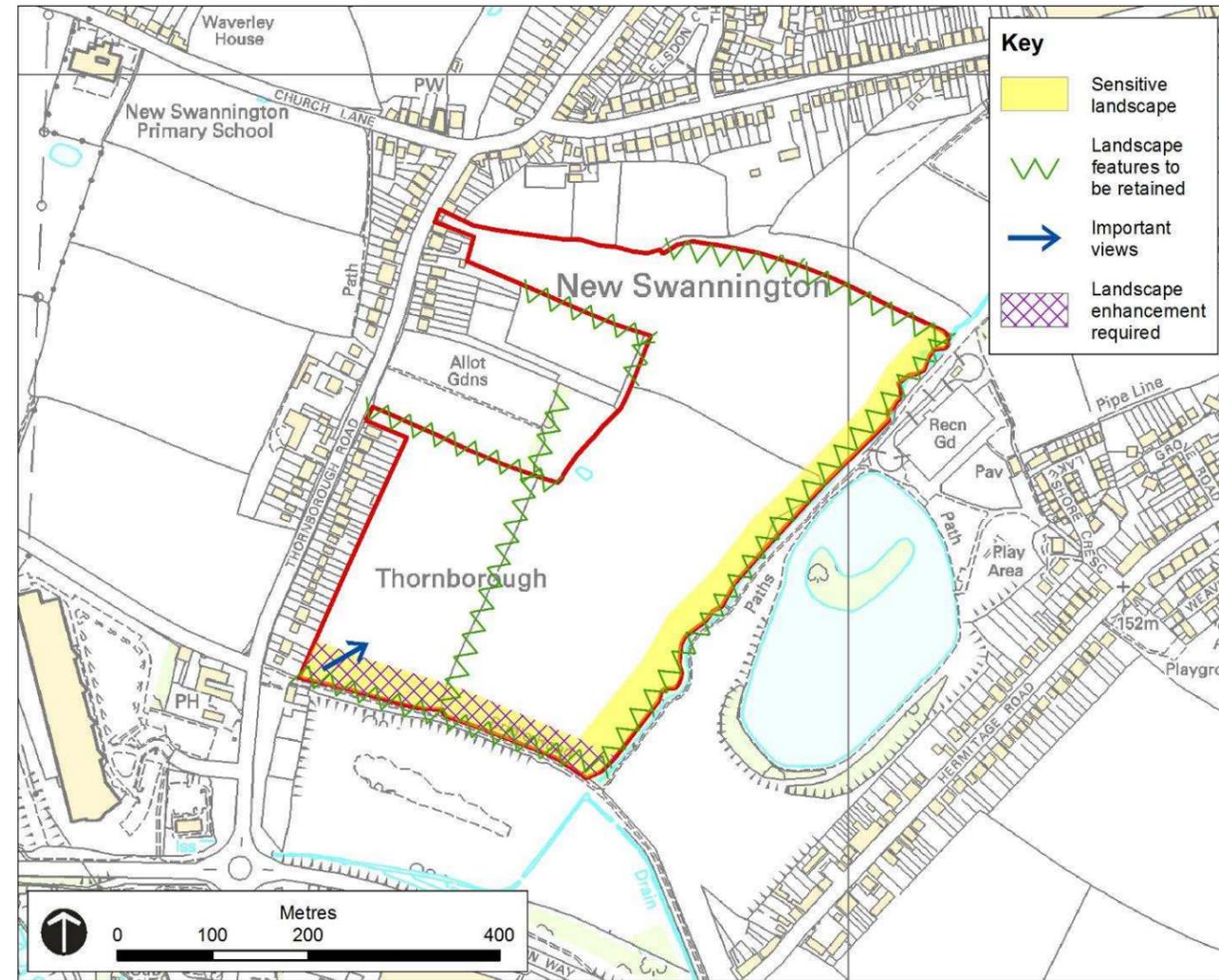


0: Fringe between New Swannington and Whitwick (Hermitage Road)

Description of Site:

The character of the site is described fully within fringe description for Urban Fringe 2: Fringe between New Swannington and Whitwick (Hermitage Road).



Recommendations or Conditions if site is developed:

- Retain a sense of separation between New Swannington and Hermitage Road through careful siting of development and incorporation of tree planting along site edges to soften fringes
- Retain a network of green links (using existing footpath routes) through the site
- Retain the existing field pattern and field boundaries potentially incorporating this into new open space or pedestrian routeways through the site
- Retain the informal wooded character of Bridle Road
- Create channelled views towards Whitwick centre and to Spring Hill and Bardon Hill, particularly from Bridle Road through careful siting and orientation of development
- Retain linear wooded features within the site
- Ensure fringes of development contain linear belts of woodland and informal groups of trees within grassland
- Ensure development respects and integrates with the scale, form and pattern of surrounding development and is a maximum of two storeys high
- Ensure development is not visible through or above trees on the edge of the golf course when viewed from the A511
- Ensure material used include red brick or render with grey tile or slate roofs
- Demarcate boundaries using hedgerows and low brick walls
- Ensure street tree planting is included within all access routes through the site

Potential to achieve mitigation in keeping with landscape character:

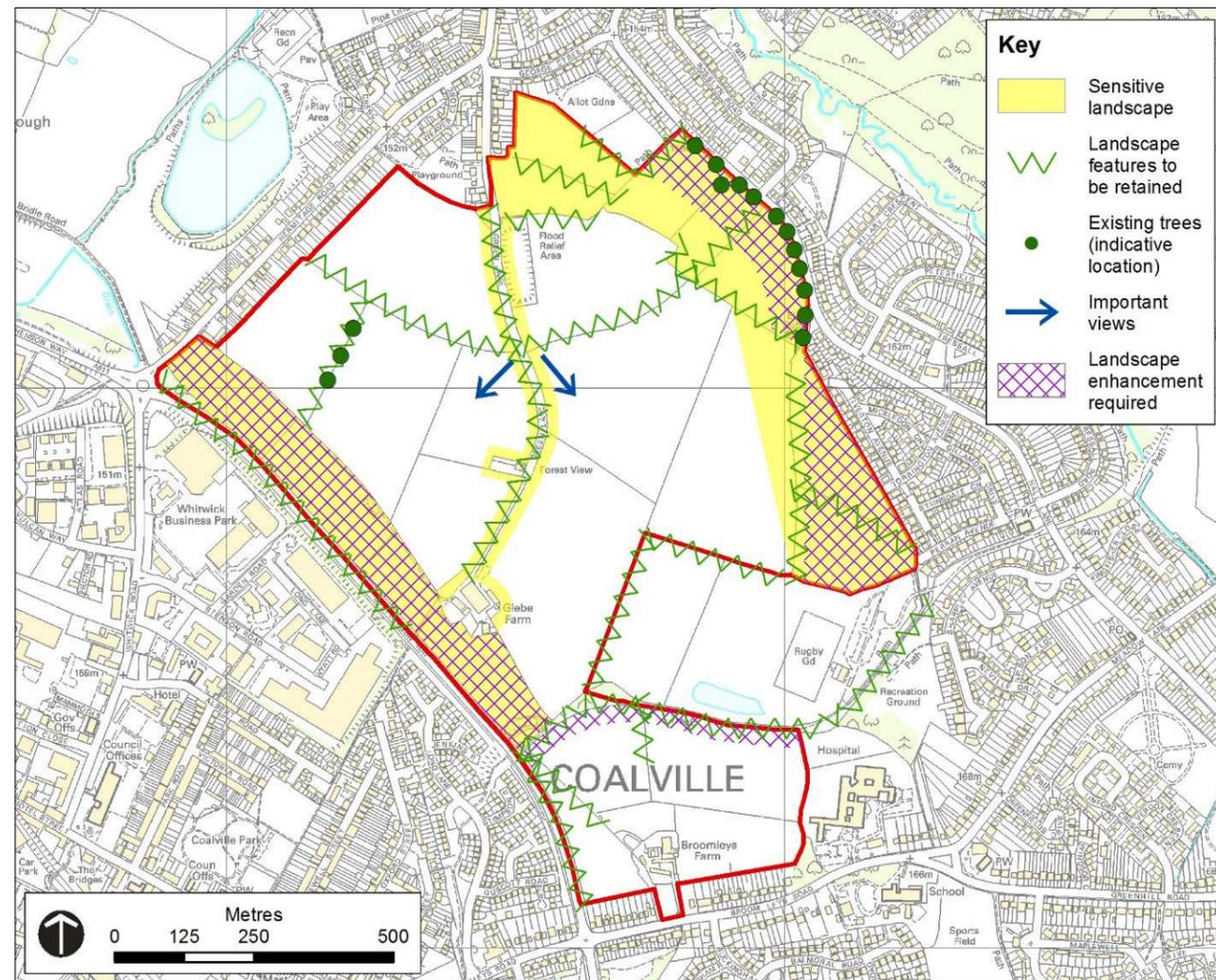
MODERATE/HIGH

This land is enclosed on all sides by development which reduces the sense of separation between settlements. As development along the roads joins settlements there is little perception along roads or at gateways that there is separation. The land already has both built development and trees surrounding it which limits its prominence within the wider landscape. Existing public open space will help to retain a sense of separation between Thornborough Road and Hermitage Road. The land is used for informal recreation which would be lost if the site was developed and therefore green routeways and some open space would be required within the development to retain connections between settlements. Careful design and layout will be required to retain the wooded and informal character of Bridle Road and to retain channelled views through the site to Whitwick.

1: Fringe between Hermitage Road, Broom Leys Road and Whitwick (Hall Lane)

Description of Site:

The character of the site is described fully within the fringe description for Urban Fringe 3: Fringe between Hermitage Road, Broom Leys Road and Whitwick (Hall Lane)



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Recommendations or Conditions if site is developed:

- Create channelled views/vistas to Bardon Hill and Christ Church at Coalville through careful siting of development
- Retain a sense of separation between Whitwick and Coalville through incorporation of open space along the northern and southern edges of the site. Open space should incorporate small-scale woodland, tree planting, hedgerows and wildflower meadows
- Plant new woodland to soften and screen views of the edge of new development from properties on the edge of Whitwick
- Create channelled views towards Charnwood Forest from the A511 through careful siting of built form
- Retain Green Lane as a key link through the site
- Avoid development on the highest land particularly close to Hermitage Road and Tiverton Avenue
- Enhance the gateways between Whitwick and Coalville to reinforce character and separation between settlements
- Retain the field pattern within the site through careful orientation of built form and retention of hedgerow boundaries
- Retain wooded views along the A511 with channelled views to the countryside to the north through careful treatment of open space and built form orientation
- Ensure development reflects the scale and form of surrounding buildings which are generally 2 storeys in height
- Use both ornamental and native hedgerows as boundaries
- Retain existing woodland along the dismantled railway
- Ensure a buffer of tree planting and open space is retained around existing properties within the site to soften and screen views of new development
- Retain existing public rights of way as 'green fingers' through the site

Potential to achieve mitigation in keeping with landscape character:

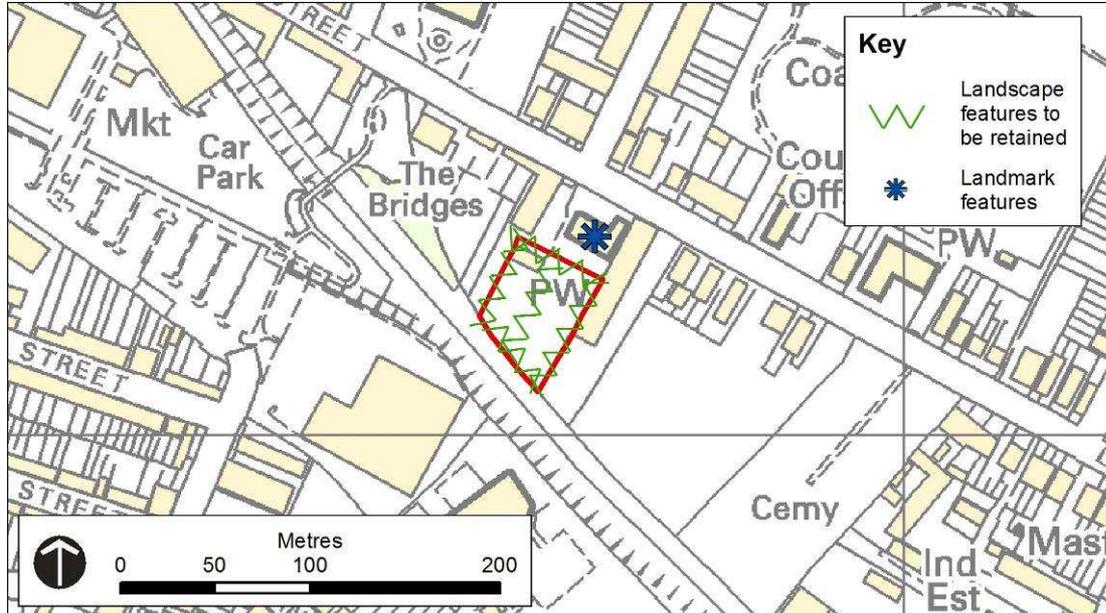
MODERATE/HIGH

The land is currently a pocket of farmland surrounded by development. Development is always visible within the site and there is intervisibility between settlements. Development along the roads between Whitwick and Coalville prevents a sense of separation between the settlements due to the suburban character and density of development, and the limited views of significant open areas from these roads. Development would need careful siting to retain channelled views, however a sense of separation could be created through incorporation of open space and woodland to the east and west of the site. Development on land to the south of the railway would be relatively easy to integrate without altering the character of the land or sense of separation. The character of Green Lane would be altered through development becoming more enclosed and urban than at present. This could not be fully mitigated although retaining existing hedgerows and including tree planting could help to retain a 'green' character to the lane.

2: Land to the rear of Christ Church on Hotel Street

Description of Site:

The site is a small pocket of land to the rear of Christ Church and comprises grassland and mature trees. The trees are around the boundary and through the centre of the site which reduce the site's prominence in the wider area. It is not visible from London Road.



Recommendations or Conditions if site is developed:

- Retain mature trees within the site particularly to the north and south
- Ensure development is not visible from London Road
- Ensure development is not visible or does not interfere with the prominence of Christ Church within the skyline in Coalville particularly in views from the north (beyond the A511)
- Ensure that the setting of Christ Church surrounded by mature trees is retained within any development proposals
- Retain the narrow access to the vicarage and ensure that any new access respects this character
- Use red brick with grey tile or slate roofs in any development
- Ensure development integrates with the scale, form and pattern of built form on London Road and is similar in scale and character to the vicarage
- Restrict any development to a low density and set it within the existing mature wooded structure

Potential to achieve mitigation in keeping with landscape character:

MODERATE

It would be possible to develop this site without adverse effects on the character of Coalville. However it is important that the setting of Christ Church is not compromised ensuring retention of mature trees on site. This would limit the developable area. Loss of trees particularly on the northern and southern boundaries would have an adverse effect on the setting of the church and make the site more visible within the surrounding area.

3: Land to the west of Hall Lane

Description of Site:

This site is formed from long linear rear gardens of properties along Meadow Lane and an area of unused land which borders Hall Lane. The land includes a number of mature trees and mature hedgerows along garden boundaries and along Hall Lane.



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Recommendations or Conditions if site is developed:

- Retain mature trees within the site to provide some mature structure within any development proposals
- Retain the hedgerow along Hall Lane within any new proposals
- Include new tree planting along Hall Lane to integrate with the existing avenue of trees along the road
- Reflect the character, scale and form of adjacent development including detached and semi-detached properties
- Require development to comprise a mix of red brick and render with grey roofs (either tile or slate)
- Use native and ornamental hedgerows to form property boundaries
- Restrict development to a maximum of two storeys to integrate with surrounding buildings

Potential to achieve mitigation in keeping with landscape character:

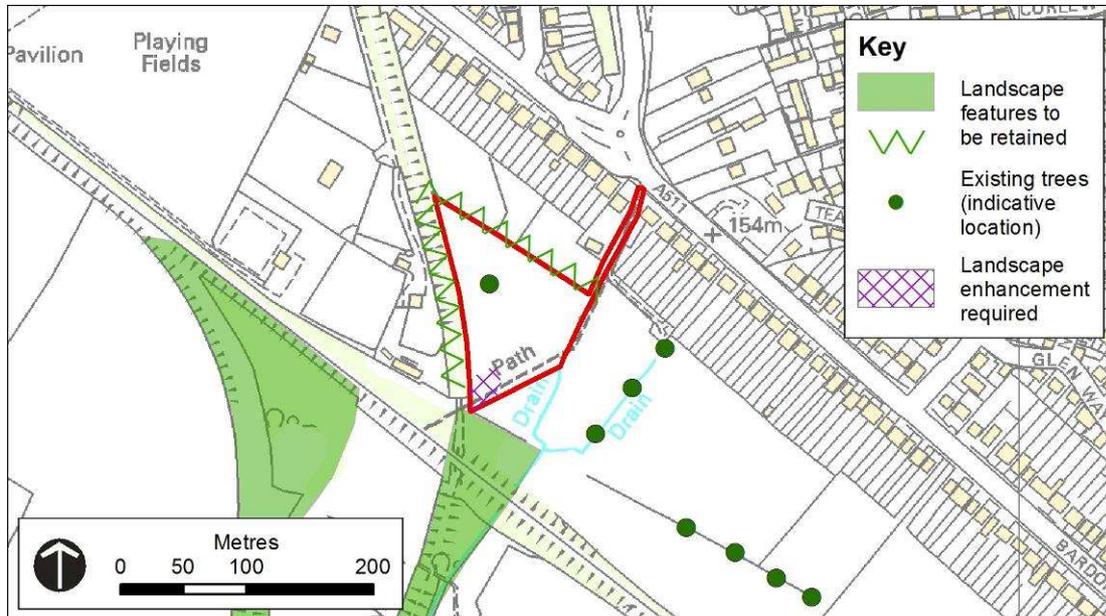
HIGH

This land is within a built up area. Provided trees and hedgerows are retained development could take place within this site without affecting the character or setting of the settlement.

4: Land to the south of Bardon Road

Description of Site:

This is a small site comprising one field to the rear of properties on Bardon Road. The site is bordered to the north by a narrow field with a mature hedgerow boundary and to the south by mature woodland. The site is relatively enclosed and not visible from the wider landscape due to the presence of mature woodland along the railway.



Recommendations or Conditions if site is developed:

- Retain existing mature hedgerows and trees around the boundary of the site
- Retain existing mature trees within the site
- Retain the narrow and enclosed 'track' character to the access road to the site from Bardon Road
- Ensure development does not protrude above the existing mature trees along the railway to the south of the site
- Ensure development is in keeping with the form and scale of surrounding development and a maximum of two storeys in height

Potential to achieve mitigation in keeping with landscape character:

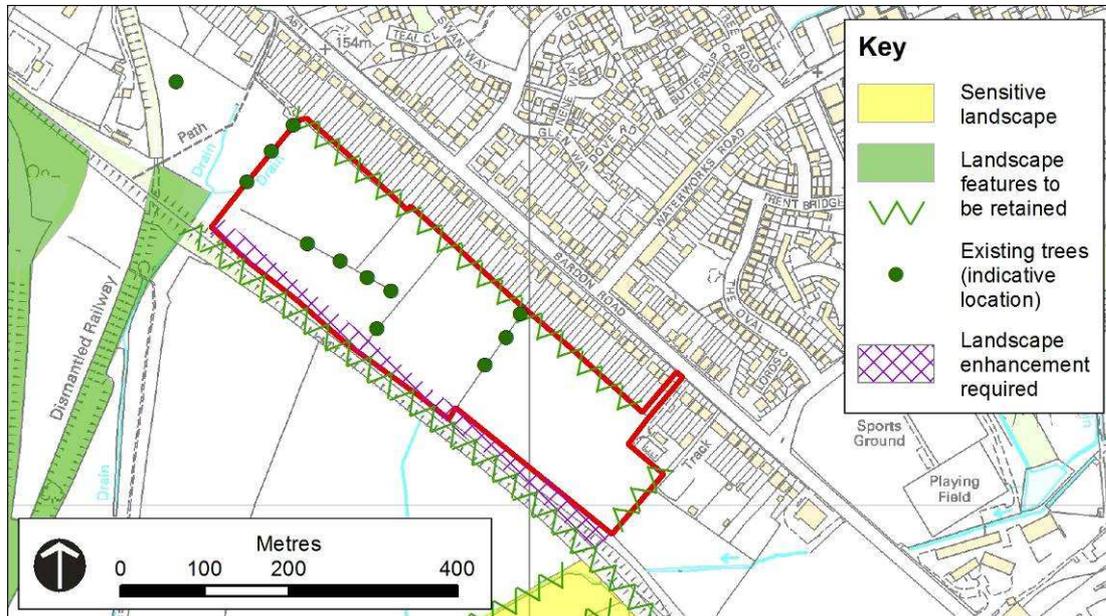
HIGH

The land is currently enclosed by housing and mature woodland along the railway. This provides a strong screen around the site. Little mitigation would be required if this site was developed. Development of this site would not affect the character of the wider landscape to the south if it is not visible above existing woodland.

5: Land to the south of Bardon Road

Description of Site:

This is a small site comprising five fields to the rear of properties on Bardon Road. The site is bordered to the north by mature trees and garden boundaries and to the south by a line of mature trees along the railway.



Recommendations or Conditions if site is developed:

- Retain existing mature hedgerows and trees around the boundary of the site
- Retain existing mature trees within the site
- Ensure development does not protrude above existing mature woodland along the railway and does not make development more prominent within the landscape to the south
- Retain the narrow informal character along the access track from Bardon Road
- Ensure that development integrates with existing development
- Ensure development reflects the scale, form and pattern of properties along Bardon Road
- Retain and enhance existing drainage ditches on site incorporating them into public open space where possible
- Augment woodland planting along the railway to increase screening of the site from countryside to the south

Potential to achieve mitigation in keeping with landscape character:

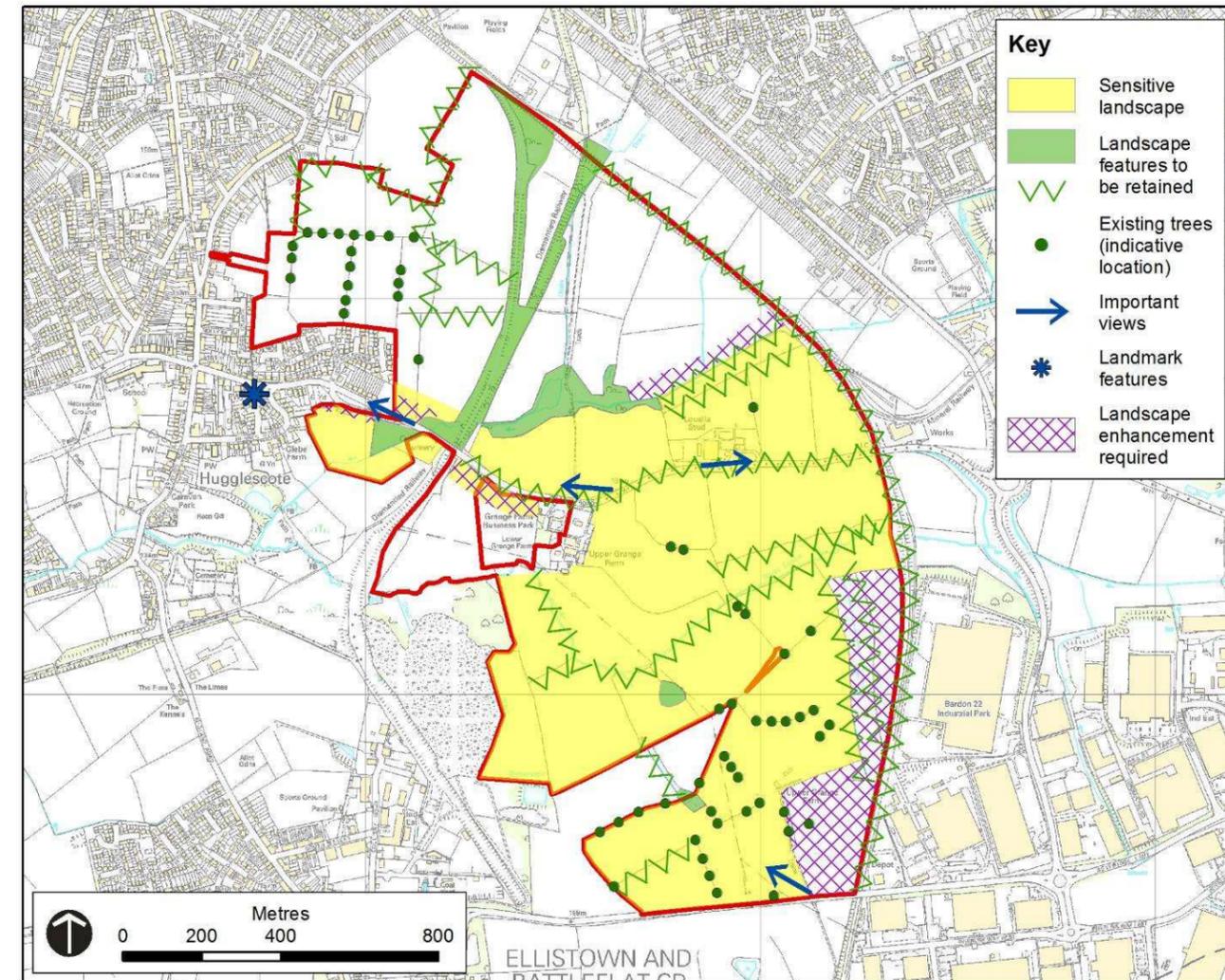
HIGH

The land is not prominent within the wider landscape. Development to the north and planting along the railway to the south provide screening. Development could be integrated into this site with relatively little mitigation planting.

6: Southern fringe of Coalville

Description of Site:

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



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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 character of views looking south from Grange Road
- Ensure a sense of separation is retained between Ellistown and Coalville
- Reduce the prominence of Bardon 22 Industrial Park through planting irregular shaped large woodland and groups of trees within grassland along the fringes of the industrial development
- 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. Where industrial development is proposed, this should ensure that proposals include sufficient screening to ensure industrial edges are not prominent within views
- 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:

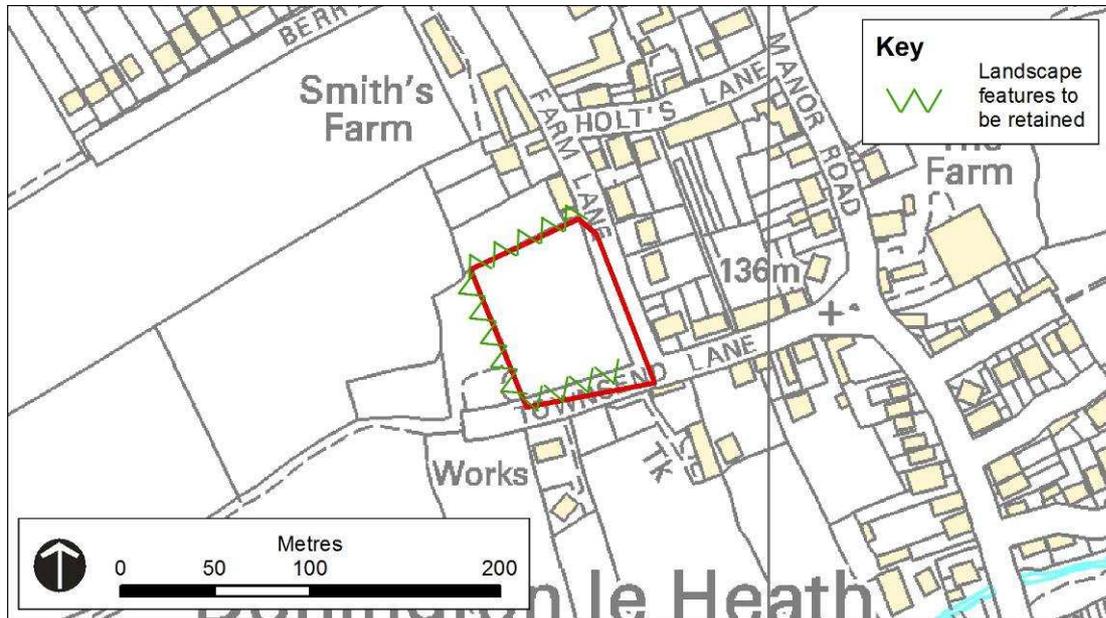
MODERATE

The land to the west of the disused railway could be developed with relatively few adverse effects on the wider landscape. Existing woodland along the railway embankments provides a strong screen and very little augmentation of this woodland would be required as mitigation. Land to the east of the railway is more sensitive particularly to the south of Grange Road and close to the approach to Hugglescote where development is generally not visible and the land has a slightly more rural character although Bardon 22 Industrial Estate is prominent. Views to the south of Grange Road are distinctive across rolling farmland with frequent trees. It would be difficult to retain this character if the land was developed as mitigation planting would also alter the character. In addition it would reduce the sense of separation between Coalville and Ellistown. Any development close to Bardon 22 would need advanced and established woodland planting to maximise screening prior to development taking place.

7: Field on the western edge of Donington le Heath on Townsend Lane

Description of Site:

This is a small field surrounded by mature hedgerows and trees along the edge of Donington le Heath.



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Recommendations or Conditions if site is developed:

- Retain all mature boundary planting around the site
- Retain the rural and wooded character along Townsend Lane and Farm Lane
- Retain and reflect the dispersed character of properties set within large gardens
- Ensure that when viewed from the wider landscape the roofline appears set within trees. It should be dispersed throughout the site and reflect the density of existing development on this edge of the village
- Tree planting within gardens and along access roads should be included within any proposals for this site
- Retain existing granite walls along Farm Lane
- Ensure the access into the site appears as a small rural track or driveway to reflect the character of roads within Donington le Heath
- Use granite stone walls or hedgerows as boundaries. Where properties border roads stone walls should be used

Potential to achieve mitigation in keeping with landscape character:

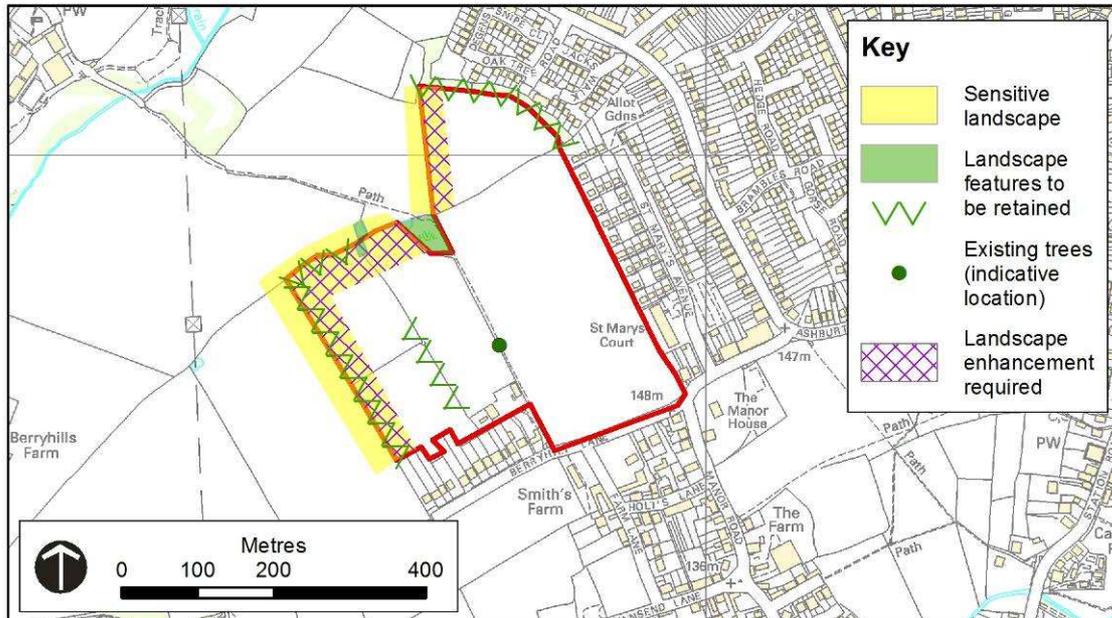
HIGH

The surrounding roads are developed and provided the development reflects the form and density of these properties and retains and augments the boundary trees and hedgerows, it could be integrated with relatively few adverse effects on the wider landscape.

8: Field on the western edge of Donington le Heath to the north of Berryhill Lane

Description of Site:

This is a group of fields on high ground on the edge of Donington le Heath. The edge is not visible within the wider landscape to the north. Boundaries are generally low and in places fragmented. Small groups of mature trees and linear woodland along the northern edge of the site are the most prominent landscape features on site.



Recommendations or Conditions if site is developed:

- Ensure development on site does not make this edge more prominent within the wider landscape to the north and east
- Development should integrate and reflect the character of properties along Berryhill Lane
- Avoid development on the northern edge of the site where it is likely to be prominent within the wider landscape
- Incorporate linear belts of woodland to augment the boundaries of the site and integrate this with adjacent woodland planting
- Retain all existing trees and hedgerows within the site
- Retain the appearance of a dispersed village edge where development is visible. This is particularly important in views to the south such as the edge of Ibstock and from views to the west at Snibston and Ravenstone
- Ensure that development does not increase the scale and massing of housing along Berryhill Lane. Views to a single line of housing should remain
- Ensure development integrates with the rural character of Donington le Heath
- Include tree and hedgerow planting along Berryhill Lane in development
- Ensure development reflects the scale, form and massing of surrounding built form and is no taller than two storeys

Potential to achieve mitigation in keeping with landscape character:

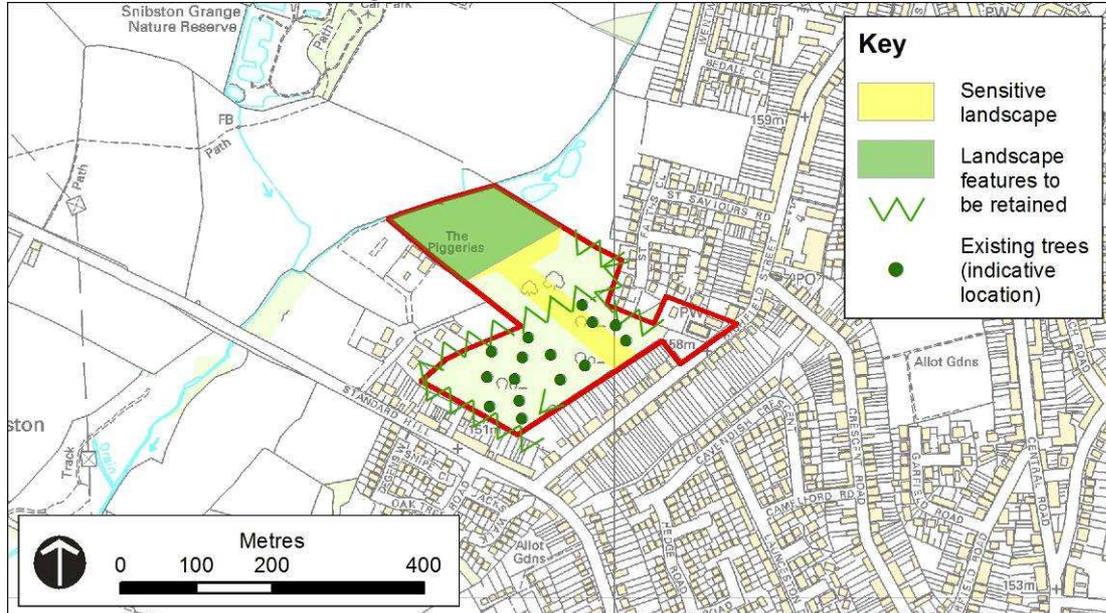
MODERATE/HIGH

Although this site is on high ground it is not presently prominent within the wider landscape. Development could be accommodated provided linear woodland and open space are implemented along the northern and eastern boundaries and allowed to establish prior to development occurring.

9: Field on the edge of Coalville

Description of Site:

This is a small pocket of rough grassland and woodland on the edge of Coalville. Closer to the settlement edge the land is a mixture of mature trees around the boundaries and isolated trees across the site. There is an area of woodland within the north western part of the site which surrounds properties along St Faiths Drive. There are informal desire line footpaths through the site.



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Recommendations or Conditions if site is developed:

- Retain mature woodland along the north western edge of the site to provide screening of the site from the wider landscape
- Retain mature trees within the site to ensure a mature framework to development within the site
- Retain a 'green link' through the site from the settlement edge to woodland and the wider landscape. This link should include woodland, mature trees, wildflower meadows and wetlands
- Keep development consistent with the scale, form and pattern of surrounding development
- Retain views of woodland along the edge of Coalville when viewed from the landscape to the west
- Restrict development to a maximum of two storeys
- Ensure new buildings are constructed using red brick and have grey slate or tile roofs
- Use ornamental and native hedgerows as boundaries to properties
- Include tree planting along access roads

Potential to achieve mitigation in keeping with landscape character:

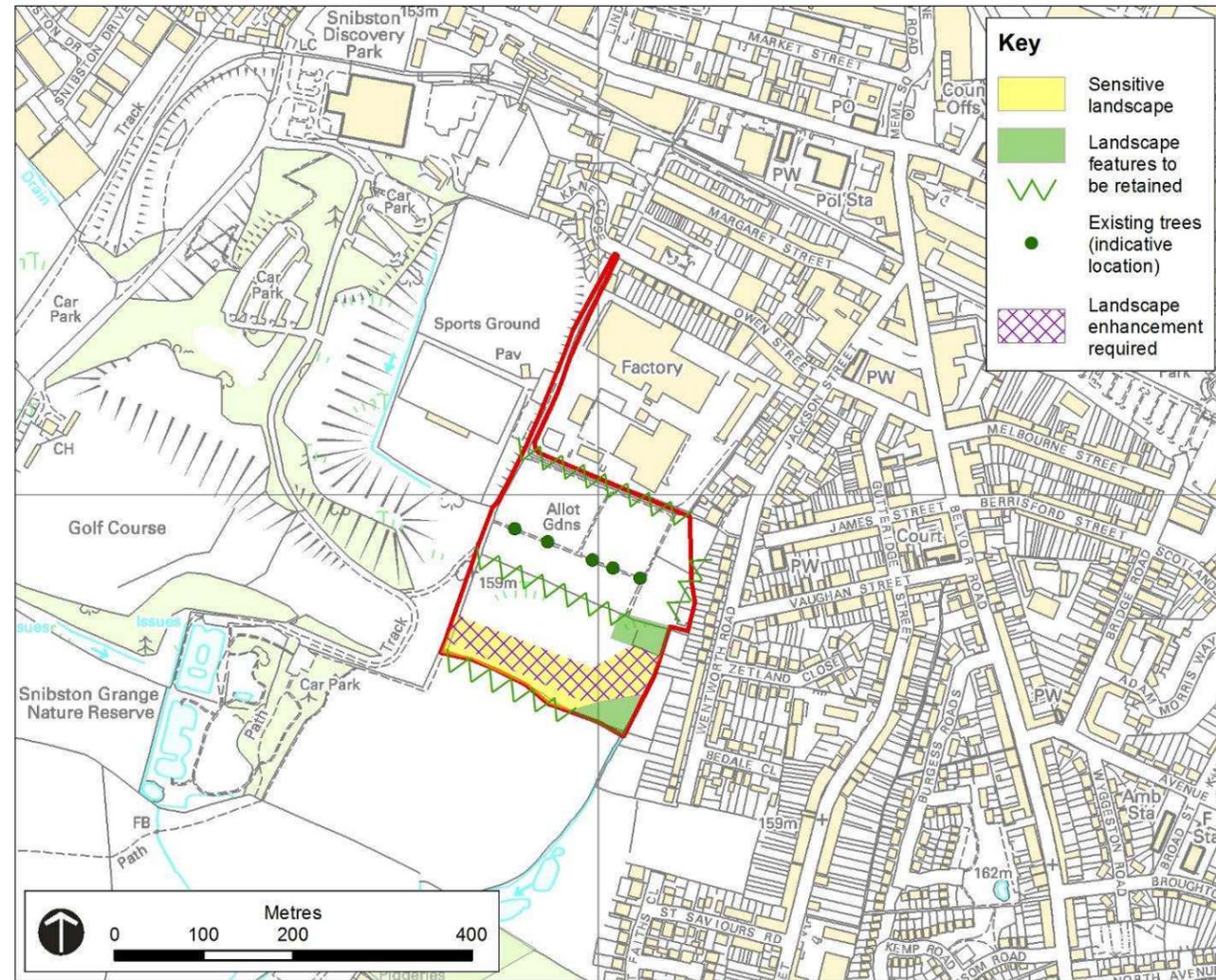
MODERATE

This site contains woodland and mature trees. Careful siting and layout would be needed to ensure maximum retention of these features to ensure a mature setting for the development. Woodland along the boundary would provide screening to the site from the landscape to the west. Whilst development can be accommodated within this site the developable area would be limited by the retention of landscape features.

10: Field on the edge of Coalville to the west of Wentworth Road

Description of Site:

This is a small collection of fields on the edge of Coalville. The northern field contains allotments; some of the plots are well tended to although others are overgrown and neglected. The fields are surrounded by mature boundary hedgerows and trees. Scrub and trees are establishing within the southern field.



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Recommendations or Conditions if site is developed:

- Retain mature trees throughout the site
- Retain existing mature trees and hedgerows along the eastern boundary of the site
- Retain an area for allotments and improve their appearance and condition or alternatively secure an alternative location close to the site
- Retain all field boundary hedgerows and the field pattern within any development proposals
- Avoid development along the southern fringe where it would be prominent within the wider landscape
- Include open space within the southern part of the site with new woodland planting to augment retained trees and scrub
- Retain the existing footpath within linear open space on the western edge of the site
- Enhance the wooded watercourse along the western boundary
- Retain views of a wooded skyline in views towards the site from Standard Hill/Leicester Road
- Enhance and improve the track from Owen Street into the site retaining boundary vegetation along the route where possible
- Integrate new woodland with existing woodland on restored land to the west
- Ensure development relates and integrates with the scale and form of surrounding development and does not exceed two storeys in height
- Use materials consistent with adjacent housing including red brick and some render with red or grey tile roofs or slate
- Ensure new properties have small front gardens bordered by low walls or hedgerows

Potential to achieve mitigation in keeping with landscape character:

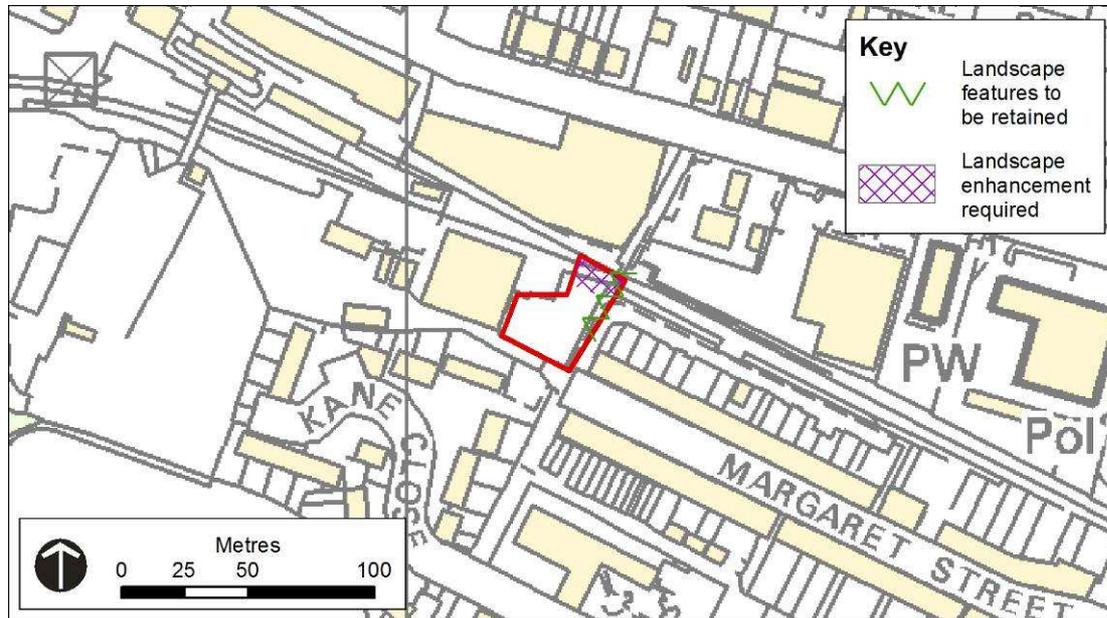
MODERATE/HIGH

This land is relatively enclosed and urban edges are features within the surrounding landscape. Provided development retains woodland on the southern edge and makes provision for allotments, the site could be developed with relatively few adverse effects on the surrounding landscape. If development was visible from the landscape to the south as a continuous urban edge it would have an adverse effect on the character of the wider landscape.

11: Land off Margaret Street

Description of Site:

This site comprises an area of grassland bordered by palisade fencing and a smaller pocket of land bordered and enclosed by mature trees.



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Recommendations or Conditions if site is developed:

- Retain mature trees around the fringes of the site
- Provide additional tree planting along the site boundaries
- Augment tree planting along the railway line to the north of the site
- Ensure development is of a similar scale, form and pattern to properties along Margaret Street
- Use primarily red brick or painted render finishes similar to those of existing properties

Potential to achieve mitigation in keeping with landscape character:

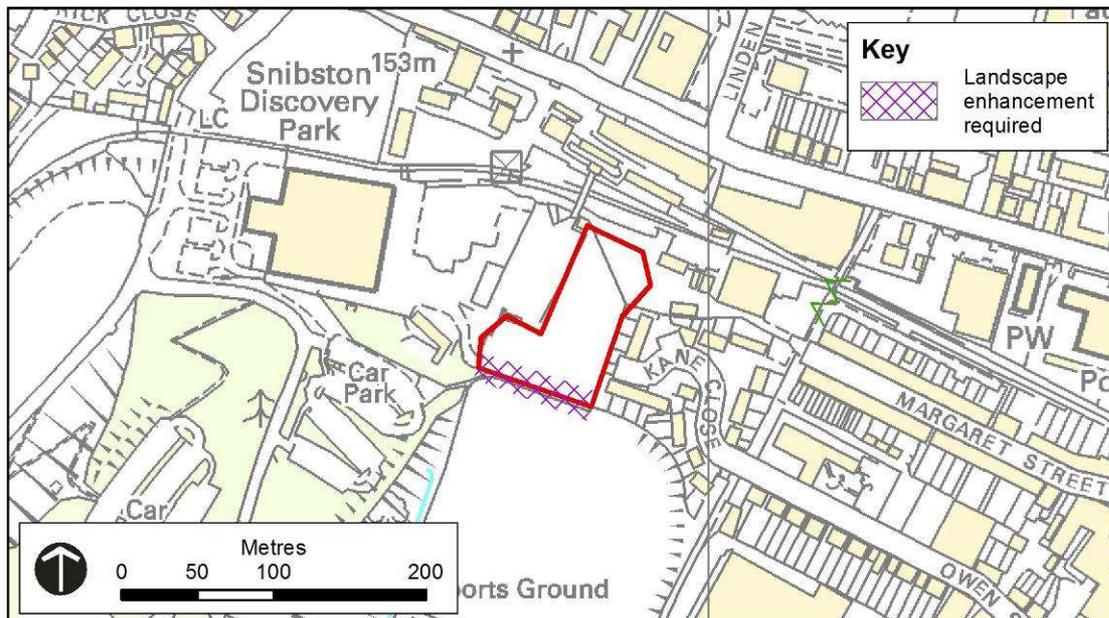
HIGH

The site is within an urban area and is not visible from the wider landscape to the south. Development on this site would be in keeping with the surroundings and has the potential to improve the appearance of this land.

12: Land off Kane Close

Description of Site:

This site is previously developed land within the urban edge of Coalville. The site is surrounded by palisade fencing and mature fastigate poplar trees.



Recommendations or Conditions if site is developed:

- Retain some mature trees along the boundary of the site or alternatively replace existing trees with new semi-mature trees
- Include tree planting along roads through the site
- Ensure development relates to the pattern and orientation of existing buildings along Kane Close
- Set properties within small front gardens to match those along Kane Close
- Use red brick and painted render finishes and grey tile or slate for roofs
- Incorporate tree planting along the southern boundary of the site

Potential to achieve mitigation in keeping with landscape character:

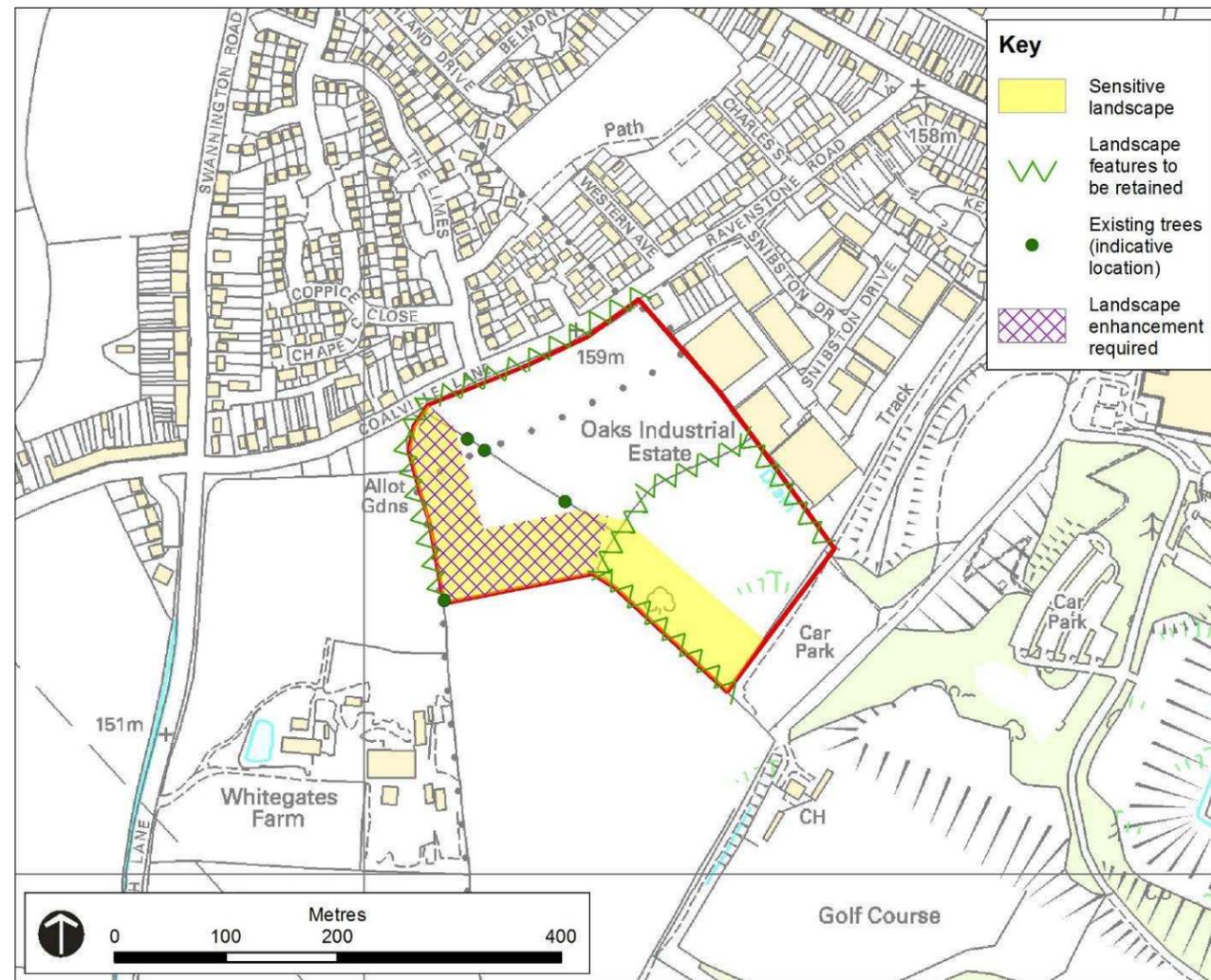
HIGH

The site is previously developed land within an urban area. Provided boundary trees are either retained or replaced, development could have a positive effect on the appearance of this site.

13: Land to the south of Coalville Lane

Description of Site:

The site is a number of fields on the edge of Coalville and is within Urban Fringe 7. Field boundaries are generally mature hedgerows with some hedgerow trees. There is an area of woodland and grassland with naturally establishing trees on the south eastern part of the site.



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Recommendations or Conditions if site is developed:

- Retain existing mature trees around the boundary of the site
- Retain existing hedgerows and the field pattern within any layouts for the site
- Retain mature woodland, scrub and isolated trees within the south eastern part of the site. Layout of development should aim to retain existing trees ensuring housing is set within a mature setting
- Augment existing hedgerows along the southern boundary. This should include small-scale woodlands interspersed with grassland and individual scattered trees. Ensure woodland links with adjacent woodland to the east are provided
- Ensure development is not visible within the wider countryside to the south. Where it is visible ensure that it is seen as small groups of properties rather than a continuous line
- Any landscape framework for the site should aim to reduce the visibility of urban edges within the wider landscape to the south
- Development along this fringe should integrate with existing properties along Coalville Lane ensuring it is a maximum of two storeys high and has small front gardens
- Boundaries to properties should include hedgerows or low brick walls
- Development should incorporate red brick and grey roofs to match the tonal colours of surrounding properties
- Ensure development along Coalville Lane includes avenues or group of mature trees to enhance the approach into Coalville along the road
- Retain some channelled views through development to the countryside to the south
- Ensure new tree planting along roads within the site

Potential to achieve mitigation in keeping with landscape character:

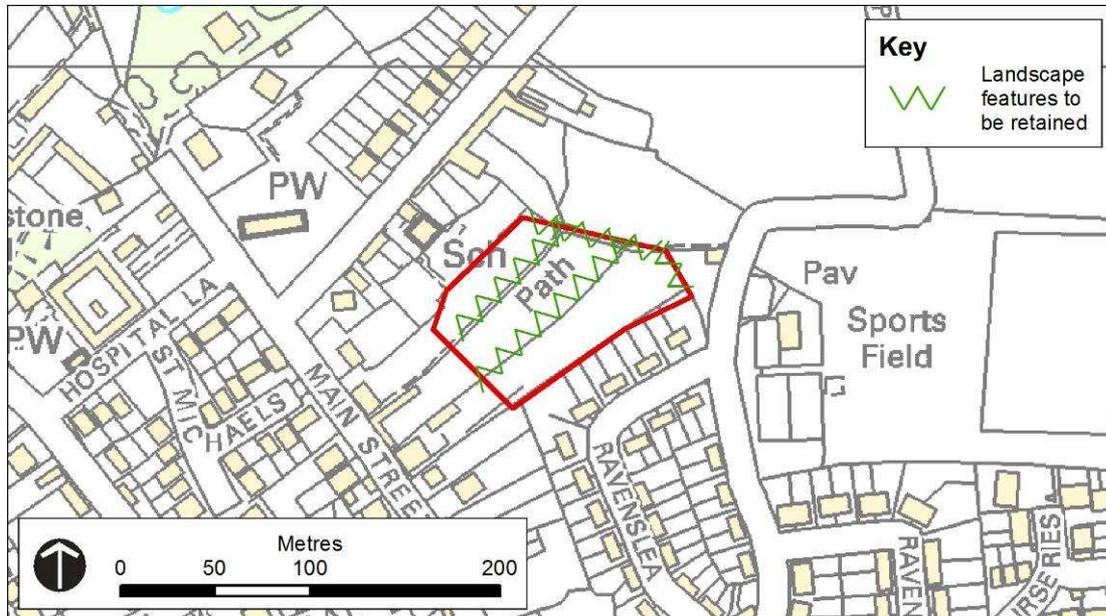
MODERATE

Existing development is visible on the edge of this site. Views of development are a feature of the wider landscape. There are also long views across the site towards farmland within the wider countryside. Mitigation would be required along the southern boundary of the site and would need to be implemented prior to development occurring on site. This would help to filter and eventually screen views of development on the site from the wider landscape.

14: Land to the rear of properties on Main Street

Description of Site:

This site comprises long linear rear gardens and a small field. The land contains high concentrations of mature trees, hedgerows and scrub which provide strong enclosure. A small wooded public right of way extends through the site linking Main Street with the countryside to the north.



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Recommendations or Conditions if site is developed:

- Retain existing mature boundary vegetation particularly along the northern edge of the site
- Retain mature field boundary hedgerows and trees
- Retain the dispersed character of development along Main Street ensuring new development is not visible from this road or where visible only individual properties are seen
- Ensure any access into the site from Main Street or Ravenslea appears as a narrow track or roofed courtyard entrance to retain the village character
- Ensure new development does not make the edge of Ravenstone more prominent within the landscape to the north east of the village
- Retain the narrow wooded character of the public right of way through the site

Potential to achieve mitigation in keeping with landscape character:

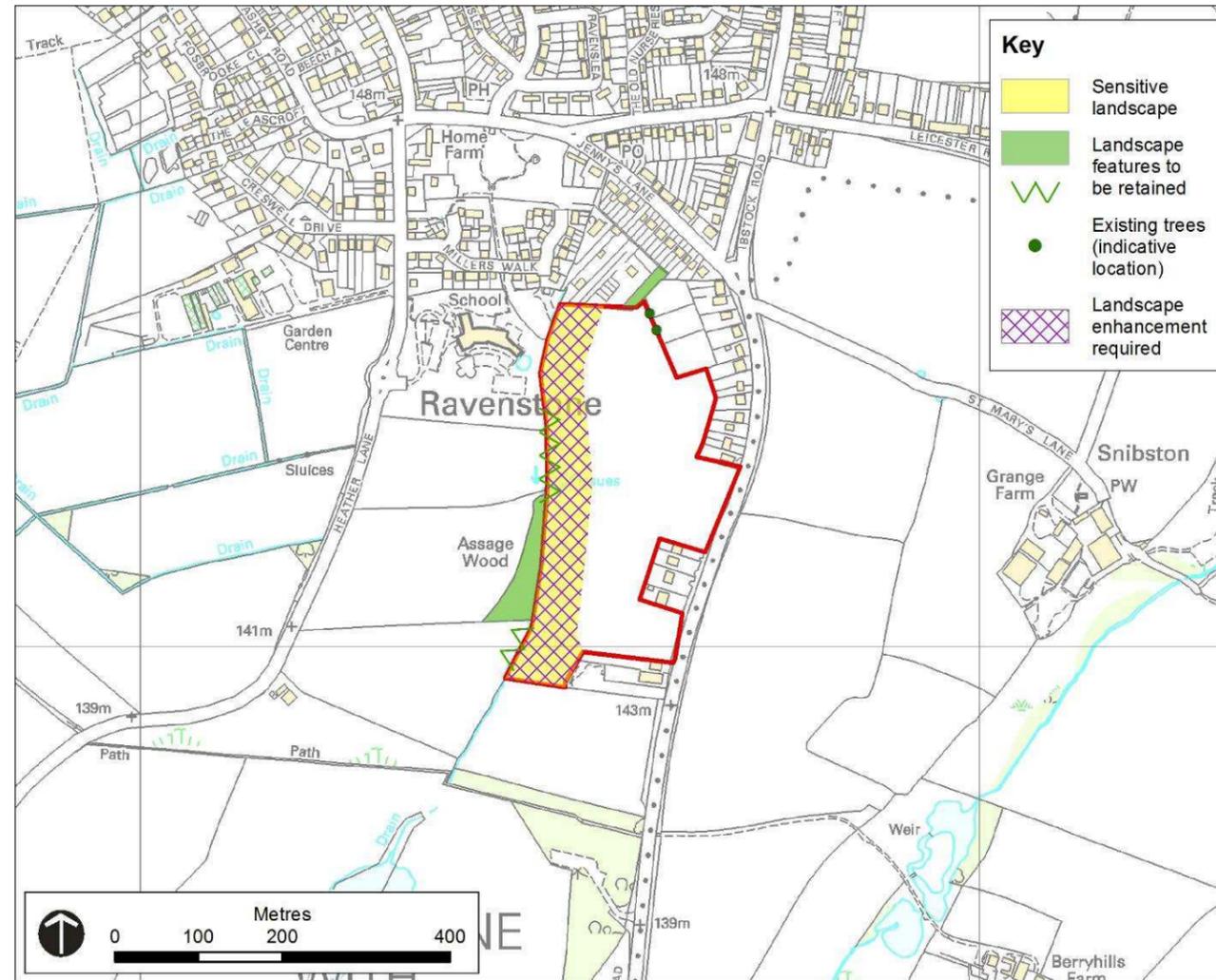
MODERATE

The site comprises long linear gardens and a small field on the edge of Ravenstone. Development could be accommodated on this site, however it would need to retain mature vegetation particularly along the northern boundary and ensure that access into the site is carefully designed. It would be difficult to retain the narrow wooded track character of the public right of way.

15: Land on the southern edge of Ravenstone along Melbourne Road

Description of Site:

The site is a single field mostly behind properties along Melbourne Road. The site is enclosed on the northern and eastern edges by development and the western edge by a watercourse and Assage Wood.



Recommendations or Conditions if site is developed:

- Retain existing hedgerow and hedgerow trees along Melbourne Road and mature woodland at Assage Wood
- Augment existing riparian woodland along the western boundary of the site at Assage Wood
- Ensure development is not visible above woodland on the western boundary from the landscape to the west of the site
- Ensure development along Melbourne Road integrates with the scale, layout and style of properties along the road
- Design development so that properties on the eastern edge of the site front onto Melbourne Road and are set behind front gardens bordered by the existing hedgerow.
- Restrict properties to a maximum of two storeys in height
- Use materials that reflect those used within properties along Melbourne Road including red brick and white render finish with roofs being red or grey tiles or slate
- Avoid development along the southern boundary of the site to ensure the edge of Ravenstone retains its small-scale and rural character
- Incorporate 'green fingers' of land through the site such as along the existing public right of way
- Enhance the character of the watercourse along the western boundary
- Provide new small scale woodland planting along the southern boundary of the site
- Implement tree planting along Melbourne Road to augment existing trees
- Include tree planting along roads through the site
- Ensure development on site is not visible from Heather Lane

Potential to achieve mitigation in keeping with landscape character:

HIGH

Development could be accommodated provided woodland along the western and southern edge is augmented and allowed to establish prior to development occurring on site. If development is visible within the wider landscape it would increase the prominence of this edge of the village.