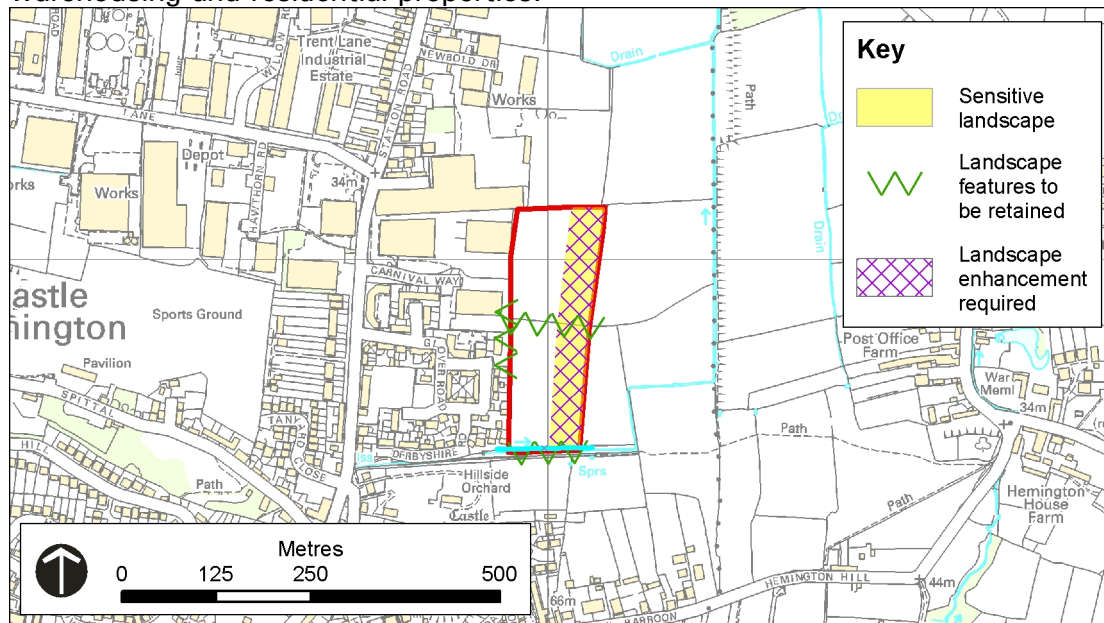


# CD1: Land on the eastern edge of Castle Donington

## Description of Site:

The character of the site is described within the fringe description for Urban Fringe 1: North eastern edge of Castle Donington. The site comprises part of two fields bordering warehousing and residential properties.



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## Recommendations or Conditions if site is developed:

- Retain existing hedgerows on site
- Augment the eastern boundary with new linear tree planting and woodland
- Enhance the wetland character of the ditch along the southern boundary
- Ensure landscape proposals include riparian tree planting and wetland areas and ditches to reinforce the wetland floodplain character of the wider landscape
- Ensure that development is not visible from the wider countryside to the east
- Ensure the long distance views from Hemington Hill (road) across the Trent Valley floodplain are not diminished by any development on site
- Seek to reduce the prominence of existing development along the edge of Castle Donington
- Ensure the sense of separation between Hemington and Castle Donington is not reduced through development on site
- Ensure any development on site is not visible from Main Street within Hemington
- Ensure that the compact rising roofline of Castle Donington is retained
- Ensure the prominence of the Parish Church of St Edward King and Martyr and Castle Donington Methodist Church are not reduced by development on site
- Ensure the sense of separation remains between warehouse development on low ground and the residential development on rising ground
- Retain the enclosed wooded rural character of the footpath to the south of the site

## Potential to achieve mitigation in keeping with landscape character:

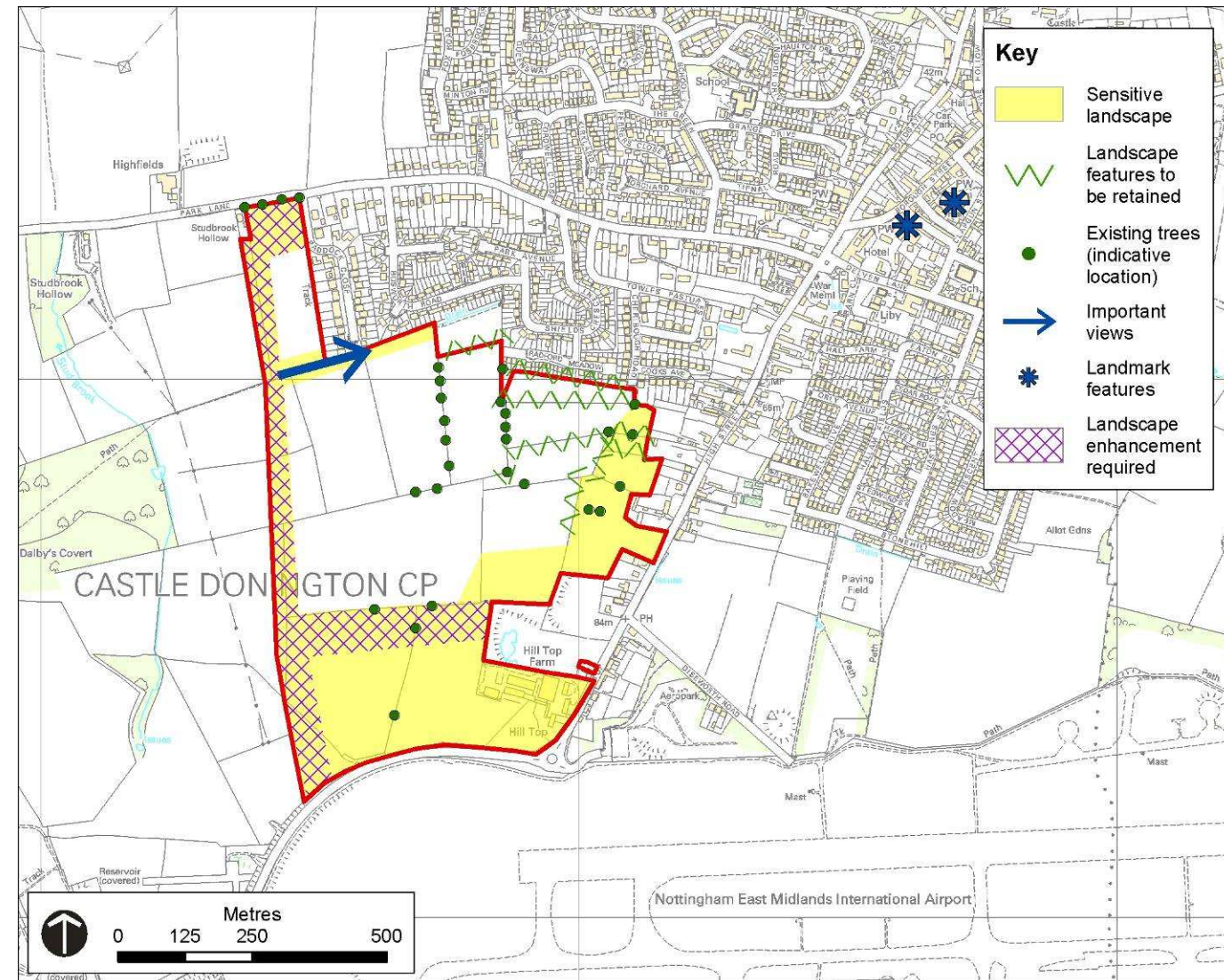
### MODERATE

This land borders warehouse and residential development within Castle Donington. The land provides important separation between Hemington and Castle Donington. Any development on this site could reduce the sense of separation between the two settlements unless an advanced and established landscape structure is implemented which provides complete screening to the edge of development. This would affect the amount of land which could be developed.

## CD2: Land to the south of Park Lane

### Description of Site:

The character of the site is described within the fringe description for Urban Fringe 3: Southern and western edge of Castle Donington.



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### Recommendations or Conditions if site is developed:

- Retain the mature network of hedgerows and trees within the eastern part of the site
- Retain the isolated trees within hedgerows elsewhere on site
- Include woodland and tree planting in conjunction with open space along the western, northern and eastern fringes of the site to ensure the development is not prominent within the wider area
- Carefully site woodland along the western fringe to retain some views out across the river valley of Stud Brook
- Ensure woodland where implemented reflects the scale and pattern of woodland along Stud Brook
- Ensure that the rural character of Stud Brook is retained and that properties are generally screened from view. Where visible they should appear as isolated properties or small clusters similar to the scale of surrounding farm houses
- Avoid development being visible along Park Lane which would reduce this rural approach to Castle Donington
- Retain open space along the edge of properties on High Street
- Ensure that the character of dispersed properties along High Street is retained
- Any development which is visible from the Conservation Area along High Street should ensure it makes a positive contribution to the character and distinctiveness of the settlement
- Retain the village approach with development relatively hidden along High Top (road)
- Retain vistas towards the Parish Church of St Edward King and Martyr along footpaths and roads within the site
- Retain the existing public right of way within a belt of open space and trees through the site
- Properties should reflect the style, scale and form of properties within this edge and including farm houses and associated farm buildings
- Use materials such as red brick and slate or clay tile roofs
- Ensure development is of a similar height to surrounding buildings and is no greater than two storeys in height

### Potential to achieve mitigation in keeping with landscape character:

#### MODERATE

This site is on high ground on a plateau, however views into it are relatively limited. Provided an advanced and established landscape structure is implemented around the northern, western and southern fringes it could be incorporated without altering the character of Castle Donington. However it is important that land is kept undeveloped along the eastern edge of the site to ensure that there are no adverse effects on the Conservation Area.