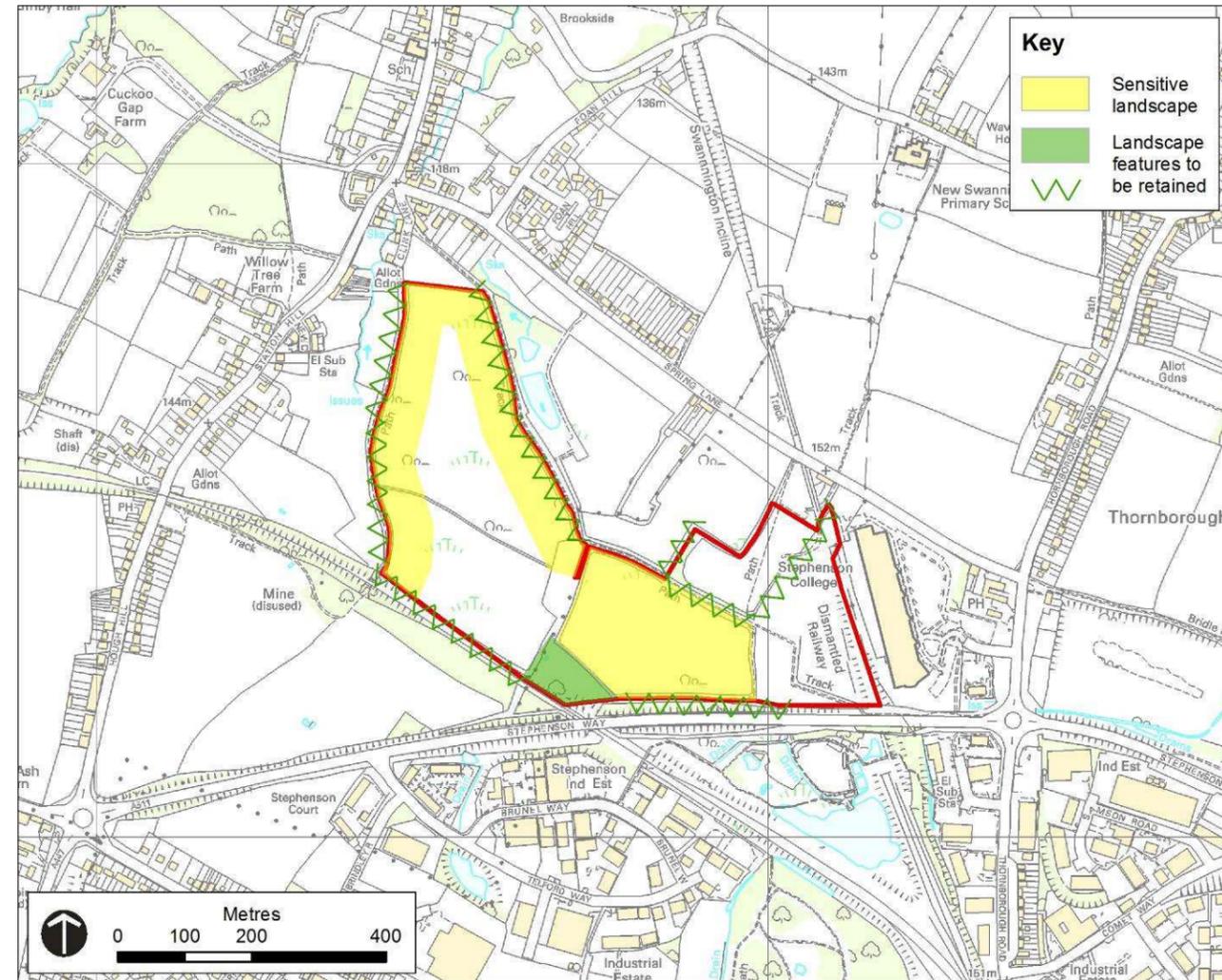


# C1: Northern fringe of Coalville

## Description of Site:

The character of the site is described fully within fringe description for Urban Fringe 9: Northern fringe of Coalville. The site provides important separation between settlements. It is woodland and accessible open space.



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## Recommendations or Conditions if site is developed:

- Retain all mature woodland and retain a network of plantations both around site boundaries and through the site
- Retain a network of footpaths within the retained plantation
- Ensure development does not alter the linear form and scale of Swannington
- Retain separation between settlements ensuring there is no intervisibility between them. This is particularly important along Spring Lane where isolated properties and some clusters reduce the existing sense of separation between settlements
- Avoid development on the highest land particularly to the south of the site and west along the river valley
- Ensure roads into the site appear as small tracks or lanes to retain a rural character
- Screen edges of development; if visible they should appear as individual properties or a small cluster of houses set within woodland
- Retain the rural approach into Swannington along Spring Lane
- Integrate development with the scale and form of development within Swannington
- Include small cottages, detached and semi-detached properties in development
- Ensure properties are mostly red brick with a small proportion containing render and granite. Roofs should use grey tile or slate and some red tiles
- Use granite rubble walling, ornamental hedgerows and some red brick walls for property boundaries

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

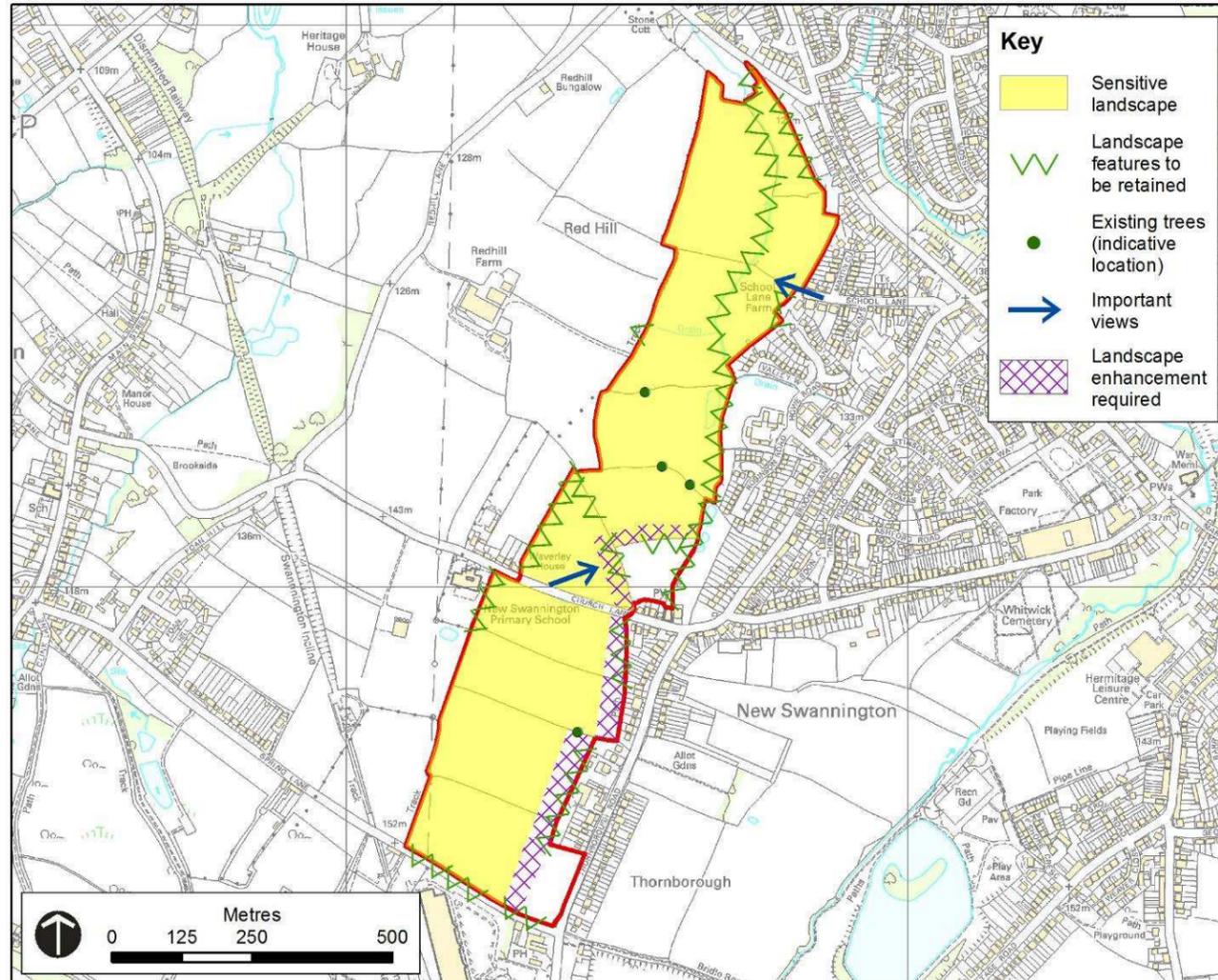
### LOW

This site is important in providing separation between settlements and retaining a rural character within Swannington. Development on this site would reduce this separation. It would result in a large area of development adjacent to a small linear settlement. It would be difficult to retain the existing character. Development on higher ground would alter the character of the river valley and rural approaches to Swannington. Substantial woodland retention would be required which would limit the area of land that could be developed.

## C2: Western edge of Thringstone and Thornborough/New Swannington

### Description of Site:

The character of the site is described fully within the fringe description for Urban Fringe 1: Western edge of Thringstone and New Swannington. The land within the northern part of the fringe is a distinctive narrow river valley. This land is important in providing separation between Thringstone/Thornborough/New Swannington to Swannington, particularly along the southern edge close to Church Lane.



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### Recommendations or Conditions if site is developed:

- Ensure mature trees and shrubs are retained and the river valley retains views out to the wider countryside
- Retain the sense of separation between settlements by minimising intervisibility
- Retain the rural character of Church Lane and Spring Lane
- Retain the narrow linear character of settlements on higher ground within views towards the site from the west
- Retain long views across farmland towards features such as Priory Church at Breedon on the Hill and towards Coleorton Hall and Church
- Retain views towards Charnwood Forest and ensure it remains a distinctive backdrop to the settlements in views from the west
- Retain existing field patterns and mature hedgerows and hedgerow trees
- Retain trees and shrubs along the edge of properties on Thornborough Road and seek opportunities to reinforce this planting to soften views of properties and to enhance the rural character along Spring Lane and Church Lane
- Include substantial linear belts of woodland along the fringes of development. These should be carefully sited to provide a visual link with woodland on higher ground and to provide screening of development
- Ensure where development is visible it integrates and appears as part of the narrow linear belt of properties
- Retain existing public rights of way and incorporate them as 'green fingers' through any development
- Reflect the scale and form of surrounding buildings which are generally two storeys high
- Use a mixture of hedgerows and some granite walls with hedgerows behind walls as boundary treatments within main access roads through the site
- Reinforce the distinctiveness of Thringstone and Whitwick. Properties bordering the main roads should be faced with granite to match distinctive buildings present within Thringstone and Whitwick

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

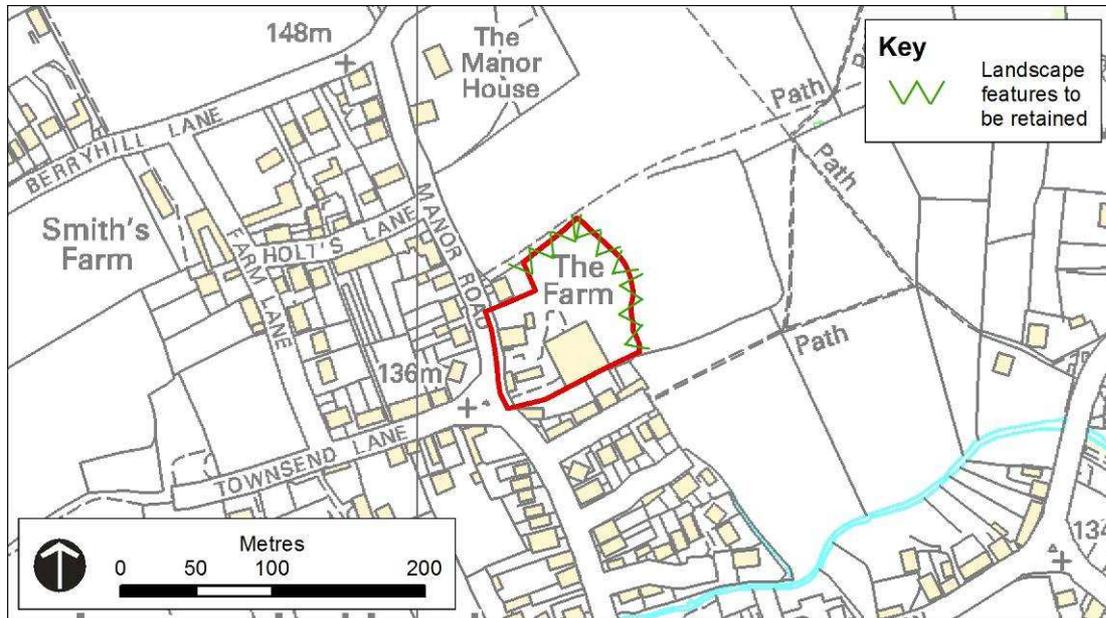
#### LOW

This is a relatively prominent site when viewed from the landscape to the west. The setting of the existing built form is a narrow linear settlement with Charnwood Forest providing a prominent backdrop. It would be difficult to mitigate new development across this site without increasing the prominence of urban edges. New development would also alter the rural character of both Spring Lane and Church Lane reducing the sense of separation between Thornborough/New Swannington and Swannington. Woodland and tree planting could help to screen development although the character of the roads would alter as they would become more enclosed by woodland planting and existing characteristic long views across farmland towards Charnwood Forest would be prevented.

## C4: The Farm on Manor Road

### Description of Site:

This is a small site comprising a derelict farmstead, farm outbuildings and an area of grassland and scrub within the centre of Donington le Heath.



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### Recommendations or Conditions if site is developed:

- Retain the existing stone walls and mature trees and hedgerows along Manor Road
- Retain the mature hedgerows and trees bordering the site
- Retain the existing buildings of site which border Manor Road
- Retain the narrow and rural character of Manor Road
- Respect the scale and density of development within Donington le Heath which is characterised by detached properties set within large gardens
- Use materials that reflect those used within the village and include red brick, render and some granite detailing
- Ensure that any development on this site does not make built form more prominent within the landscape to the east
- Ensure development is small-scale, of low density and reflects the rural farm character of the site
- Include granite stone walls with hedgerows behind as boundaries to properties
- Provide tree planting along the frontage of the site
- Incorporate a small courtyard into development to reflect the arrangement of buildings and farm character present on site

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

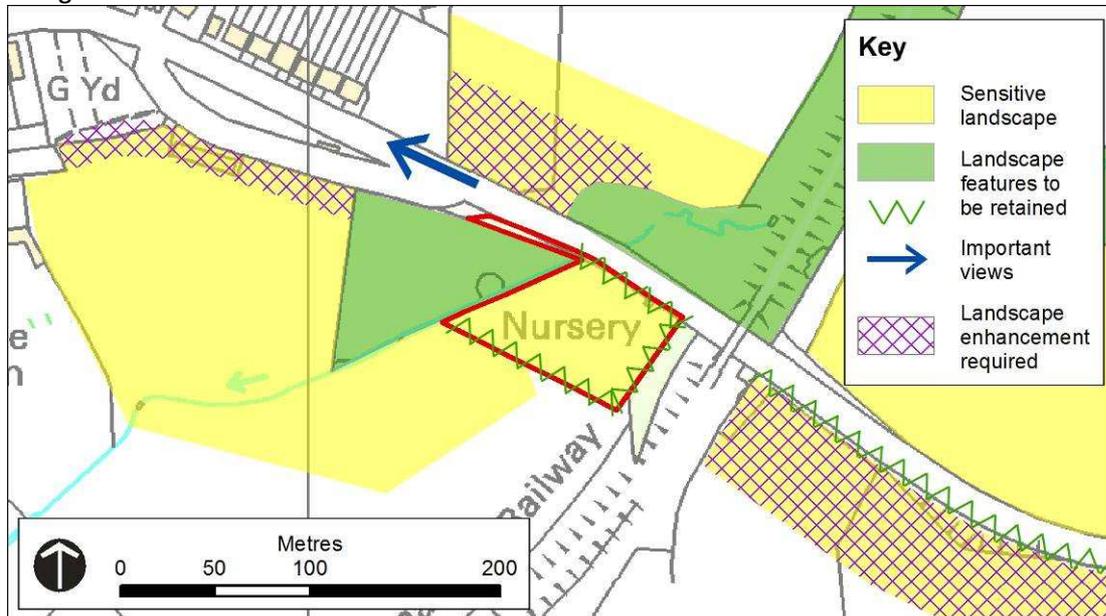
#### **HIGH**

The site already contains unused buildings. Development should retain the farm character and some of the farm properties. This is important to the character of the central part of Donington le Heath. Careful siting and orientation of development could ensure this character is retained and development could be integrated into the site.

## C5: Land to the south of Grange Road (On the edge of Hugglescote)

### Description of Site:

The character of the site is described within fringe description for Urban Fringe 6: Southern Fringe of Donington le Heath and Hugglescote. It forms a small field bordered by mature woodland along Grange Road, a watercourse to the west and disused railway to the east. The southern boundary is formed by a mature hedgerow and some hedgerow trees.



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### Recommendations or Conditions if site is developed:

- Retain mature tree planting along Grange Road
- Ensure any new entrance roads into the site appear as small access tracks
- Ensure any development which is visible within the wider landscape appears as an isolated or small group of houses resembling the scale and form of farmsteads and outbuildings within the wider landscape
- Retain hedgerows and trees along site boundaries
- Avoid development close to the river to retain its wooded, enclosed and rural character
- Ensure development is not visible from Grange Road to the east of the disused railway
- Retain the rural approach into Hugglescote along Grange Road
- Retain the wooded character along Grange Road
- Retain the prominence of St John the Baptist Church on the approach into Hugglescote
- Ensure development is of a similar scale and form to surrounding properties

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

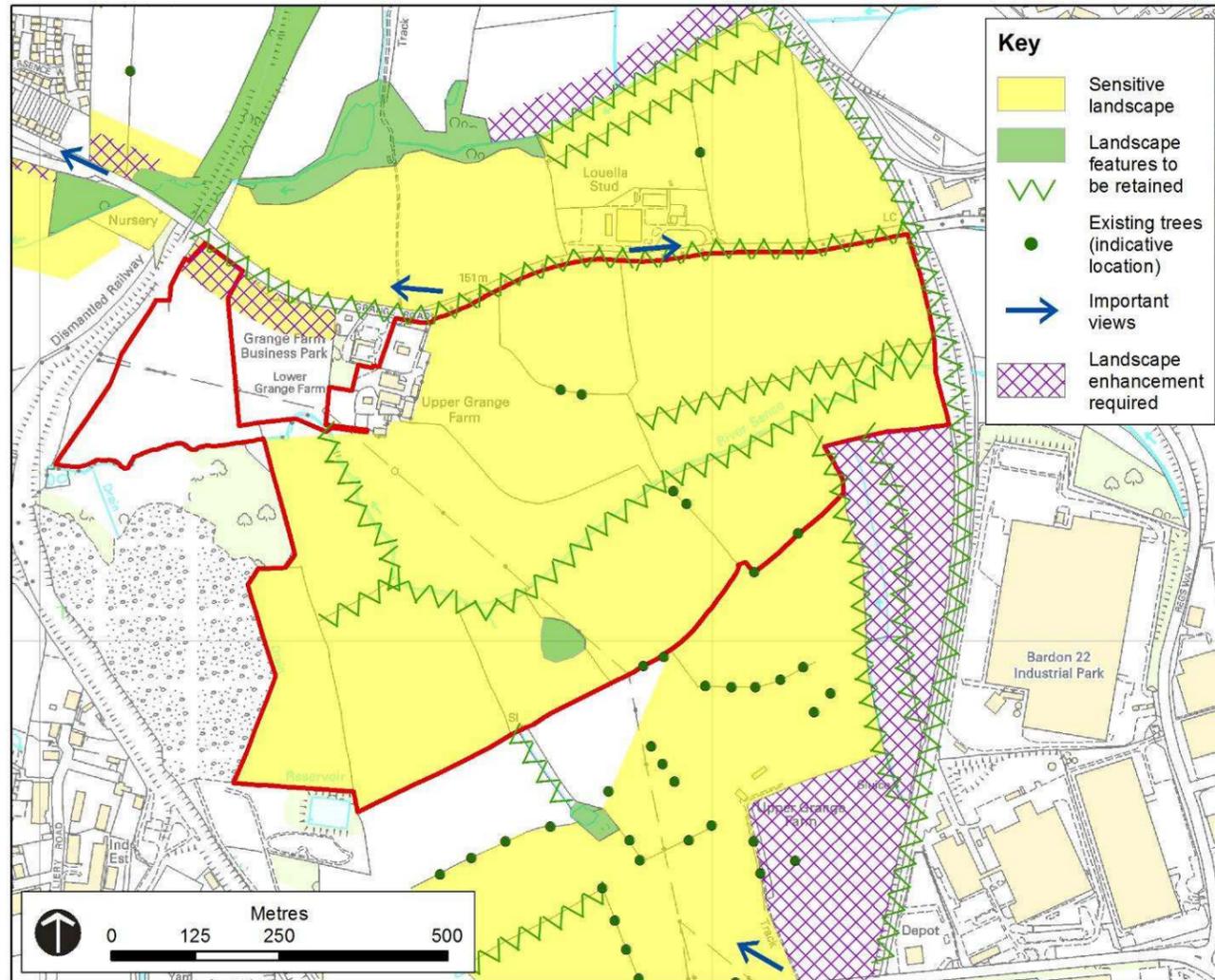
#### **LOW**

It would be difficult to retain the wooded character of the land as an access road would open up views into the site. The site would require careful placement of development to ensure it did not alter the approach into Hugglescote. The retention of boundary trees and hedgerows would limit and reduce the amount of developable land on site. It would also introduce a pocket of development not associated with or attached to an existing urban edge.

## C6: Southern fringe of Coalville (south of Grange Road)

### Description of Site:

The character of the site is described fully within fringe description for Urban Fringe 4: Southern Fringe of Coalville.



### Recommendations or Conditions if site is developed:

- Retain the existing field pattern and boundary hedgerows
- Retain linear woodland along the disused railway and railway
- Retain the prominence of St John the Baptist Church within views towards Hugglescote
- Retain the rural approach to Hugglescote along Grange Road
- Retain vistas along roads towards Bardon Hill
- Establish a landscape framework to include linear woodland along the site fringes and extend as 'green fingers' of open space incorporating tree planting through the development
- Ensure the prominence of urban fringes within the landscape is not increased through development of the site
- Retain the rural character along rivers through the site
- Retain the rural rolling character of farmland in views looking south from Grange Road
- Ensure a sense of separation is retained between Ellistown and Coalville
- Retain views towards Charnwood Forest as a backdrop to Coalville
- Avoid development on the highest ground within the site
- Ensure urban edges appear as small scale village fringes rather than continuous development to retain a rural character to the landscape
- Ensure development integrates with the scale and form of surrounding development including mostly two storey houses.
- Ensure open space and tree planting are provided around existing properties to mitigate and screen future development
- Retain the character and setting of Coalville ensuring development appears as a narrow belt of properties on rising land contained and often screened by linear woodland
- Retain existing ponds and wetlands as features within public open space

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

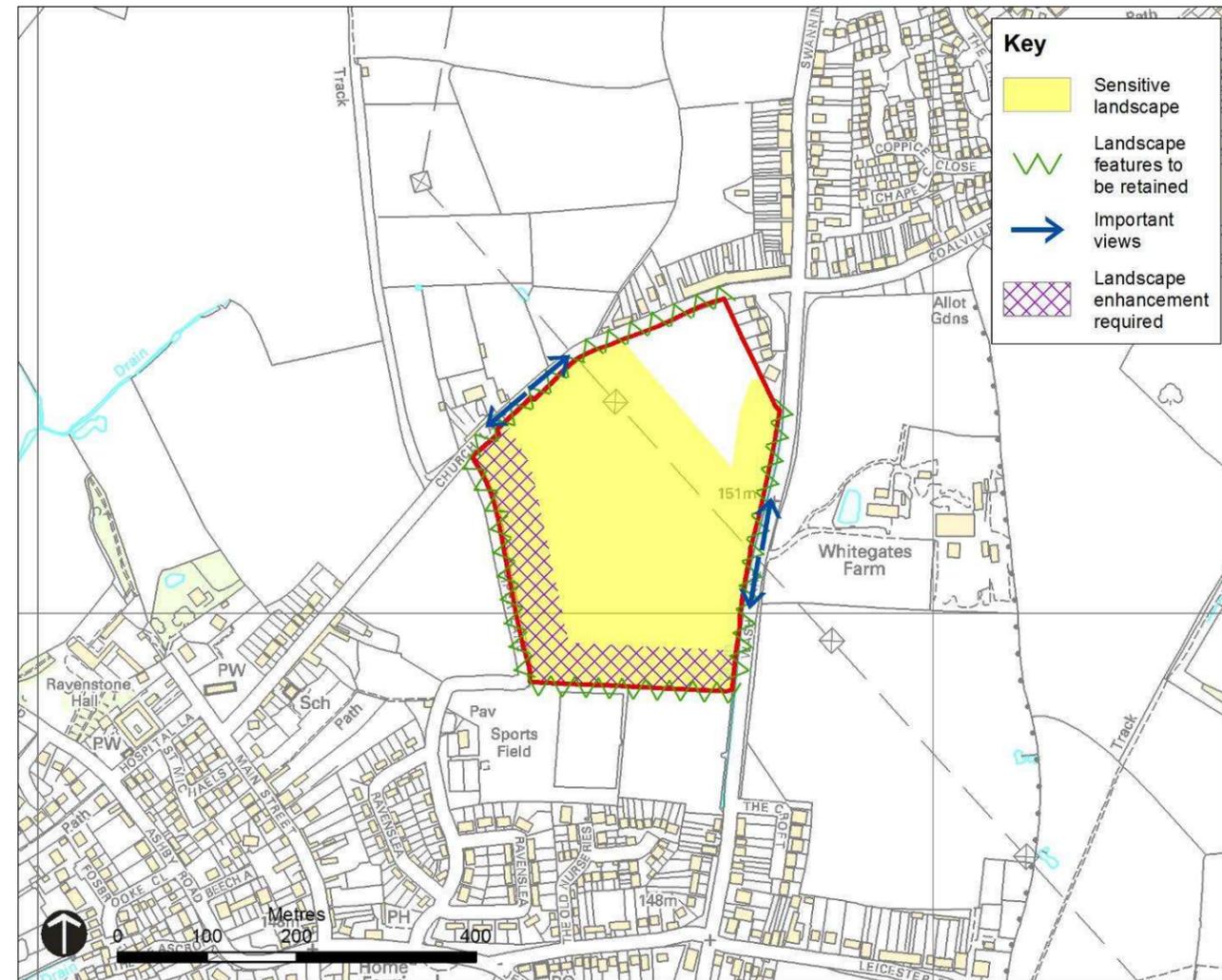
#### LOW

This is a distinctive river valley and is important as a rural approach along Grange Road into Hugglescote. An advanced and established landscape framework including a network of woodlands would be required to screen development. However this would also alter the rural rolling farmland character of the land. Development on the site would introduce development not associated with or attached to an existing urban edge.

## C9: Land between Coalville and Ravenstone bordering Wash Lane and Church Lane

### Description of Site:

The site is one large field which forms separation between Coalville and Ravenstone. There is intervisibility between settlements across this field although a degree of separation between settlements is experienced. The southern boundary is formed by Piper Lane which is bordered by mature trees and hedgerows which appear as a linear belt of woodland. This belt of planting helps to reinforce separation between the settlements particularly in views from the edge of Ravenstone.



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### Recommendations or Conditions if site is developed:

- Retain all boundary vegetation especially along Piper Lane and Wash Lane
- Retain the existing allotments on site or ensure provision is made for allotments within any proposals for the site
- Retain mature trees along the boundaries of the site
- Augment existing trees and hedgerows along the roads around the site to provide screening of any new properties
- Retain and reinforce a sense of separation between Coalville and Ravenstone through limiting intervisibility between settlements and reinforcing separation along the roads
- Integrate development with the scale, form and massing of existing built form within the edges of Ravenstone and Coalville
- Include white render or red brick with grey tile or slate roofs in buildings
- Reinforce distinction in the Conservation Area on the approach into Ravenstone along Church Lane
- Ensure development is not visible along the northern edge of the Sports Ground to maintain separation between settlements
- Retain the rural character of Wash Lane and Church Lane
- Ensure development is not visible above woodland along Piper Lane through augmentation of this woodland
- Concentrate development along the northern part of this site with the southern part retained as open land including trees, grassland and small-scale woodland to help retain and reinforce separation between settlements
- Use building styles and scales including cottages, short rows of terracing and semi-detached properties. Some should front onto the roads with others set within small front gardens
- Use low stone walls or native and ornamental hedgerows as boundary treatments

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

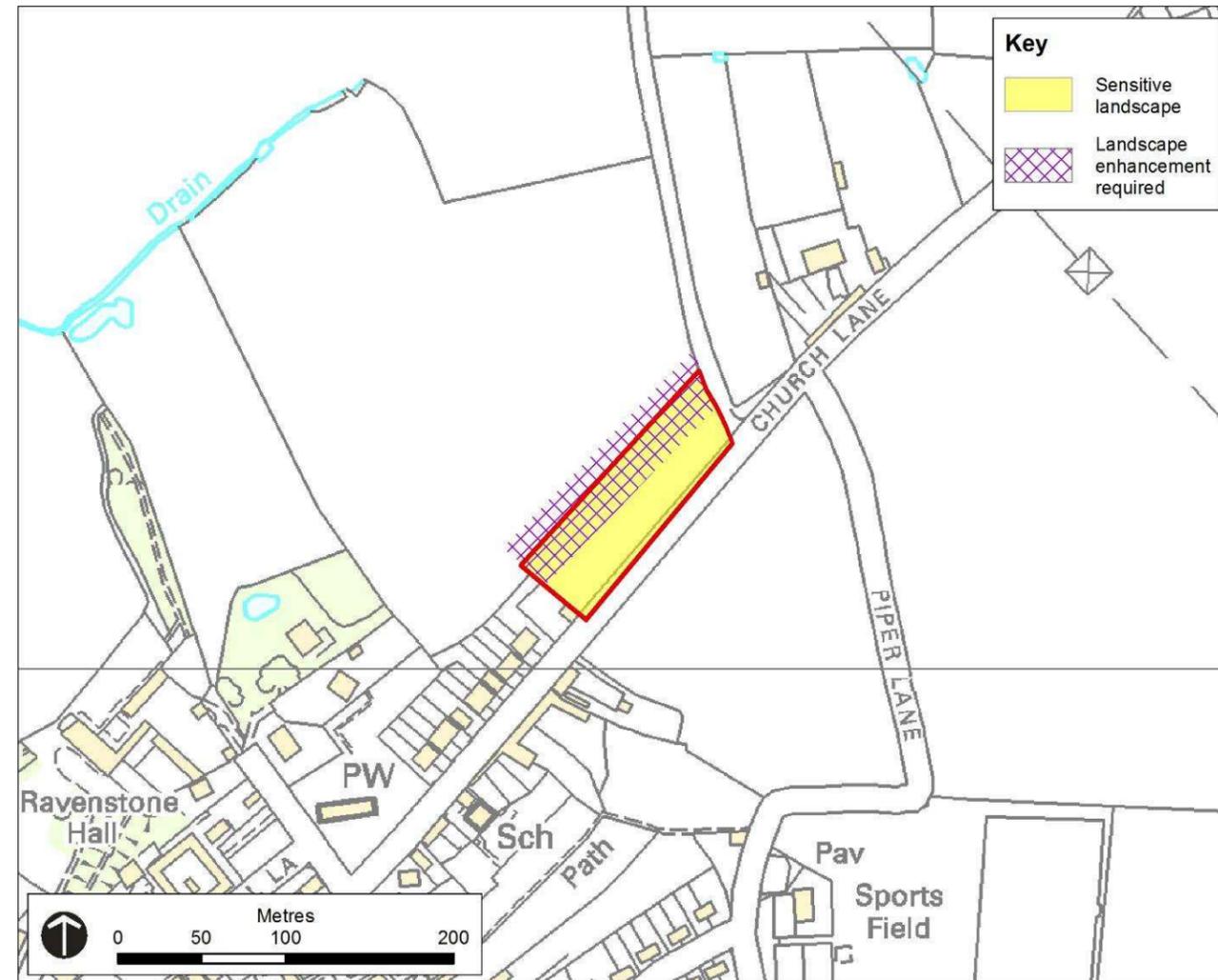
#### LOW

This is a large site on the edge of Coalville in land which provides separation between Coalville and Ravenstone. Ravenstone maintains separation and its character as a large village although some of the sense of separation is reduced through scattered development along Church Lane and through intervisibility between settlement edges. Development on site would reduce the separation between the settlements and would be difficult to mitigate. Any proposals would need advanced woodland planting to be allowed to establish prior to development taking place. However, this would alter the rural character along Church Lane and Wash Lane to enclosed wooded routes rather than routes with views across farmland.

## C10: Land between Coalville and Ravenstone bordering Church Lane

### Description of Site:

The site is the edge of a large field on the northern edge of Ravenstone along Church Lane. It is close to scattered properties along Church Lane. There is no boundary between the site and the wider field to the north west. Along Church Lane there are a number of mature hedgerow trees and a low neatly clipped hedgerow.



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### Recommendations or Conditions if site is developed:

- Ensure proposals include planting of linear woodland or small copses along the north western fringe to provide screening of the development from the wider countryside
- Retain mature hedgerow trees and hedgerows along Church Lane
- Retain and augment mature trees along the access track on the eastern boundary of the site
- Ensure new development is not visible within the wider landscape to the north west to avoid the perception of Ravenstone and Coalville being physically joined and part of one large settlement
- Ensure development does not make Ravenstone more prominent within the wider landscape
- Retain a sense of separation between Coalville and Ravenstone along Church Lane
- Ensure development reflects the scale, character and form of development along the edge of Ravenstone
- Ensure any development makes a positive contribution to the character of the Conservation Area in Ravenstone along Church Lane
- Seek development layouts of informal groups of 2 or 3 properties to relate to built form within Ravenstone
- Ensure buildings are constructed from local brick and incorporate low stone plinths at their base to integrate with the style and form of properties within Ravenstone. Roofs should be dark grey tiles or slate
- Match the scale and proportion of new windows to those existing within the village

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

#### LOW

This is a small site between Coalville and Ravenstone. Woodland planting would need to be established prior to development on site to ensure sufficient screening of the edge from the wider landscape to the north. However woodland planting would reduce the developable area on site. Development would reduce the separation between Coalville and Ravenstone and could have an influence on the character and setting of the Conservation Area within Ravenstone. The layout and orientation of development could influence the character of the approach into the village along Church Lane.

# C11: Land on the southern edge of Ravenstone to the rear of properties on Jenny's Lane

## Description of Site:

The site comprises three fields bordered by fencing. There is a group of trees within the southern part of the site. There are also trees along the southern site boundary which appear as a linear belt of woodland and some isolated trees along the south western boundary.



## Recommendations or Conditions if site is developed:

- Retain existing boundary trees
- Retain the group of mature trees within the site
- Ensure any entrance into the site appears as a small track or lane
- Use materials that reflect those used within Ravenstone such as red brick and white render with red or grey tile roofs or slate
- Ensure development reflects the scale and form of development on this edge of Ravenstone and be a mixture of one and two storey detached and semi-detached properties
- Incorporate new tree planting along roads within the site
- Augment the existing trees along the south western boundary with hedgerows and groups of semi-mature trees to soften and provide screening to new properties on site

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

### **HIGH**

This is a small site and is enclosed by development and Assage Wood which limits its prominence within the wider landscape. Provided mature trees are retained and new planting provided along the south western boundary development could be accommodated on site.