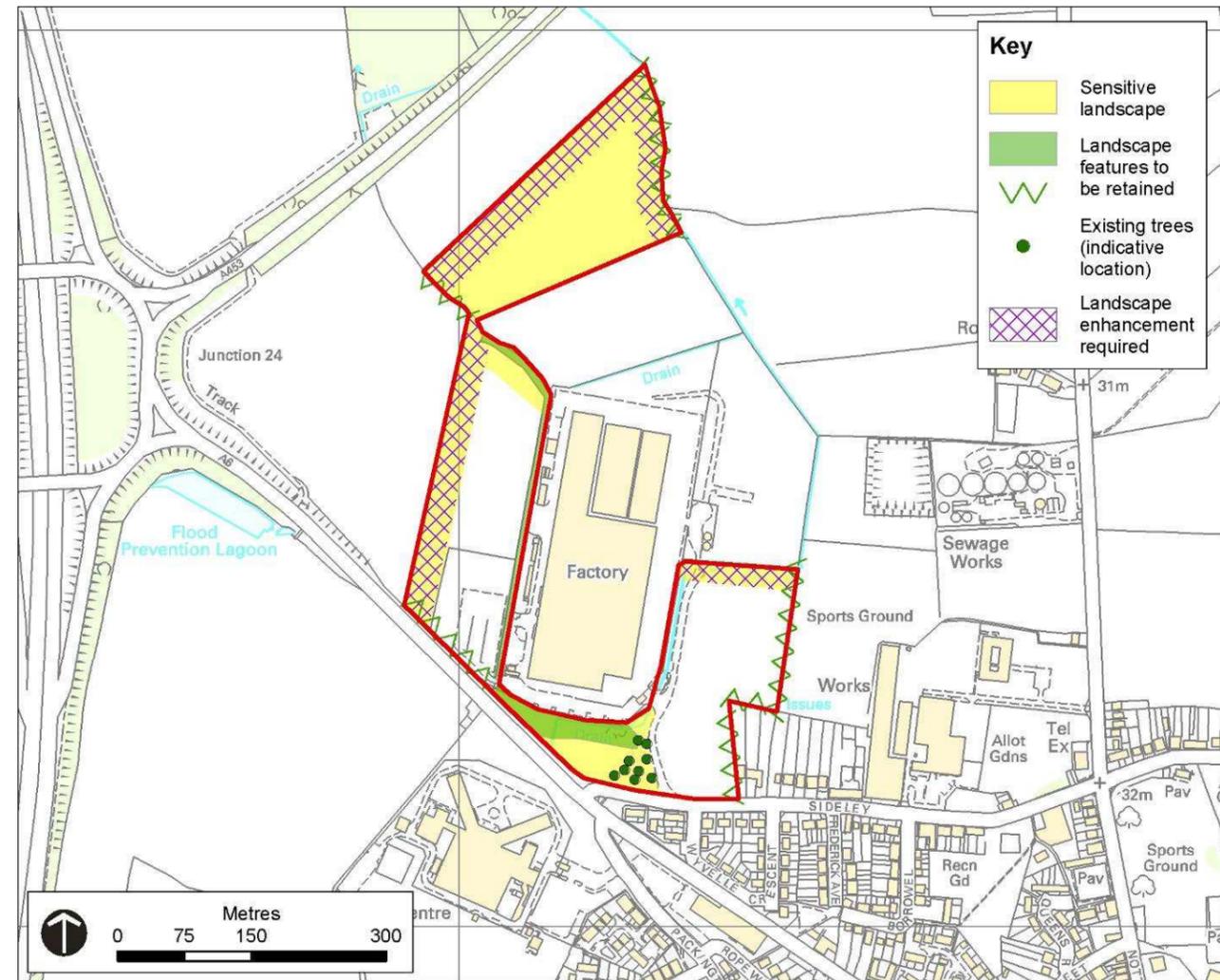


K1 Land to the north of the A6

Description of Site:

The character of the site is described within the fringe description for Urban Fringe 1: Northern fringe along Long Lane. The site comprises a number of irregular shaped arable fields bordered by hedgerows and mature tree planting along the fringes of Cott Beverages warehouse.



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Recommendations or Conditions if site is developed:

- Retain the existing mature hedgerows and woodland on site
- Retain the existing area of open space at the entrance to the Cott Beverage warehouse
- Enhance the existing boundaries of the site with new landscape framework. This framework should be particularly focused around the northern field and the western and northern boundaries
- Ensure the landscape framework includes small woodlands and wet woodlands along ditches
- Enhance existing ditches and create new ditches through the site to reinforce the wetland characteristics present within the wider landscape
- Seek to reduce the prominence of warehouse development and ensure any new development does not become more prominent within the wider landscape to the north and from the M1 Junction 24
- Ensure that development relates to the scale and form of surrounding development within the village which includes a rising residential roofline set within mature trees
- Ensure any development visible from the A6 makes a positive contribution to the distinctiveness of the village
- Ensure that the prominence of the Parish Church of St Andrew is not diminished through development within this site
- Ensure any development on Side Ley reflects the scale, form and orientation of properties immediately adjacent to the site

Potential to achieve mitigation in keeping with landscape character:

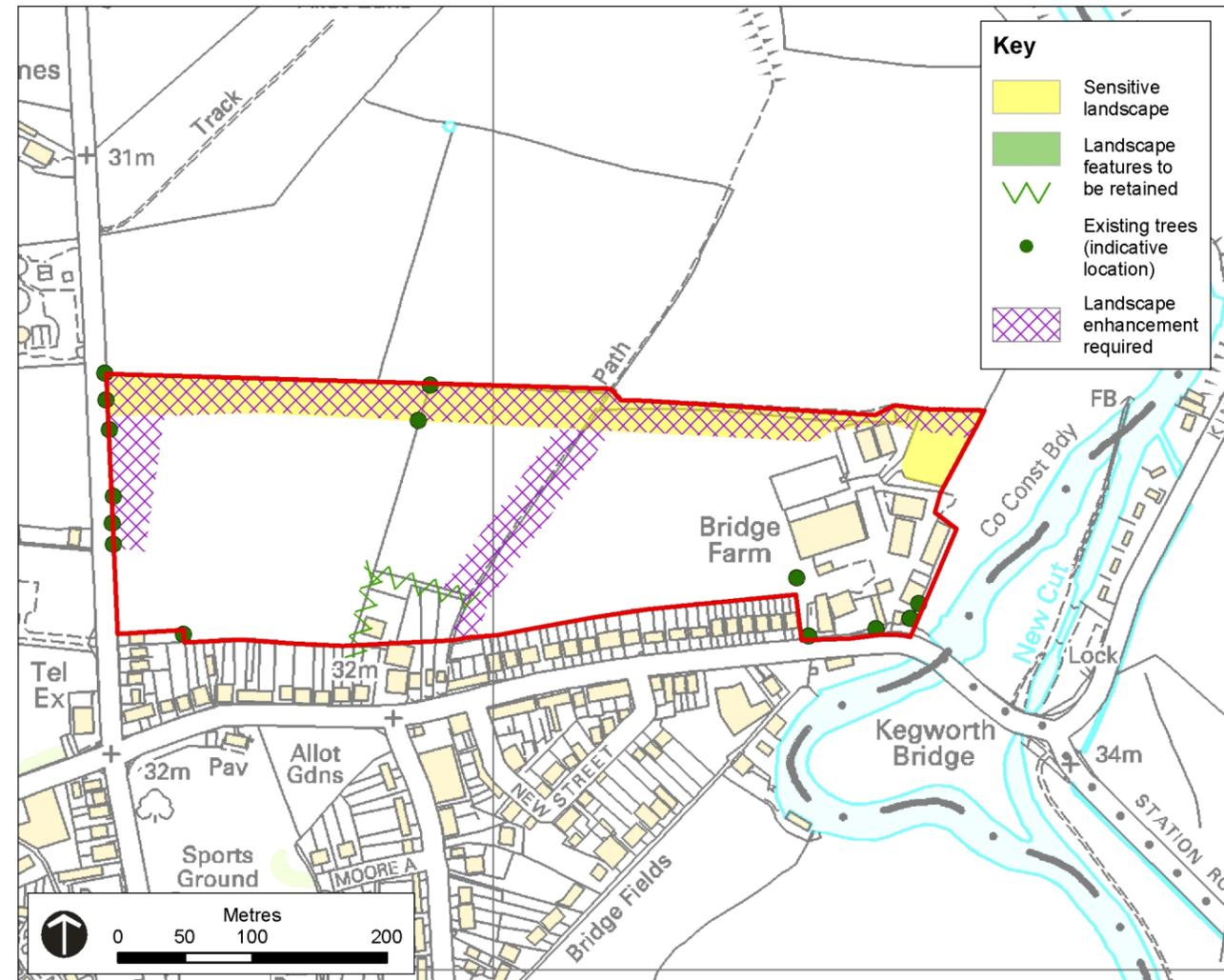
MODERATE

This land is within an urban fringe landscape. The land within the western part of this site is prominent and provides the entrance into Kegworth from the M1 at Junction 24. Any development needs to ensure that it does not make urban elements more prominent in views and that it provides an enhanced gateway into the village. If not carefully planned with an advanced and established landscape structure it could introduce elements which considerably increase the scale of the village. Landscape structure offers the potential to reduce the influence of urban elements in views back towards the village from the north.

K2 Land to the north of Station Road

Description of Site:

The character of the site is described within the fringe description for Urban Fringe 1: Northern fringe along Long Lane. The site comprises a number of arable fields overlooked by properties along Station Road. Bridge Farm is within the eastern end of the site and an individual property along the southern boundary. There is a public right of way through the centre of the site.



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Recommendations or Conditions if site is developed:

- Retain the existing hedgerows to retain the field pattern within any proposals
- Retain the existing mature trees along Long Lane, around the individual property and on the northern boundary
- Augment the northern boundary with new tree planting
- Include a landscape framework along the eastern, western and northern boundaries of the site; the landscape framework should include small woodlands and wet woodlands along ditches and should reinforce the river valley character of the wider landscape
- Ensure that development on site does not increase the prominence of built development within the landscape. It should ensure that where properties are visible they are seen as small clusters or individual properties
- Ensure that any development on site does not reduce the prominence of the Parish Church of St Andrews and where possible reinforces views to it
- Incorporate open space along the edges of the footpath including grassland, trees and small woodlands to provide a sense of separation from development and a transition from the village to the wider countryside
- Retain the farm character of Bridge Farm when viewing the site from the east along the River Soar, Kingston Lane and Station Road
- Ensure development is of a similar scale, form and style to housing along the edge of Kegworth
- Ensure properties are set within a small front garden with boundaries formed by native and evergreen hedgerows
- Use materials consistent with adjacent housing such as red brick and grey slate roofs

Potential to achieve mitigation in keeping with landscape character:

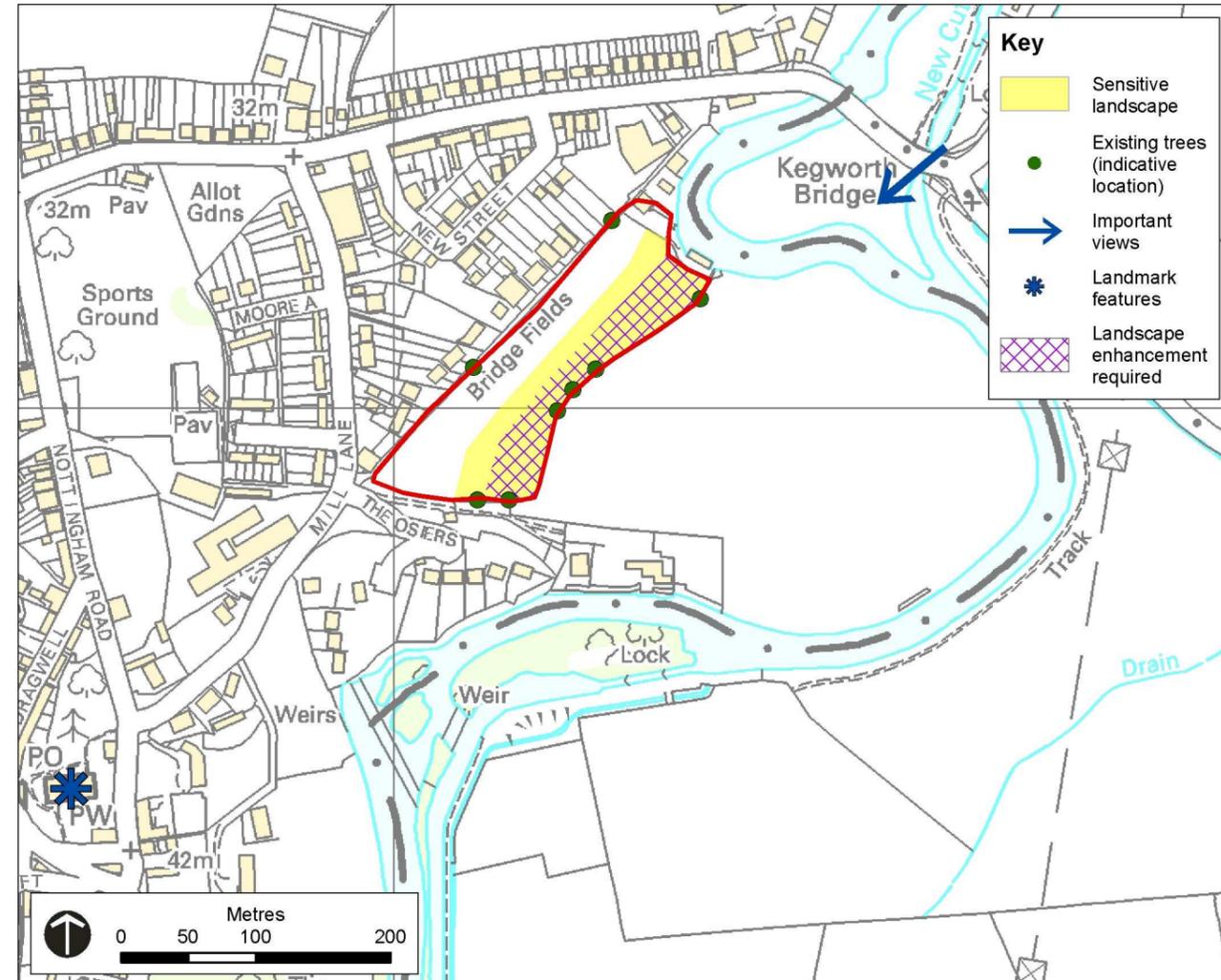
MODERATE/HIGH

This land lies on the northern fringe of Kegworth. This fringe is typically influenced by warehousing, some residential properties, urban fringe uses such as allotments and horse grazing. Overhead power lines and Ratcliffe on Soar Power Station are also prominent. The land is within the floodplain associated with the River Soar and wetland vegetation and trees are characteristic. Urban influences are prominent, however careful placement of new development with an advanced and established landscape framework along the northern, eastern and western boundaries could help to reduce the influence of residential development and enhance the rising wooded setting of Kegworth.

K3 Land to the south east of Bridge Fields

Description of Site:

The character of the site is described within the fringe description for Urban Fringe 2: Eastern fringe to the south of Station Road. The site comprises an individual field bordered by hedgerows. There are frequent informal desire line footpaths which indicate that this field is used for informal recreation.



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Recommendations or Conditions if site is developed:

- Retain the existing hedgerows within any development proposals
- Retain the mature trees along the north west and south eastern boundaries
- Include new tree planting within the fringes of the development
- Ensure any planting along the boundaries of the site is semi-mature when implemented to help provide immediate structure and screening
- Retain the appearance of a wooded rising edge to the village, ensure that any development does not make the site or built development more prominent
- Include riparian woodland species along the south western fringes of the site Incorporate wetland features such as scrapes and ditches to enhance the wetland and floodplain characteristics of this site
- Retain the prominence of the Parish Church of St Andrews above a rising wooded village edge
- Retain the tranquil and peaceful character along the River Soar
- Ensure any development includes tree planting to create a wooded edge between the development and the adjacent fields
- Ensure any access into the site does not alter the narrow track character of Bridge Fields
- Ensure development overlooks Bridge Fields and faces adjacent properties
- Ensure that development integrates and reflects the scale, form and building style of surrounding properties
- Use materials consistent with adjacent housing including red brick and slate roofs
- Ensure that development does not become more prominent along this edge of Kegworth
- Retain the rural approach to the village along Station Road ensuring views to the south are across fields and the River Soar with little built form visible

Potential to achieve mitigation in keeping with landscape character:

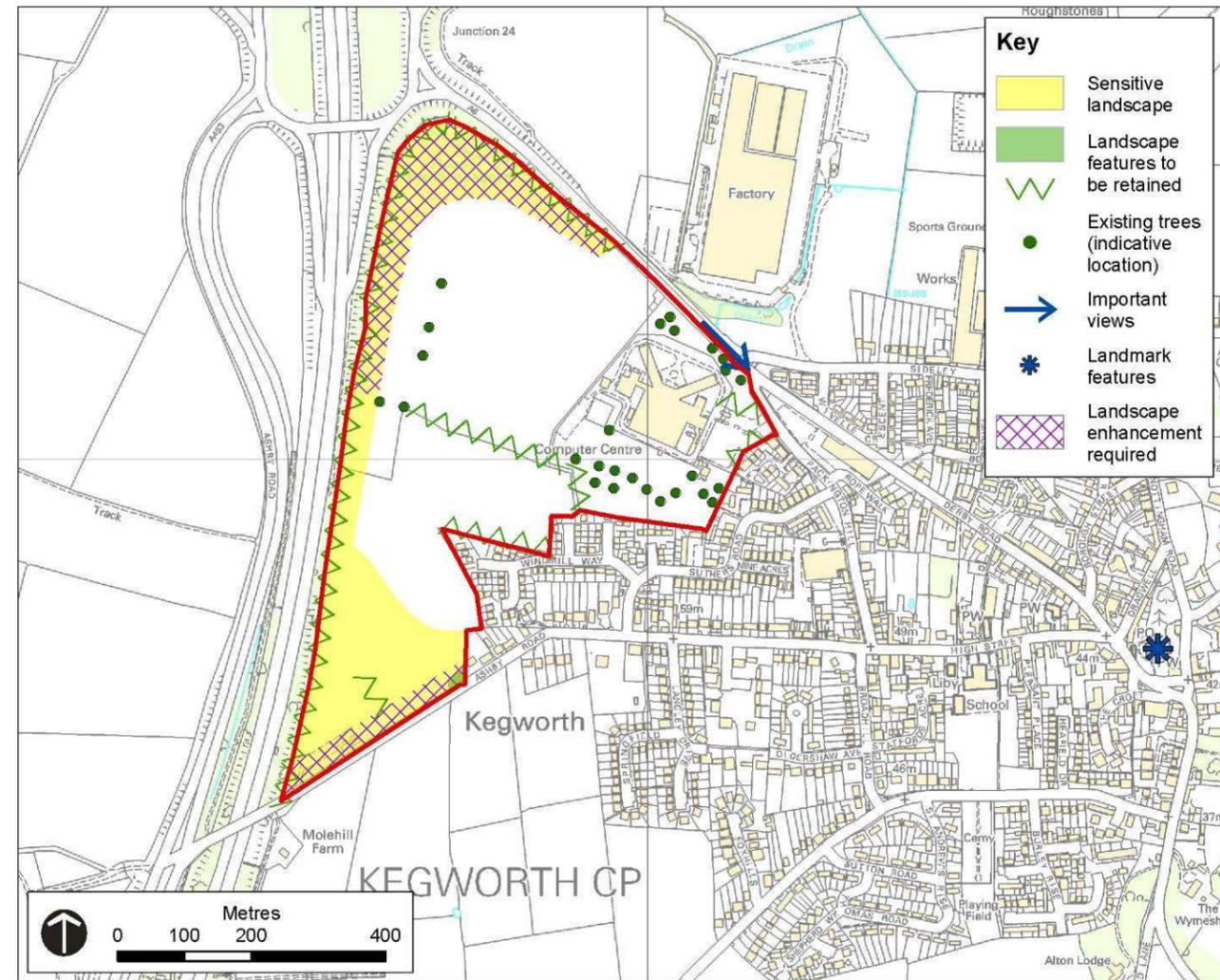
LOW

This land forms an integral part of the floodplain landscape associated with the River Soar. It is one of the most attractive fringes of Kegworth. At present development is relatively insignificant within this fringe. It would be difficult to provide mitigation to screen new development along this fringe without significantly limiting the developable area.

K4 Land to the north of Ashby Road and south of the A6

Description of Site:

The character of the site is described within the fringe description for Urban Fringe 5: Western edge of Kegworth. The site comprises two large fields which rise to a high point at the southern boundary along Ashby Road.



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Recommendations or Conditions if site is developed:

- Retain existing trees along the edge of the M1
- Retain existing trees within the site to provide some mature features
- Avoid developing the highest land which would be the most prominent within the wider landscape
- Include new tree planting along the highest land to reflect the character and setting of the village with woodland on high ground
- Incorporate tree planting along the roads through the site
- Include a strong landscape structure of open land, trees and woodland around the fringes of any development. This is particularly important along the A6 and Ashby Road
- Incorporate green corridors of open space and trees throughout the site
- Ensure new woodland reflects the scale of geometric woodland within the surrounding area
- Ensure any development on site does not reduce the prominence of the Parish Church of St Andrew in views towards Kegworth
- Ensure that the wooded village character of Kegworth is retained if the site is developed
- Ensure development which might be visible along the A6 makes a positive contribution to the character and distinctiveness of Kegworth
- Avoid blank facades and timber fences along rear garden boundaries being visible as the edge to the development
- Ensure that the development does not appear as a dense urban area but dispersed housing set within a wooded framework
- Ensure that development is not visible from roads and footpaths to the south of Ashby Road
- Ensure development within this site seeks to reduce the prominence of warehouse development on the approach into Kegworth along the A6
- Ensure properties reflect the scale, form and style of surrounding residential properties

Potential to achieve mitigation in keeping with landscape character:

LOW

This land is within an urban fringe landscape. The land within the western part of this site is prominent as the entrance into Kegworth from the M1 at Junction 24. The land rises sharply within the site to a high point along Ashby Road. Any development needs to ensure that it does not make urban elements more prominent in views and that it provides an enhanced gateway into the village. If not carefully planned with an advanced and established landscape structure it could introduce elements which considerably increase the scale of the village. Even with mitigation it is likely that urban elements would become more prominent.