



## LOCAL DEVELOPMENT FRAMEWORK

### CORE STRATEGY

### BACKGROUND PAPER: GREEN WEDGE STUDY

NOVEMBER 2008



## **Review of the Green Wedge within North West Leicestershire District**

### **Background**

Land between Coalville, Whitwick, and Swannington is designated in the adopted North West Leicestershire Local Plan as Green Wedge. The land designated as Green Wedge is identified on the plan at Appendix A

The Draft East Midlands Regional Plan <http://www.goem.gov.uk/goem/planning/regional-planning/?a=42496> notes that generally areas of Green Wedge “serve useful strategic planning functions in preventing the merging of settlements, guiding development form, and providing a ‘green lung’ into urban areas and act as a recreational resource. Although not supported by government policy in the same way as Green Belt, they can serve to identify smaller areas of separation between settlements”.

The purpose of this report is to consider the established Green Wedge as input to the Local Development Framework, in particular the Core Strategy.

### **Green Wedge: General Description**

Before considering the Green Wedge in detail it is important to consider the context within which the Green Wedge lies. The Coalville Urban Area comprises of a number of different settlements including Coalville, Whitwick, Thringstone, Greenhill and Hugglescote. Through time these separate settlements have merged together to create a larger urban area. However, it is not one built up mass as within the urban framework are two large areas of undeveloped land north of the A511 between the northern part of Coalville and Whitwick. These two areas comprise part of the Green Wedge together with larger area of land west of Whitwick and Thringstone and east of Swannington.

It is immediately apparent that in physical and visual terms the Green Wedge does not perform as a single entity. There are intervening urban features such as roads and built development which split the Green Wedge into three separate areas – west, central and east as identified on the plan at Appendix A.

The Green Wedge covers an area of some 444.19Ha.

Within the Green Wedge there are a wide range of different land uses including residential, agricultural buildings and allotments. The single biggest use is for agricultural purposes. However, there are also two significant formal recreational areas (Hermitage Recreation Ground and Coalville Rugby Club) as well as a number of informal recreation routes in the form of rights of way.

Each of the separate areas of Green Wedge have differing topography. The West area is the largest and also the most undulating with varying gradients of hills and valleys. The Central area forms a shallow valley with a lake situated on the valley floor and the East area is the most open and flat area of Green Wedge.

More detailed descriptions of the different parts of the Green Wedge are set out in Appendix C.

## **History of the Green Wedge Policy**

The identification of a Green Wedge in Coalville in strategic policies first arose in the Leicestershire Structure Plan 1991-2006 which was adopted in 1994. Environment Policy 3 referred to protecting and, wherever possible, improving, the open and undeveloped character of the Green Wedges across Leicestershire. It also detailed the acceptable uses within the Green Wedge which included, agriculture, recreation and mineral uses (a full copy of this policy is included in Appendix B). Environment Policy 4 identified the general locations to which Environment policy 3 was to apply, including land at "Coalville/Whitwick/Swannington".

The policies in the Leicestershire Structure Plan 1991-2006 were then implemented in the North West Leicestershire Local Plan. Policy E20 echoes the provisions of Environment Policy 3 of the 1991-2006 Structure Plan (a full copy of the policy is included in Appendix B). The Local Plan was adopted in 2002.

Subsequently, the Structure Plan was updated and the Leicestershire, Leicester and Rutland Structure Plan 1996-2016 was adopted in 2005. The relevant policy in the 1996-2016 Structure Plan is Strategy Policy 5: Green Wedges. This policy differs from the previous Structure Plan policy as it is more prescriptive; in terms of identifying the acceptable uses in the Green Wedge and their purpose (a full copy of the policy is included in Appendix B). However, Structure Plan Policy 5: Green Wedges has not been saved and expired on the 7<sup>th</sup> March 2008 therefore the policy no longer exists.

It should be made clear that the designation of the Green Wedge in the adopted Local Plan was carried out under the provisions of Environment Policy 3 of the 1991-2006 Structure Plan which did not contain the detailed guidance to be found in the 1996-2016 Structure Plan.

Within the approved Regional Spatial Strategy the only reference to the Green Wedge is in the text, there is no policy on Green Wedge.

In the emerging RSS, the Report of the Panel published in November 2007 states that "Green Wedges do not have the national policy status of Green Belt and...they should not be regarded as unduly restrictive and must be subject to review in order to accommodate new development" <http://www.goem.gov.uk/goem/news/panelreportrss/>.

The Secretary of State's Proposed Changes to the East Midlands RSS published in July 2008 accepted the recommendations of the Panel. The document states that "a review of existing Green Wedges or the creation of new ones in association with development will be carried out through the local development framework process".

Following the guidance in the Panel Report and the Proposed Changes to the RSS a review has been undertaken of the Green Wedge within North West Leicestershire District.

## **Review of the Green Wedge**

As noted above the text to the emerging RSS refers to Green Wedges as serving a "useful strategic planning functions in preventing the merging of settlements, guiding development form, and providing a 'green lung' into urban areas and act as a

recreational resource. Although not supported by government policy in the same way as Green Belt, they can serve to identify smaller areas of separation between settlements”.

No other guidance is provided as to what criteria should be used to define Green Wedges. The latest available strategic guidance as to how a Green Wedge should be defined is provided by Strategy Policy 5 of the Leicester, Leicestershire and Rutland Structure Plan 1996-2016. Advice from Leicestershire County Council is that the Green Wedge should meet all four criteria set out in Strategy Policy 5.

Looking at the four specific criteria it is apparent that these are largely reflected in the statement in the emerging RSS as referred to above. One exception is in relation to the recreation use of Green Wedges.

We have, therefore, assessed the area covered by the Green Wedge against the criteria set out in Strategy Policy 5. In order to reflect the comments of the RSS we have added in a further criterion about the recreational value of Green Wedges.

The study itself was undertaken in a number of stages as outlined below:

#### Stage 1 – data collection

This involved desk based collecting data about the Green Wedge in respect of:

- Public rights of way;
- Land use within the Green Wedge
- Ecology

#### Stage 2 – On site surveys

This stage involved officers undertaking a visual appraisal on site of the Green Wedge in terms of landscape, topography and identification of key physical features such as views within and out of the Green Wedge.

#### Stage 3 – Evaluation

This stage involved bringing together a  
II of the information collected from the first two stages and evaluating against the criteria referred to above.

The result of this assessment is set out below.

Criteria	Does the Green Wedge meet the Criteria?
a) Protecting structurally important areas of open land which influence the form and direction of urban development	In view of the historical development of the Coalville Urban Area which has been created as a result of the merger of a number of different settlements, the eastern and central parts of the Green Wedge represent the last significant undeveloped areas within the built up Urban Area. As such these areas can be viewed as being important to the overall urban form. The western part is different as it extends outwards from the urban edge

	and so does not influence the urban form to the same extent.
b) Ensures that open land extends outwards between the existing and planned development limits of an urban area	Only the Western Area extends outwards from the edge of the urban area as both the east and central parts of the Green Wedge represent open land within the urban framework.
c) Preserving strategic landscape and wildlife links between the countryside and urban open spaces	The physical separation of the Green Wedge area into three distinct parts which are not directly linked together, results in a lack of a continuous link from the urban area to the surrounding countryside in landscape and wildlife terms.
d) Preventing the coalescence and maintaining the physical identity of settlements adjoining the main urban areas	There are strips of ribbon development, particularly along Thornborough Road, Hermitage Road and Broom Leys Road which result in the appearance along these routes of almost continuous built development from Coalville towards Whitwick. There is no obvious physical delineation along these roads between Coalville and Whitwick. However, beyond these areas of ribbon development is the existing Green Wedge in the form of large areas of undeveloped land and as a result the Green Wedge area has prevented the complete physical coalescence of Coalville with Whitwick. There is a clear demarcation and separation between Coalville/Whitwick and Swannington such that the latter clearly retains a separate physical identity.
(e) Recreational Resource	There are a variety of informal routes across the Green Wedge which provide opportunities for walking within the Green Wedge. There are two significant formal areas (at Hermitage Recreation Ground and Coalville Rugby Club) as well as a play/recreation ground at Sharpley Avenue. Notwithstanding these facilities the majority of land is in private ownership and hence inaccessible as a recreational resource.

The assessment identifies that overall the Green Wedge meets at best only two of the four Structure Plan criteria namely A and D, and even then only partially. In particular the Green Wedge does help prevent the complete coalescence of Coalville/Whitwick/Swannington (criterion D). In respect of criterion A this is only partly met as the western area has little influence over the overall urban form. Criterion B and C are not met largely due to the fact that the Green Wedge is not one continuous area.

In respect of the additional criterion regarding recreation it is concluded that the Green Wedge does provide some opportunities but that these are limited due to a lack of public access and hence this criterion is only partly satisfied.

To this end, with regard to the latest strategic guidance which post dates the Local Plan and considering the views of Leicestershire County Council regarding the need to satisfy all four criterion, the Green Wedge designation can no longer be justified.

However, this does not automatically mean that the land covered by the Green Wedge policy should be allowed to be developed on or used for some other purpose. Whilst the Green Wedge cannot be justified having regard to the Strategy Policy 5 it does satisfy some aspects, in particular in respect of preventing the complete coalescence of Coalville to the south of the A511 with Whitwick and Swannington to the north.

It is necessary therefore, to consider what the options might be for the future of the Green Wedge. In doing this we have sought to identify a range of reasonable options which take account of the findings for the different parts of the Green Wedge as set out in Appendix C. The possible options are:

### **Options for the Green Wedge**

#### **Option 1 - identify all three areas as a Strategic Gap or Area of Separation.**

This option recognises the role that the undeveloped areas play in restricting the physical merger of Coalville with the areas of Swannington, Thringstone and Whitwick. New development which would result in this physical separation being reduced would be resisted. In effect this would represent a continuation of the existing approach, albeit under a different policy.

#### **Option 2 – identify the eastern and central areas as Strategic Gap or Area of Separation and identify the westernmost area as countryside.**

Under this option whilst all three areas would be subject to some form of protection, it recognises that the characteristics of the western area are different from both the east and central areas. The effect of designating the western area as countryside would still be to limit development other than that essential to agriculture or forestry.

#### **Option 3 – identify the westernmost area as a Strategic Gap or Area of Separation or Countryside whilst leaving the middle and eastern areas within the framework of the Coalville Urban Area but without any specific designation.**

As with Option 2 this option recognises that the westernmost part is different to the middle and eastern areas by virtue of the fact that it is a much larger area and more open with direct links to the surrounding countryside, whilst the middle and eastern parts are surrounded by development which does not provide direct links to the surrounding countryside. Under this option the future of the middle and eastern parts would be uncertain.

#### **Option 4 – identify the central area as a Strategic Gap or Area of Separation, the western area as a Strategic Gap or Area of Separation or Countryside and the eastern area as being suitable for a strategic housing development.**

This option recognises that the eastern area is well related to Coalville Town Centre and a wide range of services and facilities close by, including public transport, such that it could be regarded as a more sustainable location for development than locations elsewhere on the periphery of the Coalville Urban Area. In recognition of its role in preventing the complete physical merger of Coalville with Whitwick the amount of built

development that would be allowed could be restricted to say 50% of the total area with the remainder being kept free of development and being laid out as a mixture of National Forest planting and open spaces, footpaths, cycle ways and formal recreation provision which would be available for everybody to use. This would thus enable public access to a much larger area than is currently available as part of the Green Wedge, where access is limited to a few public footpaths and Coalville Rugby Club.

A representation has been received as part of the SHLAA which suggests that the eastern part of the Green Wedge could be delivered if it were to be allocated and could provide approximately 2000 new dwellings.

**Option 5 - identify the eastern area as a Strategic Gap or Area of Separation, the western area as a Strategic Gap or Area of Separation or Countryside and the central as being suitable for a strategic housing development.**

This option is similar to Option 4 but would see the central area identified for development. As with Option 4 the amount of development would be restricted. Any development would need to consider the issue of relocation of the Hermitage Leisure Centre and associated facilities, including the golf course and allotments. We have previously received a representation supporting development on this part of the Green Wedge which excludes the Hermitage Recreation Area. It is suggested that the site could possibly deliver 675 new dwellings if it were to be allocated.

**Option 6 - identify the western area as a Strategic Gap or Area of Separation or Countryside and the central and eastern areas as suitable for strategic housing development**

This option combines Option 4 and 5.

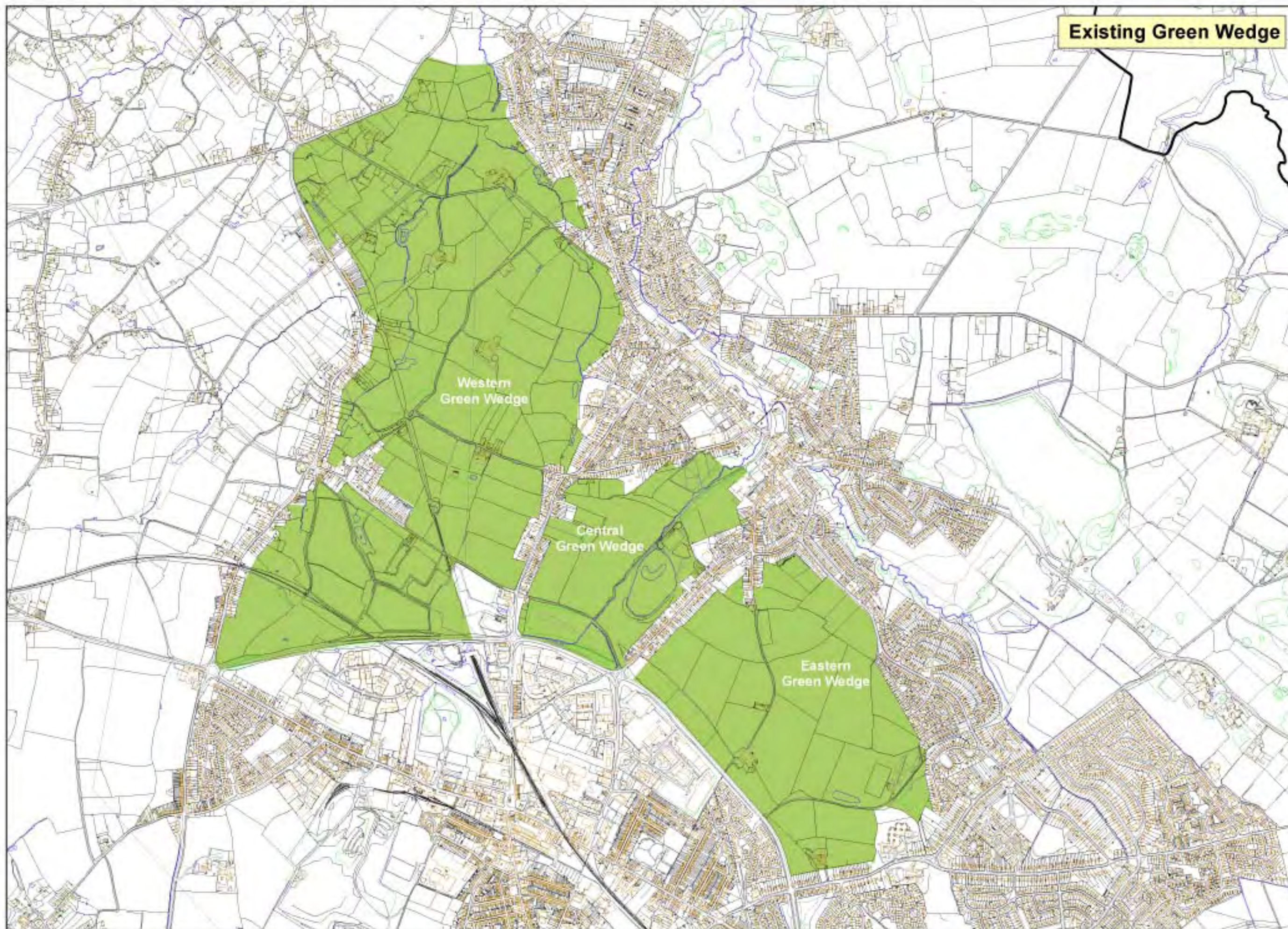
**Option 7 – identify all parts of the Green Wedge as being suitable for strategic development including housing and employment**

This option extends Option 6 to all parts of the Green Wedge. Once again the amount of development could be restricted in a way that preserves the physical separation of the various settlements and secures public benefits in the form of improved public access and recreation opportunities. No representations have been received in respect of the SHLAA which thus raises doubts about whether such an option could be delivered.



**APPENDIX A**  
**Existing Green Wedge**





Existing Green Wedge

Western  
Green Wedge

Central  
Green Wedge

Eastern  
Green Wedge

0 465 930 1,860 Meters

North West Leicestershire District Council  
Planning Policy and Sustainability

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**APPENDIX B**  
**GREEN WEDGE POLICIES**

## **Leicestershire Structure Plan 1991-2006**

### **Environment Policy 3: Green Wedges**

The open and undeveloped character of Green Wedge land between built up areas on the fringes of Leicester and its adjoining settlements, Loughborough, Coalville and Hinckley will be protected and wherever possible improved.

Planning permission will normally only be granted for agriculture, recreation, forestry, transport routes and mineral uses, provided the development associated with these uses does not damage the open and undeveloped character of the Green Wedge

## **Leicestershire Structure Plan 1991-2006**

### **Environment Policy 4: The General Location of Green Wedges**

The general location of Green Wedges will be:

In and around Leicester

- a) Leicester (Beaumont Leys)/Birstall/Thurcaston/Anstey/Cropston;
- b) Birstall/Leicester/Thurmaston (Soar Valley North);
- c) Thurmaston/Syston;
- d) Hamilton;
- e) Leicester/Scraptoft;
- f) Thurnby/Leicester/Oadby;
- g) Oadby/Leicester/Wigston;
- h) Whetstone/Blaby/Countesthorpe;
- i) Blaby/Glen Parva (Sence Valley);
- j) Whetstone/Enderby/Glen Parva/Braunstone/Blaby/Narborough/Cosby (Soar Valley South);
- k) Ratby/Groby/Glenfield/Kirby Muxloe/Kirby Fields/Kirby Frith;
- l) Beaumont Leys/Glenfrith/Anstey/Groby

Other Areas

- n) Loughborough/Shepshed;
- o) Loughborough/Quorn
- p) Loughborough/Quorn
- q) Coalville/Whitwick/Swannington
- r) Hinckley/Barwell/Earl Shilton

## **Leicester, Leicestershire and Rutland Structure Plan 1996-2006**

### **Strategy Policy 5 Green Wedges (Not Saved)**

Green wedges may be designated in local plans in association with planned urban extensions proposed in such plans. The purposes of Green Wedges are:

- (a) Protecting structurally important areas of open land which influence the form and direction of urban development
- (b) Ensuring that open lands extends outwards between the existing and planned development limits of the urban area
- (c) Preserving strategic landscape and wildlife links between the countryside and urban open spaces; and

- (d) Preventing the coalescence and maintaining the physical identity of settlements adjoining the main urban areas.

Within Green Wedges uses will be encouraged to provide appropriate recreational facilities within easy reach of urban residents and promote the positive management of land to ensure Green Wedges remain or are enhanced as attractive contributions to the quality of life of nearby urban residents.

**Local Plan Policy E20: Green Wedge (Saved)**

Development will not be permitted which would affect or diminish the present open and undeveloped character of the Coalville-Whitwick-Swannington Green Wedge, identified on the Proposals Map.

Appropriate uses in the Green Wedge are agriculture, forestry, minerals extraction and outdoor sport and recreation uses.

Any built development permitted within the Green Wedge will be limited to minor structures and facilities which are strictly ancillary to the use of the land for these purposes.



**APPENDIX C**  
**Description of the Three Separate Areas of Green Wedge**

## **West Area – 273.18Ha**

### **General Description**

The Western Area is the largest part of Green Wedge covering approximately 273 Hectares.

To the north east is Thringstone which along with Whitwick, New Swannington and Thornborough form the eastern boundary of this part of the Green Wedge. To the south-east is Stephenson's College whilst the southern boundary is defined by the A511 Coalville Relief Road. To the west is the linear settlement of Swannington with Peggs Green along the northern boundary as defined by the A512.

This part of the Green Wedge is completely beyond the urban framework and provides a continuous link from the edge of the urban area northwards towards Peggs Green and the wider countryside beyond.

### **Topography**

The landscape is generally undulating, ranging from gentle undulations in parts to very steep hills and valleys in other areas. Along the northern boundary at Loughborough Road, Peggs Green the land slopes downwards and the roofline of housing in Whitwick can be seen in the distance. This view of Whitwick is the most open view in the northern part of the West Area; elsewhere views are restricted by the landform and mature trees/hedgerows. The only areas of flat land in this part of the Green Wedge are to the north and south of Church Lane New Swannington and due to the flat topography there are more open views in this area. South of Spring Lane the land falls sharply towards the Leicester–Burton railway.

South of the Leicester-Burton railway the land rises up towards the A511 and the southern edge of Swannington. The southerly most part is very open and there are clear views northwards from the A511 towards Swannington.

Overall this part of the Green Wedge is particularly undulating and the topography is such that the settlements of Swannington along the western boundary and New Swannington, Thornborough and Whitwick along the eastern boundary are not visible across this part of the Green Wedge.

### **Woodland and Tree Cover**

The West Area contains a mix of open farmland and mature trees and hedgerows bound the fields. There are many trees sporadically located, some of which are clustered together but there are no large areas of dense woodland. The area south of Spring lane is more densely wooded and there is an area of recently planted woodland which is part of the National forest. Whilst these areas have yet to reach maturity they are already clearly visible within the landscape. There are also a number of high mature hedgerows in this area which together with the topography restrict any open views between Spring lane and the Leicester-Burton railway. Beyond the railway the area is more open.

### **Built form in the Landscape**

There are approximately 40 dwellings sporadically located within this part of the Green Wedge. These are either lone dwellings/farms or small numbers of dwellings grouped



together; there are no large areas of housing. There is some concentration of built development in New Swannington; there is a Primary School located on Church Lane and opposite the school there are eight dwellings, this is the largest concentration of dwellings within this part of the Green Wedge. Also, in the northern part of the Green Wedge is St. George's Church which is located on Loughborough Road, Swannington, this is one of four listed buildings within the West Area. In addition, there is a small pocket of development on Spring Lane which is physically separate from the rest of Swannington.

### **Uses within the Green Wedge**

Within this part of the Green Wedge there are numerous activities/uses, the most common of which is agriculture.

The following uses take place within this area.

- **Residential**
- **New Swannington Primary School** located along Church Lane, New Swannington
- **Agriculture** - this is the predominant use within this part of the Green Wedge.
- **Cemetery** adjoining the Church of St George, Church Hill, Coleorton
- **Recreation** - There are a number of recreation uses within this area including the Swannington Incline. The incline is a disused railway line which was closed in 1948; however it remains an important element of the coal mining heritage of the area and provides an important linear connection across this part of the Green Wedge from Coalville towards the northern part of Swannington.
- **Allotments** - There are two small allotments along Station Hill, Swannington which fall within the Green Wedge.
- **Water features** - There is a fishing lake which is accessed from Spring Lane, as well as several ponds which are located throughout the west area.
- **Footpaths** - There are several public footpaths that extend into and across this part of the Green Wedge. These footpaths provide valuable pedestrian links between settlements and due to the topography also challenging walkways for ramblers. There are also two bridleways one of which runs from Main Street, Swannington to the centre of the disused Leicester-Burton railway line. The other bridleway is accessed from the byway and also runs to the disused railway line but further east along the Green Wedge closer to the A511. There is also one byway which runs across this area of Green Wedge. The byway runs from Main Street, Swannington to the A511.

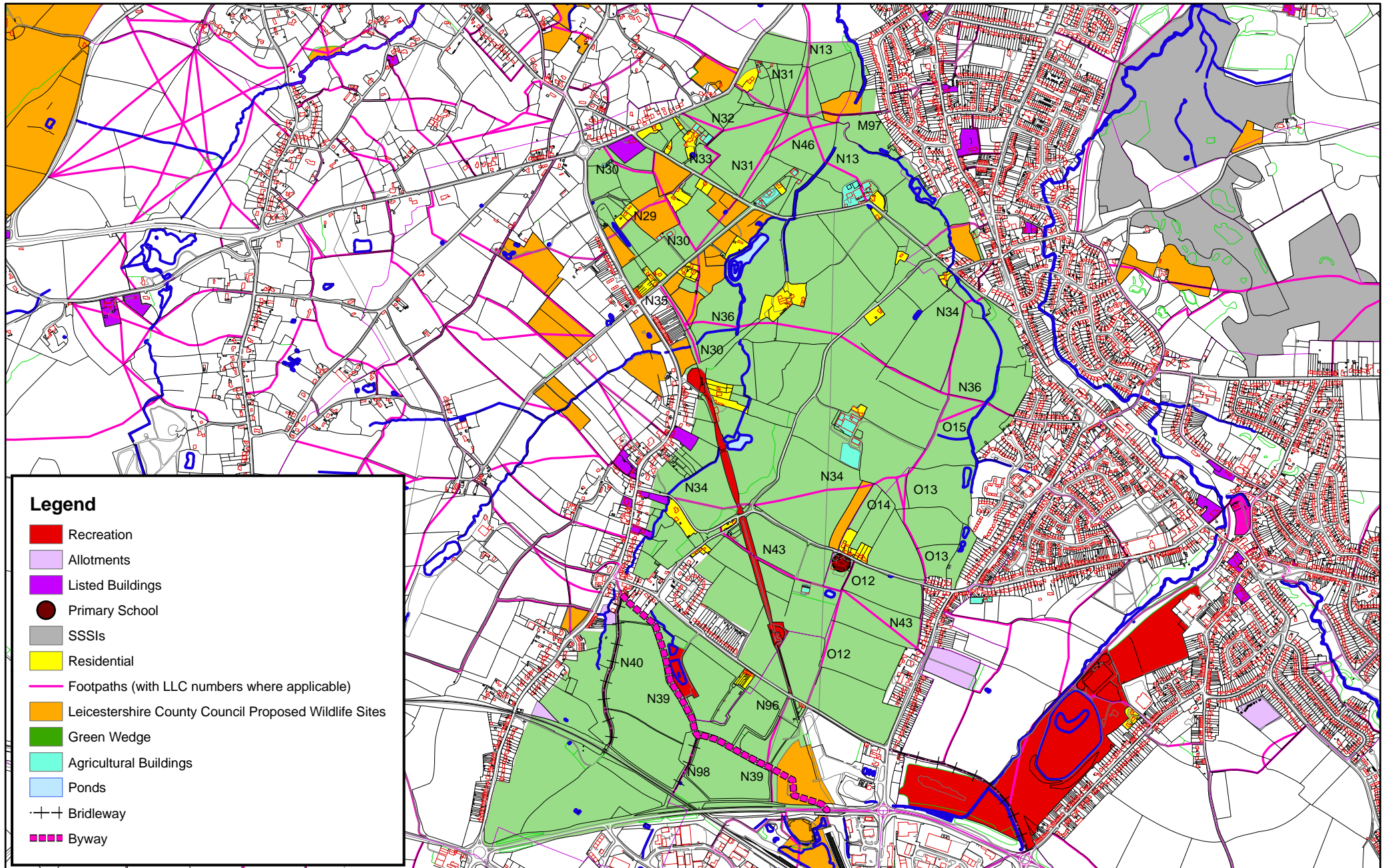
A comprehensive list and accompanying map of all of the footpaths within the Green Wedge areas can be found on Leicestershire County Councils website, by following the link below:

[http://www.leics.gov.uk/index/environment/countryside\\_nature/paths/maps\\_of\\_paths.htm](http://www.leics.gov.uk/index/environment/countryside_nature/paths/maps_of_paths.htm)

- **Wildlife sites** - There are several potential Wildlife sites (as identified by Leicestershire County Council) located within this part of the Green Wedge. However; these sites tend to be individual sites and are not directly linked to other wildlife sites in the area or beyond.
- **Listed Buildings** - There are several Listed Buildings within the Green Wedge. Two of these are situated completely within the Green Wedge; these are the Church of St George, Church Hill, Peggs Green and the Engine House, Calcutta Pit, Swannington. There are also a small number of listed buildings that adjoin

the Green Wedge Boundary, including: Old Blacksmith's House, 34 Main Street, Swannington and The Grove, Main Street, Swannington.

# Green Wedge - West Area



0 225 450 900 1,350 Meters

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## **Central Area – 58.76Ha**

### **General Description**

This area of Green Wedge falls within the Coalville urban area and is situated between Whitwick in the east and New Swannington and Thornborough in the west. The southern edge of the Green Wedge abuts the A511 on the opposite side of which is the Hermitage Industrial Estate. To the north east is The Hermitage Leisure Centre, the leisure centre itself falls outside the Green Wedge although the Hermitage recreation ground which adjoins the Leisure Centre is within the boundary of this part of the Green Wedge.

### **Topography**

Thornborough Road runs along the western boundary with Hermitage Road on the east and Church Lane on the north-western boundary. These roads are fronted by housing, largely to a single plot depth, and lie at a higher level than most of the Green Wedge thus creating a valley. The slope westwards towards Thornborough Road and Church lane is more pronounced than that up to Hermitage Road which is quite shallow. Within the valley itself the landscape is gently undulating with areas of flat land at the Hermitage Recreation Ground, the allotments along Thornborough Road, Thornborough, the lake in the eastern part of this area of Green Wedge, the all weather sports pitch and model railway track. As the housing along Hermitage Road and Thornborough Road occupies an elevated position the rooflines along Thornborough Road can be seen from Hermitage Road and vice versa. From the central footpath which runs north-south through this area the housing along Hermitage Road can be seen across the lake due to the topography however, the housing along Thornborough Road is not visible. Furthermore, in the northern part of this area of Green Wedge the land slopes upwards through the Cemetery which adjoins Church Lane, Whitwick.

### **Woodland and Tree Cover**

Within the Central Area of Green Wedge, mature trees line both sides of the central walkway from the north down to the lake. To the west of the central footpath the predominant land use is agriculture and mature hedgerows and a number of trees line the field boundaries. The majority of the recreation activities are located to the east of the footpath and therefore there are fewer trees in this part of the Green Wedge. There are only a small number of sporadically located trees around the sports field, all weather pitch and the lake. However, there is a concentration of mature trees on the island in the centre of the lake. Within the central area there are no areas of dense woodland and due to the undulating topography of this part of the Green Wedge there are areas where there are open views east to west.

### **Built form in the Landscape**

There is a small cluster of three dwellings located within this part of the Green Wedge. These dwellings are located off Hermitage Road at Lakeside View. A new housing development on a former industrial site adjoins Lakeside View but falls outside of the Green Wedge boundary. Due to the landform the rooftops along Hermitage Road and at Lakeside can be seen from New Swannington. Also, the roofline in Thornborough is visible from the elevated area to the east of the lake.

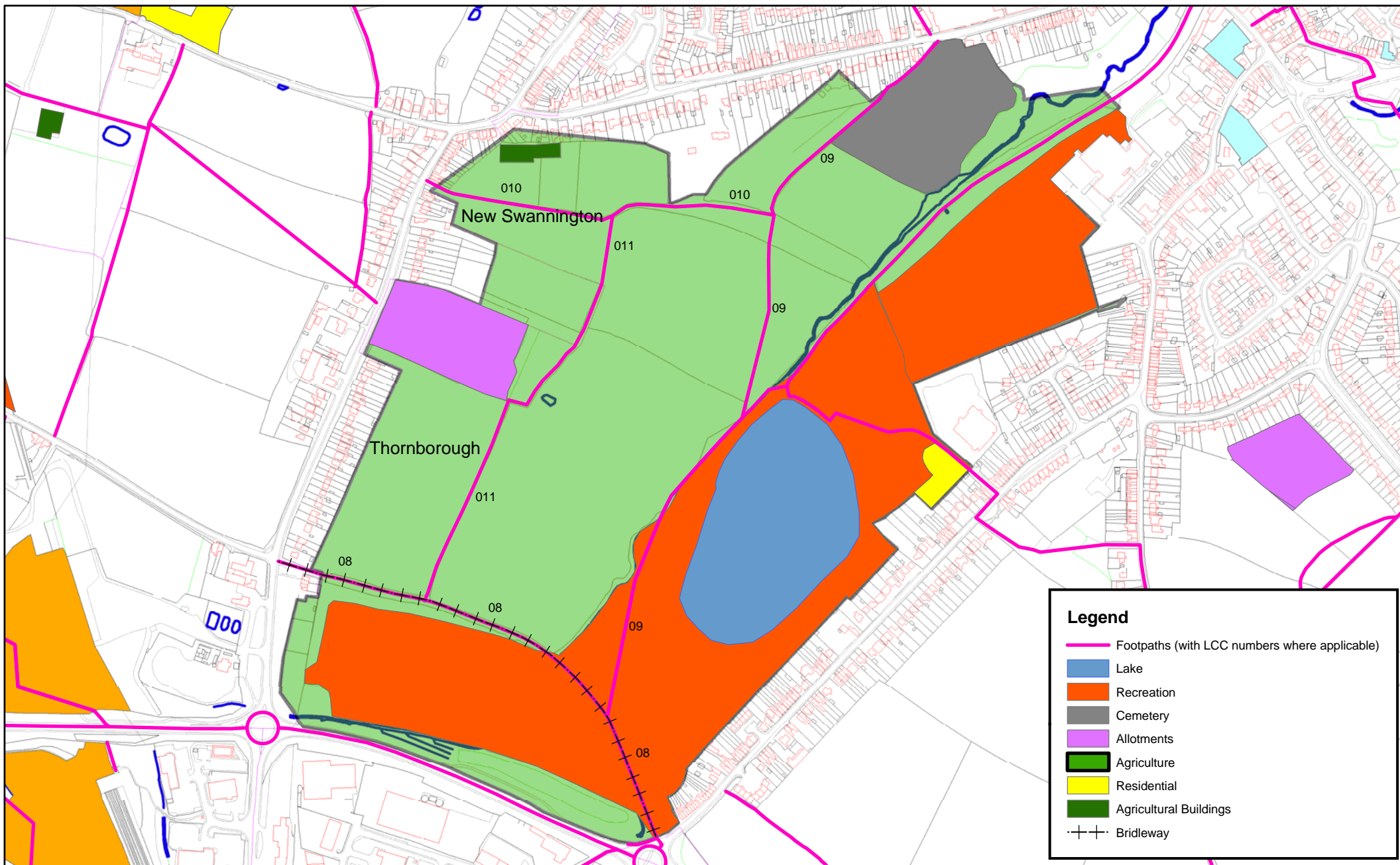
The southern boundary of the Central Area adjoins the A511 and to the south of the A511 is the Hermitage Industrial Estate. The roof tops of the industrial units can be seen from certain areas within the Green Wedge. Beyond the industrial estate is a large industrial building belonging to Pegsons which is a dominant feature of the skyline when viewed from the southern part of the Green Wedge. There are restricted views into the Green Wedge from the surrounding public areas. The Green Wedge is not clearly visible from anywhere due to built frontages on three sides and dense tree planting along A511.

Activities within the Green Wedge:

- **Agriculture**
- **Water Features** – Within this area there is a lake which is used for fishing and also a brook which runs north to south through this area of Green Wedge adjacent to the main footpath.
- **Recreation** – Within this area of Green Wedge there is a dedicated recreation ground comprising of an all weather sports pitch, fishing lake, putting green, pitch and putt course and a model railway track. The recreation uses are predominantly located along the eastern side of the Green Wedge but the pitch and putt course extends along the southern boundary.
- **Allotments** - Along the western boundary is a small allotment area of 1.66Ha which is located between the settlements of Thornborough and New Swannington.
- **Cemetery** - To the north of this area is Whitwick Cemetery, the cemetery is within the Green Wedge however the adjacent building, Cemetery Lodge is outside of the boundary.
- **Footpaths and Bridleways** - A network of public footpaths cross this area of Green Wedge; they link Coalville, Thornborough, New Swannington and Whitwick with each other and with surrounding settlements. The main footpath runs along the centre of the Green Wedge north to south, it sits in a valley and a small brook runs alongside the footpath. There is also a bridleway which runs from Thornborough Road to the Hermitage Road junction with the A511.



# Green Wedge - Central Area



0 85 170 340 510 Meters

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## **East Area – 112.25Ha**

### **General Description**

This area of Green Wedge is almost rectangular in shape and is situated within the main urban area between Whitwick and Coalville. The A511 runs along the south-western boundary and the Coalville Community Hospital, although situated outside this part of the Green Wedge, adjoins it in the south eastern corner. There is a footbridge across the A511 from the Long Lane Estate, Coalville which provides access into this part of the Green Wedge. Also due to the topography open views of the whole of the east part of the Green Wedge as well as beyond can be seen from the bridge. Whitwick extends along two sides of this part of the Green Wedge. To the north-west is Hermitage Road with George Street to the north and Hall Lane along the north-eastern boundary. To the south is Broom Leys Road, Coalville.

### **Topography**

The majority of this part of Green Wedge is gently undulating with significant areas of flat land. These flat areas are found along the boundary with the A511 and areas adjoining Hall lane Whitwick and the Coalville Rugby Club. The area has an open feel with good views across most parts of the area and beyond. From the A511 there are open views northwards towards Whitwick and the fringes of the Charnwood Forest which rise up in the background. From Hall Lane there are views across towards the A511, although tree planting along the latter does minimise views of the A511 and the built areas beyond.

### **Woodland and Tree Cover**

Within the East Area there are a number of mature hedgerows which form the field boundaries. However, there are very few trees and no areas of dense tree planting. The lack of dense tree planting together with the flat nature of the landscape create the openness referred to above.

### **Built Form in the Landscape**

The built form within this part of Green Wedge comprises of four dwellings, two of which are located along Green Lane. The dwellings along Green Lane are semi-detached with large gardens, one of which has a small number of stables to the rear. There are open views across this part of the Green Wedge and from Hall Lane, Whitwick there are open views across the whole of the east area and the urban area beyond.

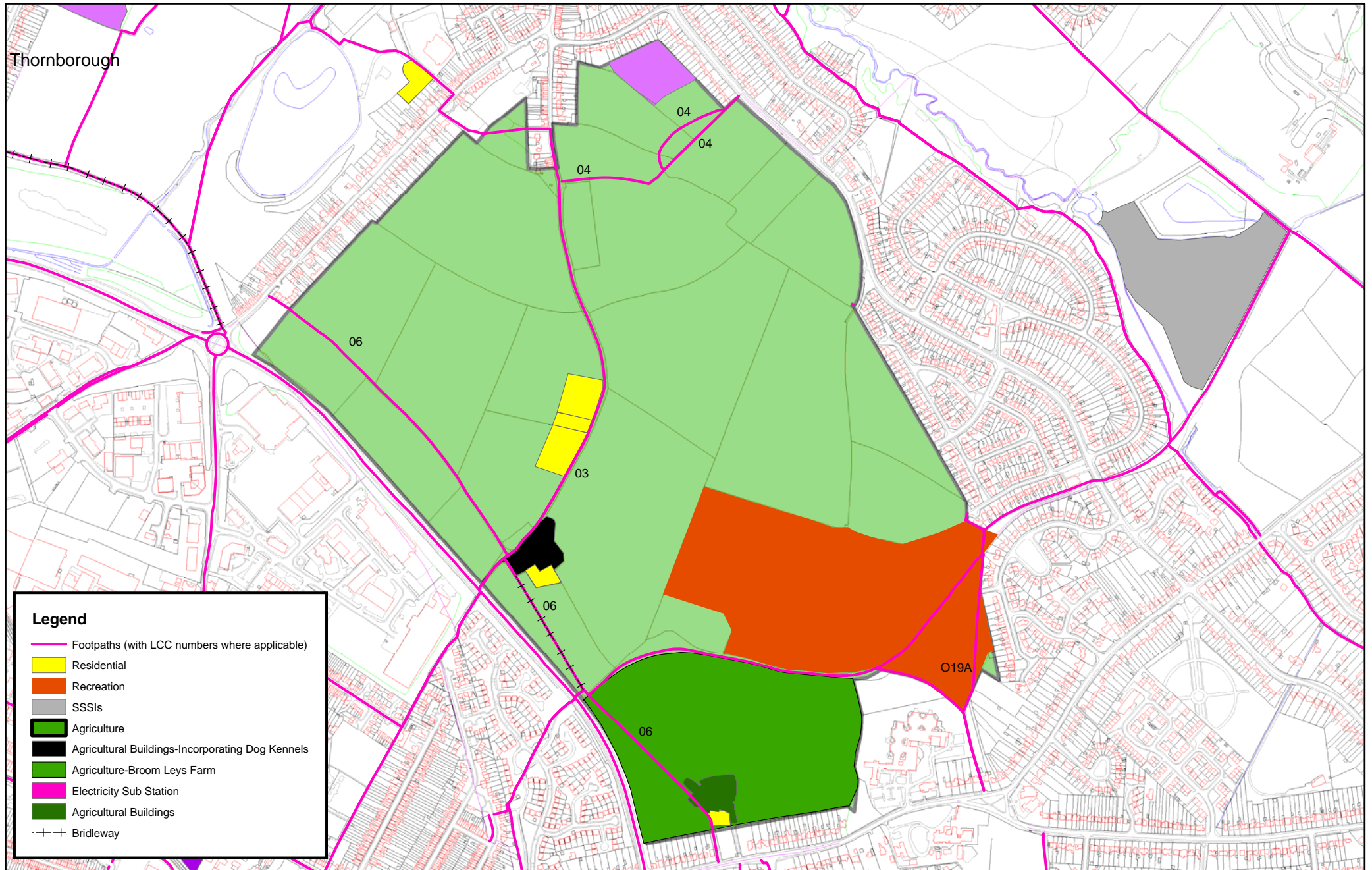
From the bridge over the A511 housing along Hall Lane can be seen in the distance. Broom Leys Farm is also within the Green Wedge and includes a large farm house and grounds with livery stables. The fourth dwelling is Glebe Farm which is another large farm house with outbuildings, stables, a ménage and a Dog Kennel business is also operated at the farm. Also situated within the Green Wedge is Coalville Rugby Club which is located in the south-east corner. The Rugby Club has a large car park and brick built club house.

### **Activities within the Green Wedge:**

- **Residential**

- **Allotments** – located to the rear of dwellings at the junction of George Street and Hall Lane, Whitwick.
- **Agriculture**
- **Footpaths** - There is a network of public footpaths that link Coalville with Whitwick and the surrounding areas. There is a short bridleway that runs from Glebe Farm to the bridge over the A511.
- **Dog Kennels** - There is a single carriage road, Green Lane, which runs from Whitwick in the north to Glebe Farm and dog kennels in the south (access from Glebe Farm directly onto the A511 is no longer used).
- **Recreation** – Coalville Rugby Club is located within this part of the Green Wedge as well as Sharpely Avenue Recreation Ground.

# Green Wedge - East Area



North West Leicestershire District Council  
Planning Policy And Regeneration

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