distinctive rural character and a strong transition from the urban to rural environment. This would be lost if the land was developed. In addition views to the castle and church from Packington Nook Lane would be reduced or screened. Although orientation of buildings could retain some views, their nature would alter to be more urban in character. In addition development in the south of the area would restrict views of farmland with Charnwood Forest providing a backdrop. It would also reduce the sense of separation between Packington and Ashby. This would be difficult to mitigate. New planting could be provided however it would screen and enclose currently open and rural views.