

Proposed Local Green Space Nomination

The National Planning Policy Framework (NPPF) (paragraph 76 and 77) states:

“Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land.*

Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.”

This is a consultation to identify suitable sites to be designated as Local Green Spaces in accordance with the above paragraphs across North West Leicestershire.

Whilst neighbourhood plans are particularly suited to identifying Local Green Space, there are only a few neighbourhood plans being prepared in our area at present. The District Council is undertaking this call for sites so that there is a consistent approach across the District and so that the communities without a neighbourhood plan would also be able to put forward sites.

Sites can be nominated for consideration by any member of a community, however a centralised response by the Parish / Town Council or Ward Members in unparished areas could give a more balanced response.

Each site will be considered against the criteria as set out in the NPPF (sections 2 – 4 below) and must score positively in each one to be considered.

In addition to the questions below the District Council will look at the site’s planning history, including any local plan designations or application history as well as any land designations on the site, e.g. Conservation Areas, Sites of Special Scientific Interest, Wildlife designations which might already provide protection to a site.

Please note that nominating a site does not automatically guarantee that the site will be designated as a Local Green Space. It is clear from the NPPF that the designation is not suitable for every green space in a settlement as it provides a high level of protection. It also cannot be used to put in a blanket cover to achieve Green Belt type protection under a different name and prevent sustainable development.

Please highlight the correct answer and provide additional information as needed

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Section 1 – Site Details			
Name and address of site	Land surrounding the National Forest Way at Mill Farm Lane and south of Lower Packington Road, Ashby de la Zouch LE65 1GR See appendix 1 for site location and plan.		
Site location plan <i>The plan can be at any scale, but must show the location and boundaries of the site [See aerial view and plan in appendix 1]</i>			Copy attached ✓
Organisation or individual proposing site for designation	Packington Nook Residents' Association		
Ownership			
Ownership of site if known	Public / Private	Playing fields: Ashby-De-La-Zouch Endowed Schools Foundation Other land: Hallam Land Management Limited	
<i>Information on land ownership can be obtained from the Land Registry. Some land parcels are not registered however local people may know the owner. Sites may be designated as Local Green Spaces, even if there are objections from the site owners</i>			
Has the owner been approached?		Yes	No
Accessibility			
Site visibility <i>Can the site be viewed from a public place e.g. a nearby right of way?</i>		Yes	No
Are there any public rights of way across the site? <i>If yes what are the reference numbers?</i> National Forest Way O71 – Footpath. From Lower Packington Road, Ashby de la Zouch to Bridleway O70 north of the A42 Road, in the Leicestershire County Council Definitive Rights of Way		Yes	No
Does the landowner allow any events to take place? <i>For example an annual event?</i> The playing fields are currently in use by Ashby Ivanhoe football club		Yes	No
<i>If yes please explain:</i>	<p>The site can be viewed from Lower Packington Road and the National Forest Way footpath, which traverses the land in a north-south direction. Proceeding south from Lower Packington Road, the path briefly follows Mill Farm Lane and then alongside the Gilwiskaw Brook, across a footbridge and then further south towards the A42, where it meets bridleway 070 and continues towards Packington.</p> <p>The footpath is part of a 5.72 mile walk from Ashby to Sence Valley Forest Park, described in detail at this website (and see appendix 2): http://www.nationalforestway.co.uk/index.php?control=walks&action=location&LocationId=3402</p> <p>The playing fields, which form approximately one third of the proposed Green Space are in regular use by Ashby Ivanhoe Football Club.</p>		

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Section 2 – Close Proximity			
Evidence to show that “the green space is in reasonably close proximity to the community it serves			
Do you consider the site to be in Close Proximity to the community?		Yes	No
<i>If yes please explain why:</i>	<p>The proposed Green Space forms part of a wider site known locally as Packington Nook, which provides an area of separation between the built-up areas of Ashby de la Zouch and Packington. It is currently beyond the limit of development defined in the adopted North West Leicestershire Local Plan and has been identified as an area of separation in the proposed Ashby de la Zouch Neighbourhood Plan (see appendix 1).</p> <p>An obvious element of proximity to the community is the Ashby Ivanhoe football club, which regularly uses part of the proposed Green Space, as well as the footpath in regular use by local residents. Whilst forming part of a longer walk from Ashby de la Zouch to the Sence Valley Forest Park, there is another popular circular route which takes walkers south towards the A42 and then returns to Ashby past Nook Farm (Rotherwood Stud) and along Packington Nook Lane towards Willesley Primary School.</p> <p>The proposed Green Space partly surrounds the dwellings at Mill Farm and is greatly valued by the residents there for the rural context it provides whilst close to the boundary of the town.</p>		
Section 3 – Particular Local Significance			
3a – Evidence to show that the green area “holds a particular local significance, for example because of its beauty			
<i>Beauty is defined as: the quality present that gives intense pleasure or deep satisfaction to the mind, whether arising from sensory manifestations (as shape, colour, sound, etc.) or a meaningful design or pattern.</i>			
Do you consider the site to be Beautiful?		Yes	No
<i>If yes please explain why:</i>	<p>The proposed Green Space forms an attractive fringe to the southern boundary of Ashby de la Zouch, is rich in hedgerows and wildlife and, as viewed from Lower Packington Road, provides the foreground to a highly valued undulating rural vista provided by the wider Packington Nook site.</p> <p>The Gilwiskaw Brook – having emerged from a culvert to the north-west of the proposed site – flows across the pasture land en route to joining the River Mease. The Gilwiskaw Brook and the River Mease are both described as "one of the best examples of an unspoilt meandering lowland river ^{1} " and from Packington receives protection as a Special Area of Conservation (SAC) and designated as a Site of Special Scientific Interest (SSSI).</p> <p style="text-align: center;"><small>{1} River Mease SSSI/SAC Restoration Plan, Environment Agency and Natural England, March 2012</small></p> <p>Other than the playing fields, the land is generally in use as grazing pasture.</p> <p>The view south from the northern boundary of the proposed Green Space is shown below:</p>		

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Further photographs of the site are shown in appendix 4.

3b – Evidence to show that the green area “holds a particular local significance for example because of its historic significance”

<p>Is there anything of historic significance on the site? <i>For example features or events?</i></p>	<p>Yes</p>	<p>No</p>
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If yes please explain:

One of our supporters, an Ashby resident of 60 years, now living at Lower Packington Road, writes:

“My wife and I have walked/run over it all those years and can add a little bit of history of the “sports” area not too many people will know today. Ivanhoe FC’s ground was part of the Ashby Boys Grammar School’s empire during the middle of the 1900s. Cricket, Rugby and Athletics were based there and the pavilion and pitches were also used by the Old Ashbeians Rugby Club (in addition to their Prior Park Memorial Field). The School Cross-country course made its way through ‘Laundry Farm’ – as it was known then). “

Whilst known today as Mill Farm, the buildings on the site were previously known as Laundry Farm and provided the town with a steam laundry service.



Old photograph showing one of the horse-drawn carriages from the Ashby Steam Laundry, located at the site now known as Mill Farm

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Aerial view of the proposed Green Space looking south-east, with Mill Farm in the foreground (prior to development as dwellings) and the playing fields in the top-left prior to use by Ashby Ivanhoe FC. The A42 is at the top of the photograph.

3c – Evidence to show that the green area “holds a particular local significance, for example because of its recreational value (including as a playing field)”		
Recreational value is not just an activity based enjoyment , (e.g. children playing or a sports club) but includes peaceful enjoyment of an area (e.g. enjoying the weather in a park setting)		
Does the site have any of the following: Select all that apply		
Formal planting areas		
Natural and semi natural green space which are infrequently maintained		✓
Green space that is regularly maintained, e.g. a kick about area		✓
Play area for children and young people		
Any marked out pitches, whether natural or artificial surfaces		✓
Allotments or Community Orchards		
Cemetery or churchyard or war memorial		
3d – Evidence to show that the green area “holds a particular local significance, for example because of its tranquillity ”		
Tranquillity is defined as: the quality or state of being tranquil; calmness; peacefulness; quiet; serenity.		
Do you consider the site to be Tranquil?	Yes	No
If yes please	The proposed Green Space provides a juxtaposition of the busy A42 near to the south-eastern boundary and the town to the north with the tranquillity of the National Forest Way footpath, which runs along the Gilwiskaw Brook and provides	

Please highlight the correct answer and provide additional information as needed

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<i>explain why:</i>	local people with a sense of connection to the rural area in which Ashby de la Zouch sits. This is evidenced in both the Fringe Assessment and 2014 Inspectors Report (see section 3f).
3e - Evidence to show that the green area “holds a particular local significance, for example because of the richness of its wildlife ”	
Do you consider the site to be important due to its richness of wildlife?	Yes No
Is the site part of a long term study of wildlife by the local community?	Yes No
<i>If yes please explain why:</i>	<p>The appeal site is rich in wildlife as a result of having extensive hedging which has been largely unmanaged by the landowners for over 10 years. The site presents a good opportunity for users of the National Forest footpath to see and hear a wide range of native birds, which live, nest and feed on the hedgerows.</p> <p>Voles are common along the banks of the Gilwiskaw Brook which crosses the site and feeds into the River Mease a little further downstream. It is critical in maintaining the diversity identified in the SAC and SSSI.</p>
3f – Any other Evidence to show that the green area is “ demonstrably special to a local community”	
<p>Is there any additional evidence to support the proposed Local Green Space as being demonstrably special to the community? Yes e.g. council minutes or letters of support from local community groups, petitions; surveys</p> <p>Ashby de la Zouch Fringe Assessment: Appendix 3 and attached document 2014 Planning Appeal Inspector’s Report: Appeal Ref: APP/G2435/A/14/2217036 - attached</p> <p><u>Fringe Assessment</u></p> <p>The Local Plan Submission Evidence Documents contains a fringe assessment for Ashby de la Zouch (SFA/02) in which this area of land [Urban Fringe 5] is described as:</p> <p><i>“characterised by flat land with a gentle fall towards Gilwicksaw (sic) Brook which is a distinctive feature of the landscape with mature riparian trees along its course” and the “combination of the smaller field pattern and the watercourse provides a strong and consistent wetland valley landscape”. It goes on to state that “the land closest to the settlement” (adjoining Lower Packington Road) “is classified as urban fringe although in many places woodland planting reduces views of the settlement and helps retain a rural character”.</i></p>	

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Planning Inquiry

In 2014 a planning inquiry was held for an appeal (Ref: APP/G2435/A/14/2217036) against refusal of planning permission for the construction of 70 dwellings in the field at the centre of the proposed green space, between Mill Farm and the playing fields. The appeal was dismissed by the inspector. His full report is attached, but statements in his conclusion are highly relevant to this proposal:

“Character and appearance

13. The appeal site is a field, located on the southern side of Lower Packington Road. When I viewed the site it was being used for grazing sheep. To the northern side of the road there are suburban housing estates, beyond which lies the centre of Ashby de la Zouch. However, the character of the land to the south of the road, including the appeal site, is of countryside.

14. A sports ground abuts the site to one side, and this has some urban features, including a building located next to the appeal site boundary. However, the site is mainly open and green. To the other side of the site, the dwellings at Mill Farm have been created through the conversion of farm buildings, and still retain much of their agricultural character. To the south of the appeal site is the very busy A42 trunk road. The noise from this is a constant presence in the vicinity of the appeal site. Visually, however, the road is barely noticeable from the site. Overall, while all of these features have a bearing on perceptions of the area, they do not fundamentally change its countryside character. Mr Coles, for the appellant, acknowledges that the site is, ‘in open countryside and is pleasant in character.

15. A public footpath runs along the site’s western boundary, allowing views of the site looking towards the town. Yet even from here, the impact of the nearby housing development on the other side of the road is limited by the tree belt which screens much of it. This reinforces the impression that the appeal site lies firmly outside the built confines of the town.

16. Given this setting, the impact of the proposed development on the character and appearance of the area would, notwithstanding the substantial proportion of the site that would be devoted to green infrastructure, be very marked indeed. The road and tree belt would prevent a housing development in this location from relating visually to the housing to the north, and it would clearly be very different to the countryside to the southern side of the road. Thus, it would not seem to be an appropriate or sympathetic expansion of the urban form into the countryside. Rather, it would appear as a self-contained island of housing development within an essentially countryside location. As a result it would be highly incongruous within its setting. “

Section 4 – Extensive tract of land

The proposed Local Green Space cannot be an extensive tract of land, the size of the space will be considered during the assessment process to ensure that it is local in character

The proposed area of Green Space is slightly larger in area to the Bath Grounds in the centre of Ashby de la Zouch and therefore, in our view, meets the test that it is not an “extensive tract of land”.

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DECLARATION

I understand that my submissions will be made publically available and may be identifiable to my name / organisation. I acknowledge that I have read and accept the information and terms specified under the Data Protection and Freedom of Information Statement (see below).

Signed

Signature

Date

14 August 2018

DATA PROTECTION AND FREEDOM OF INFORMATION STATEMENT

The personal information you provide on this form will be processed in accordance with the requirements of the Data Protection Act 1998. It will be used only for the preparation of planning policy documents, save for requests of such information required by way of enactment. Your name, organisation and representations will be made publicly available when displaying and reporting the outcome of this consultation stage, and cannot be treated as confidential. Other details, including your home/company address and signature, will be treated as confidential.

You should not include any personal information in your comments that you would not wish to be made publicly available.

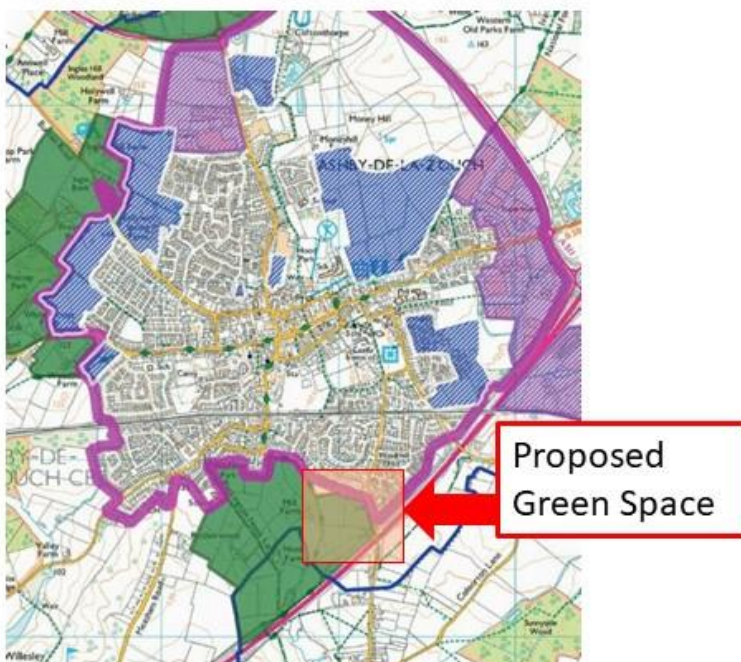
Your details will remain on our database and will be used to inform you of future planning policy matters. If at any point in time you wish to be removed from the database, or to have your details changed, please contact the Planning Policy team on 01530 454 676 or planning.policy@nwleicestershire.gov.uk.

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Appendix 1 – Proposed site location



Aerial View of Proposed Green Space



Setting of Proposed Green Space alongside the southern area of separation in the Ashby de la Zouch Neighbourhood Plan

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Appendix 2

The National Forest Way – Stage 4 Ashby de la Zouch to Sence Vally Forest Park

Step [3] of the walk instructions is where the proposed Green Space is traversed

The National Forest Way

The National Forest Way takes walkers on a 75-mile journey through a transforming landscape, from the National Memorial Arboretum in Staffordshire to Beacon Hill Country Park in Leicestershire.

On the way, you will discover the area's evolution from a rural landscape, through industrialisation and its decline, to the modern-day creation of a new forest, where 21st-century life is threaded through a mosaic of green spaces and settlements.

The trail leads through young and ancient woodlands, market towns and the industrial heritage of this changing landscape.



The National Forest Way was created by a partnership of the National Forest Company, Derbyshire County Council, Leicestershire County Council and Staffordshire County Council, with the generous support of Fisher German.



To find out more, visit:
www.nationalforestway.co.uk

This leaflet can be used in conjunction with OS Explorer 245 (The National Forest)



Start: Bath Street, Ashby de la Zouch (LE65 2FH)
End: Sence Valley Forest Park, Ilstock (LE67 6NW)

About this stage

On this stage, the National Forest Way travels through open farmland and attractive villages between the historic market town of Ashby de la Zouch and Sence Valley Forest Park. On the way, you will arrive on the edge of 'King Coal' country and pass through the Woodland Trust's flagship Queen Elizabeth II Diamond Jubilee Wood.

The National Forest Company
Bath Yard, Moira, Swadlincote,
Derbyshire DE12 6BA

Telephone: 01283 551211
Enquiries: www.nationalforestway.co.uk/contact
Website: www.nationalforest.org

Photos: Jacqui Rock, Christopher Beech, Lesley Hextall, Martin Vaughan and NFC

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THE NATIONAL FOREST WAY

Stage 4:
Ashby de la Zouch to Sence Valley
Length: 5¾ miles / 9 kilometres

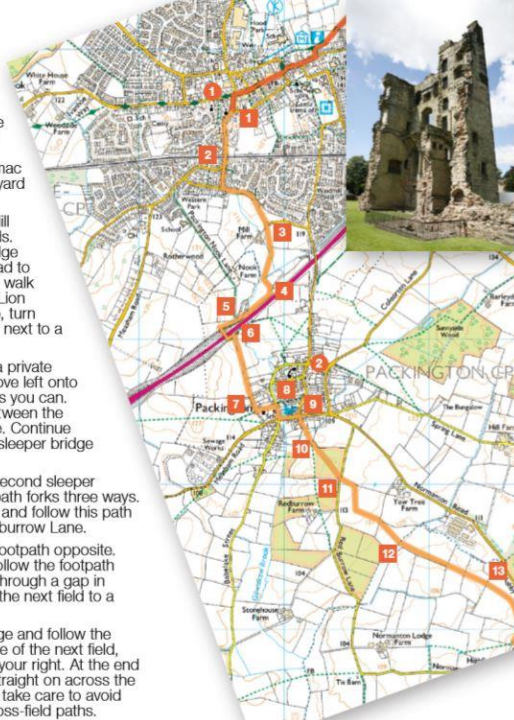


Route directions: Eastbound

Ashby de la Zouch to Sence Valley

- 1** Starting from the Loudoun Memorial on Bath Street, head away from the town centre. At the mini-roundabout bear left to go along Station Road, past the Royal Hotel and under the railway.
- 2** Immediately after the railway bridge, where the road bends to the right, take Lower Packington Road straight ahead. Follow this road for about 600m, around a sharp left-hand bend and a gentle right-hand curve. Where the road turns left again, turn into the driveway of Mill Farm on your right.
- 3** Almost immediately, go through the kissing gate on your left. Once through the gate, turn right to walk along the edge of the field. After about 200m, you will reach a stile and wooden gate. Pass through the gate, across a bridge and through a second gate before bearing diagonally left across the next field to another bridge.
- 4** Cross this and follow the footpath around the edge of the field to the far corner. Go over the stile in the corner, cross a bridge and then follow the footpath that runs parallel to the A42.
- 5** At the next gate, follow the brideway as it slopes uphill alongside the A42. Cross the farm bridge over the dual-carriageway and then follow the brideway down the other side.
- 6** The brideway then turns right, after a large set of metal gates. Follow the brideway for 400m to the edge of Packington.

- 7** Go through the next set of large metal gates and onto Vicarage Lane. After 100m, enter the churchyard through the wrought iron gate and walk to the left of the church. Follow the tarmac path out of the churchyard and onto Mill Street.
- 8** Turn right and follow Mill Street to the crossroads. Turn left here onto Bridge Street, crossing the road to use the footbridge and walk for 125m to the Bull & Lion pub. Just after the pub, turn right to take a footpath next to a residential drive.
- 9** The first section is on a private driveway, so please move left onto the footpath as soon as you can. Follow the footpath between the houses and over a stile. Continue straight ahead, over a sleeper bridge and on to a stile.
- 10** Cross this stile and a second sleeper bridge before the footpath forks three ways. Take the left-hand fork and follow this path across the field to Redburrow Lane.
- 11** Cross the road to the footpath opposite. Go over the stile and follow the footpath across the field. Pass through a gap in the hedge and across the next field to a sleeper bridge.
- 12** Cross the sleeper bridge and follow the footpath along the edge of the next field, keeping the hedge on your right. At the end of this field, continue straight on across the next two fields. Please take care to avoid damaging crops on cross-field paths.



Appendix 3 Ashby de la Zouch Fringe 5 Assessment

Urban Fringe 5: Land to the south of Ashby bordering Packington Nook Lane



1: View from Packington Nook Lane

Element	Assessment	Score
County Landscape character area	The Coalfield: Gently undulating landscape with effects of past and present coal and clay working. It displays a relatively dense pattern of former mining towns and village. The landscape is characterised by mixed farmland with a generally low woodland cover. The assessment notes that the land is part of the National Forest.	
National Forest Landscape character area	Area: Leicestershire and South Derbyshire Coalfield Type: Urban/Urban Fringe: large, often sprawling settlements with new built development are dominant. Major roads and railways are also prominent which affect the tranquillity of the area. Cropped farmland with gappy, poorly managed hedgerows and hedgerow trees. Farmland often appears sandwiched between urban and industrial uses. There are areas of remnant pasture around settlements which display a strong hedgerow pattern although hedges are often overgrown. Urban trees, open spaces and new woodland planting contribute to the setting of the urban area, however horse grazing, allotments and other non-agricultural uses contribute to the fragmented appearance of the area. Type: Enclosed Farmlands: predominantly rural with little woodland. There are few urban intrusions. The field pattern is generally defined by hedgerows with areas of arable farmland often having an open pattern with sometimes poorly define hedgerows. Pockets of pasture remain close to settlements and along watercourses with a small field pattern, thick hedgerows and hedgerow trees. Watercourse trees and clusters of small scale estate woodlands contribute to a perceived wooded character in places.	
Landscape Quality	The land rises from a low point of 115m AOD at Giltwicksaw Brook sharply along the valley sides to 130m AOD before becoming more undulating although continuing to gradually rise to a highpoint on the southern corner of the fringe at 135m AOD. The land closest to the urban fringe is characterised by flat land with a gentle fall towards Giltwicksaw Brook which is a distinctive feature of the landscape with mature riparian trees along its course. There are collapsed willows along the brook which is a sign of lack of management to willow pollards. The field pattern tends to be smaller scale with low hedgerows and frequent hedgerow trees. Hedgerow condition is variable with hedgerows on the rising valley slopes to the south being generally intact and in good condition although those close to the brook are fragmented in places and patched with stockproof fencing. There is localised evidence of replanting along roads. The landform immediately adjacent to the urban edge rises sharply and the land is left for rough pasture. There is a small recreational area along Upper Packington Road which fits with the pattern and scale of the landscape. This landscape is distinctive. It is one of the few intact pasture landscapes around the fringes of Ashby and represents the 18 th to 19 th century enclosure prior to intensification of farming. Mill Farm is a prominent and distinctive building within the landscape, when viewed from the settlement edge the building and other scattered farms provide a rural character. Planting along the urban fringes reduces the prominence of Ashby within the landscape. As the land rises the landscape becomes more open with larger arable fields with low hedgerows and fewer hedgerow trees. The landform obscures views of Ashby which creates a strongly rural character emphasised by the views to adjacent farmland and scattered farmsteads. There is a small line of avenue trees of variable condition which is part of the extended avenue of limes which continue into Willesley Golf Course The combination of the smaller field pattern and the watercourse provides a strong and consistent wetland valley landscape and as the land rises the landform is that of gently rolling arable farmland with pockets of woodland with extensive views towards Charwood Forest which provides an attractive backdrop.	3
Landscape Character	The landscape displays consistency with the National Forest Character Assessment and the county assessment. The land closest to the settlement is classified as urban fringe although in many places woodland planting reduces views of the settlement and helps retain a rural character. The watercourse has a strongly distinctive character which is consistent with watercourses within the wider landscape; the only difference is that more development is visible as the land is immediately adjacent to the urban edge. Although the urban fringe is visible within this landscape views to it are typically channelled with only small sections of the urban edge visible in views. Throughout much of this landscape, and particularly as the land rises to the south of Packington Lane the land has a rural character with few views of settlement edges. Extensive views across farmland reinforce the rural character. However the rural and tranquil character is reduced by the presence of the A42; there are views of traffic movement along it and even where not visible the traffic is always audible within the landscape. Packington Nook Lane is rural in character, although initially there are views of housing which reduces the sense of tranquillity. Further south there are a few isolated farm properties with fields and woodland enhancing the sense of separation and tranquillity only reduced by the noise of traffic along the A42.	3
Representativeness and consistency with wider character		2
Remoteness and tranquillity		8

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Appendix 3 – continued

Urban Fringe 5: Land to the south of Ashby bordering Packington Nook Lane

<p>Visual Quality</p> <p>Visual prominence</p>	<p>2</p> <p>The northern part of this fringe is on low ground and not prominent within the wider landscape although is prominent along some of the urban fringes. Its prominence is reduced in part by trees planted along the urban fringe. As the land rises from the river valley onto arable farmland it reaches a high point of 128m AOD. Whilst this is not as high as other parts of Ashby, it is relatively high and comparable within the wider landscape to the south. It forms part of the extensive arable farmland within this part of the District and is important in providing screening to the edge of Ashby. The woodland at Willesby Park to the north provides a backdrop to the farmland in views from the south. There are also some filtered views from Ashby Castle grounds of the rising fields along a ridge to the east of Measham Road and around Middle Barn within the northern part of this fringe. Views from Packington are limited by landform. There are some views of the southern part of the fringe from Corkscrew Lane where it appears as an area of farmland close to a compact edge of Ashby (only a small part of the settlement is visible).</p>
<p>Nature of the urban edge</p>	<p>2</p> <p>The settlement edge is generally softened by mature tree planting and garden vegetation which reduces its prominence in views and helps to retain a strongly rural character within the landscape. Where it is visible it tends to be as a rising roofline with mature woodland on the highest ground. Pockets of the edge are 'harder' with less tree planting, however their influence is reduced by field boundary vegetation which helps to reduce the extent of the fringe from which these edges are visible.</p>
<p>Distinctive views and setting of the settlement</p>	<p>3</p> <p>Within the river valley the urban edge is quite often screened although where it is visible it is seen as a uniform rising edge with the tower at the cemetery visible along Measham Lane. Along Packington Nook Lane Ashby Castle and St Helens Church are prominent on the highest land. This is the most distinctive view of the castle and church from around the fringes of Ashby. Further south the landform rises restricting views of the settlement; however, the tower of St Helens Church is discernible on the horizon and is a feature within views. Other views include expansive and long distance views towards the hills on the edge of Charwood Forest including Bardon Hill. These hills form an attractive and distinctive backdrop to views across gently undulating farmland. The settlement is generally obscured from view by the landform and is indistinct within the landscape to the south, although as the land drops there are channelled views of the rising edge of a small part of Ashby with the tower forming a distinctive feature. Landform and vegetation reduce the scale of Ashby creating an impression that the settlement is smaller than it is. Farmland and parkland along this edge provide a distinctive setting to the settlement. In other places such as from Packington Nook Lane the settlement generally appears as a narrow band of housing with a rising roofline; Ashby Castle and St Helens Church are prominent surrounded by clumps of trees on the highest land.</p>
<p>Public accessibility</p>	<p>2</p> <p>A bridleway extends along Packington Nook Lane through the central part of this fringe and another footpath links Lower Packington Lane with Mill Farm and Nook Farm through the lower river valley part of the fringe. These allow views across the landscape and the settlement is viewed at a short distance away. However in places the settlement is obscured providing a sense of separation from the urban edge for users of these routes.</p>
<p>Scope for mitigation</p>	<p>Visual quality value 9</p> <p>This urban fringe is important and has a distinctive character not represented elsewhere along Ashby's fringes. The soft edge of Ashby provides a strong transition between the urban and rural environment. The landscape has a strong sense of place created through the enclosed river valley with other features such as the avenue of limes into Willesley Golf Course. On the higher land the arable landscape is strongly consistent with the wider landscape and there are distinctive views to the east towards the hills of Charwood Forest providing an attractive backdrop. On the approach to Ashby the landform screens the majority of the housing although the top of St Helens Church is a prominent and distinctive feature. As the land drops the views of the Cemetery Tower set above a small part of the rising edge of Ashby is distinctive. If development was to take place across this landscape its rural character would be lost and would be difficult to mitigate. In addition if developed on the higher ground it would be prominent within the wider landscape and would reduce the sense of separation present between Packington and Ashby. It would also reduce views to hills within Charwood Forest and prevent views towards St Helens Church. It would also be difficult to retain the distinctive rural tree lined approach into Ashby along Measham Road as the character would be more urban in character.</p>



2: View from Lower Packington Road



3: View from Measham Road

Source: SFA/02 Ashby Fringe Assessments – see attached documents

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Appendix 4 – Photographs of proposed Green Space



1. View north towards Lower Packington Road from National Forest Way - Gilwiskaw Brook footbridge





2. View south from Lower Packington Road towards Mill Farm and wider Packington Nook site

Please highlight the correct answer and provide additional information as needed

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Appendix 5 – Attached Documents

<p>North West Leicestershire Local Plan – Submission Evidence Document</p> <p>SFA/02 Ashby Fringe Assessments</p>	 <p>Ashby Fringe Assessments.pdf</p>
<p>Planning Appeal APP/G2435/A/14/2217036</p> <p>Inspector’s Report</p>	 <p>EX14 Appeal 2217036 Lower Pack</p>