

# SNIBSTON COUNTRY PARK

Leicestershire County Council have been developing proposals to deliver the regeneration of Snibston Country Park. The thoughts of the local community are important in further developing the design and we would welcome your feedback.

## SITE LOCATION

Located in the centre of Coalville, North West Leicestershire, the Snibston Country Park site covers 40ha and comprises of Snibston Colliery, Century Theatre, Snibston Country Park, Snibston Grange Nature Reserve and golf driving range. Coalville town centre is 800m east of the site.



Snibston Colliery



Century Theatre



Century Theatre Car Park



Coach Park



Country Park



Nature Reserve

## SNIBSTON TODAY



# SNIBSTON OPPORTUNITIES

## OPPORTUNITIES AND CONSTRAINTS

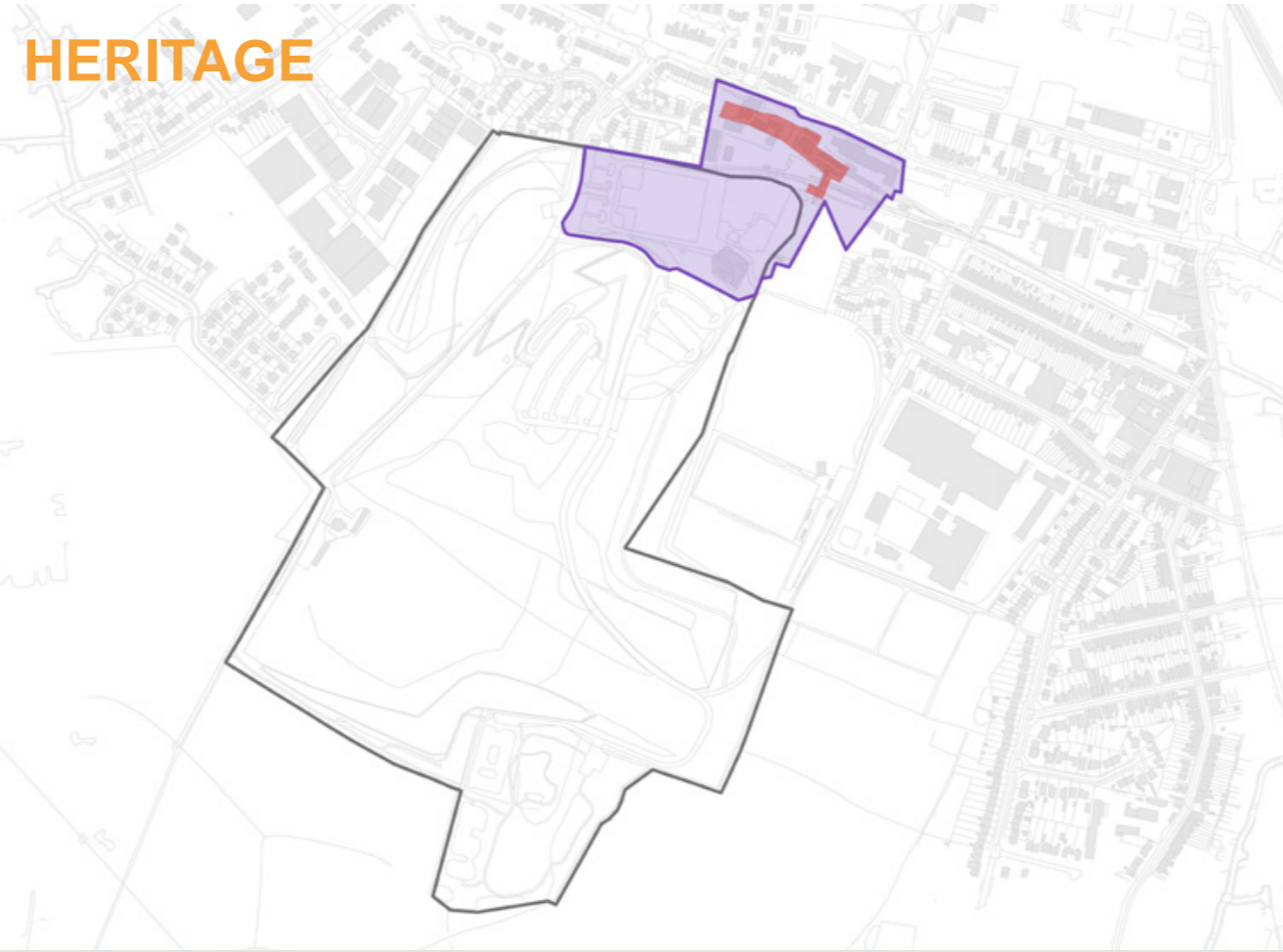


- Consider the impact upon the setting of the colliery Scheduled Ancient Monument designation
- Integrate new housing developments
- Accord with the sustainable development principles identified in National Planning Policy
- Enhance the Country Park landscaping and woodland planting integrated with existing provision



Sustrans Elk Sculpture

## HERITAGE

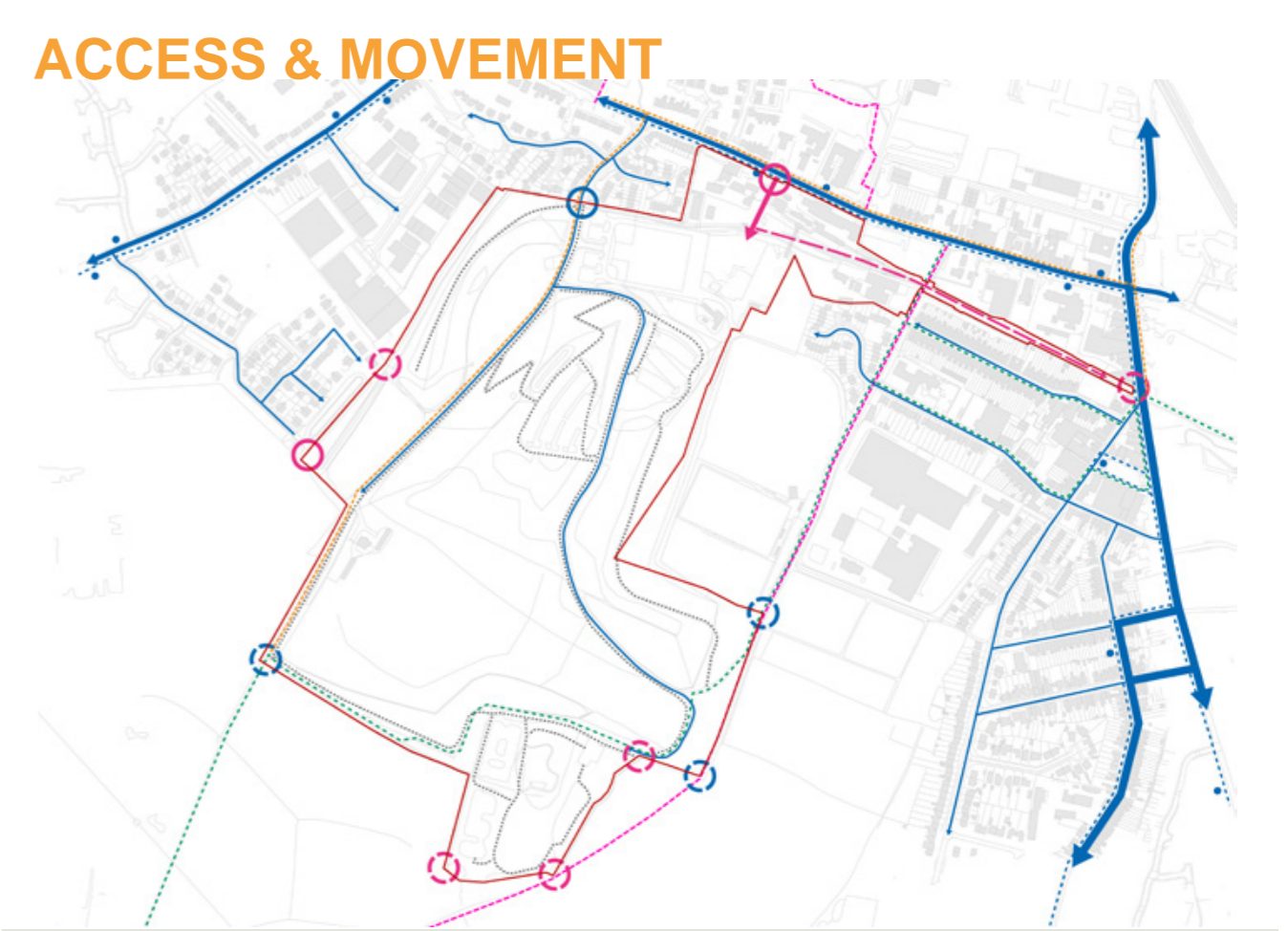


- Opportunities for heritage proposals due to Scheduled Ancient Monument and physical presence on Ashby Road
- Re-open access to the colliery and provide opportunities for people to learn about the history and heritage of the site
- Ensure public access to the colliery is safe
- Adopted Conservation Management Plan ensures continued maintenance and management of the Scheduled Ancient Monument



Snibston Colliery Headstocks

## ACCESS & MOVEMENT

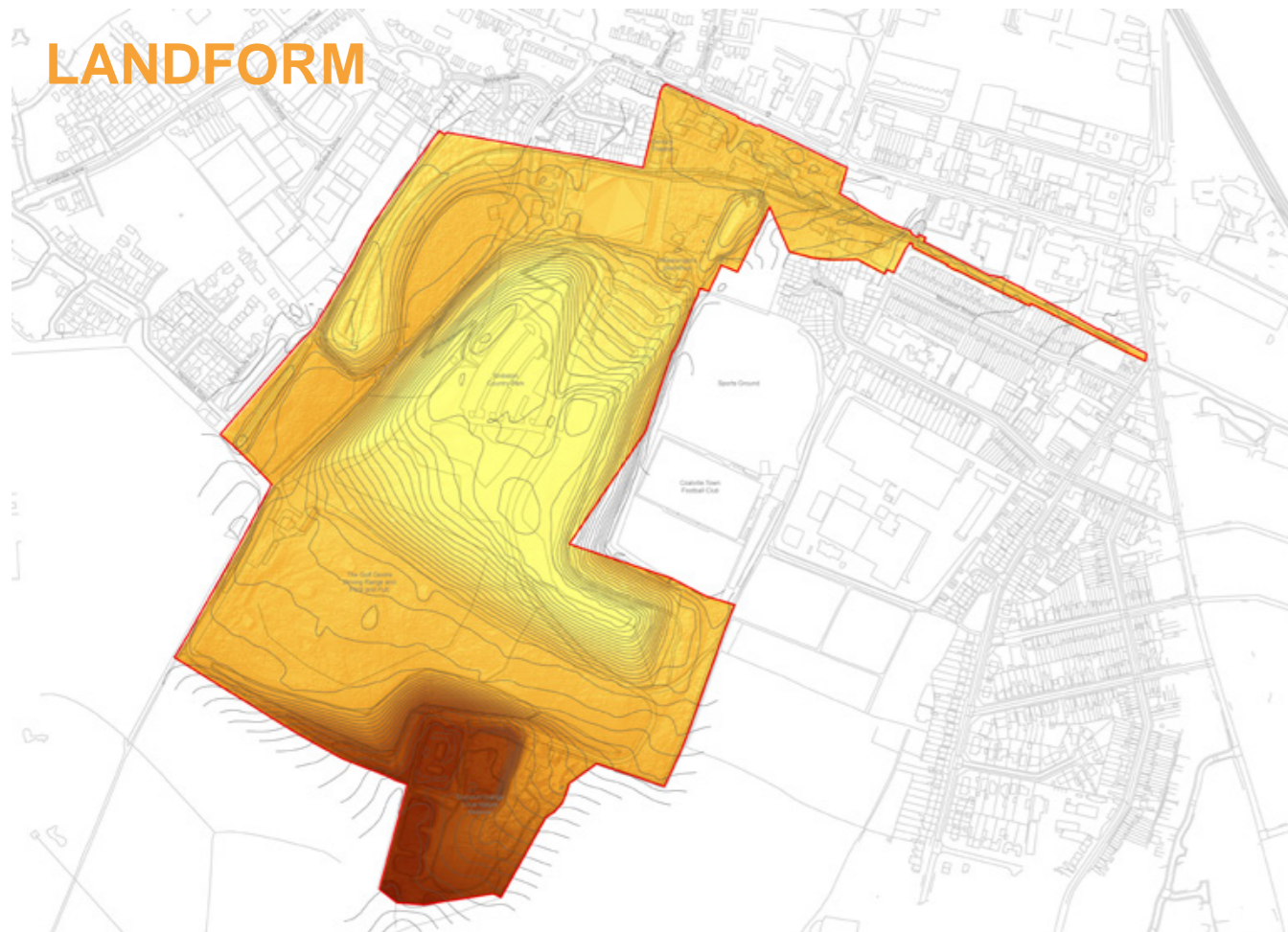


- Re-open the Snibston Colliery entrance providing access from Ashby Road to create an entrance gateway to the Country Park, Century Theatre and Scheduled Ancient Monument.
- Retain access along Chiswell Drive
- Provide footpath connections to existing homes
- Create a new footpath cycleway connection and crossing along the former railway to the town centre
- Enhance sustainable means of transport and the recreation offer through improving walking and cycling access alongside connections to existing routes



Chiswell Drive

## LANDFORM

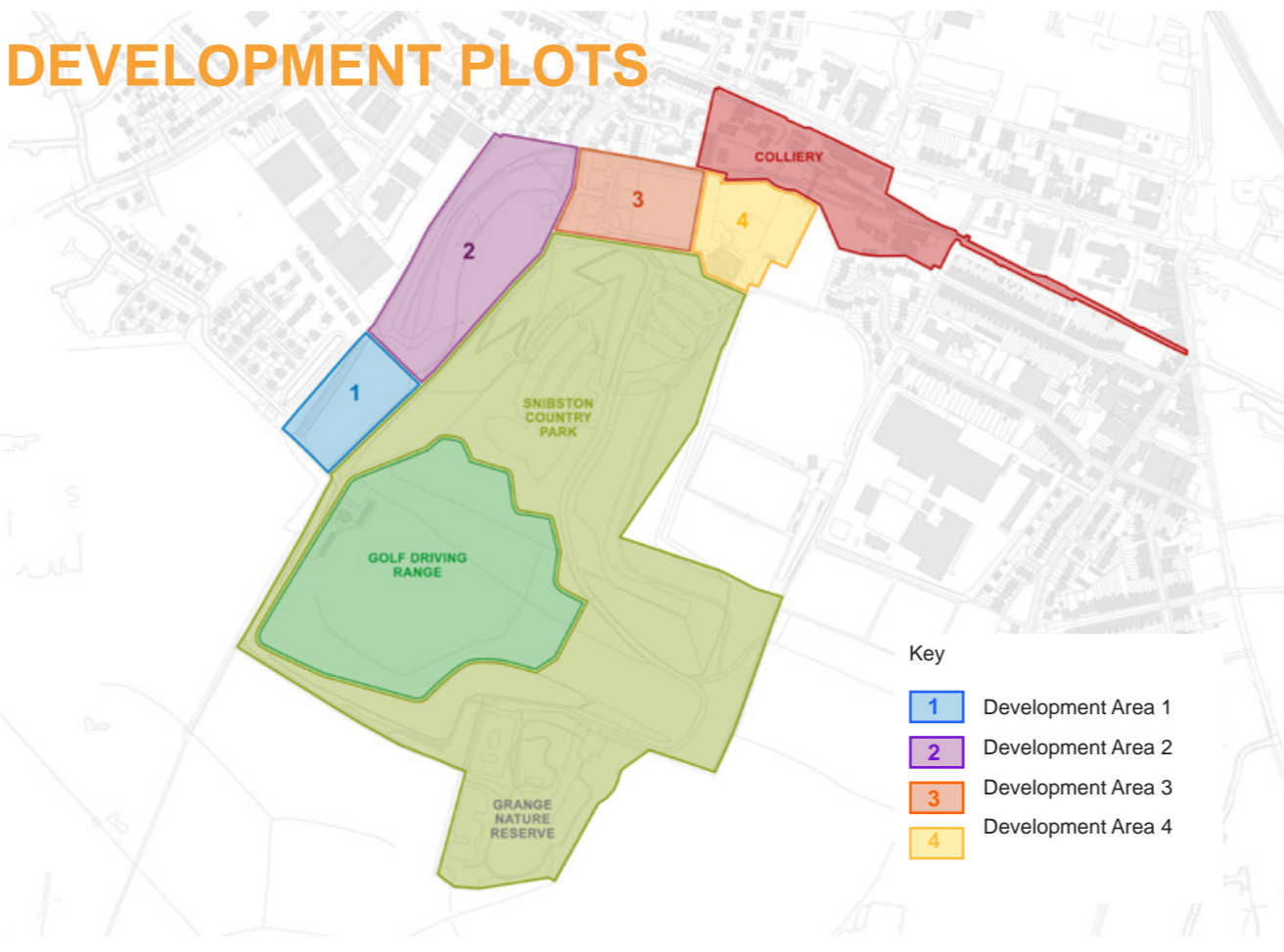


- Utilise the existing landform to create opportunities for outdoor recreation
- Provide MTB trails for all abilities, BMX pump track and use topography to create interesting walking route with views
- Remove or remodel the spoil heaps within the car park and events arena to enable development



View towards Snibston Country Park

## DEVELOPMENT PLOTS



- There are existing uses, access routes and buildings that must be safeguarded and enhanced as part of development proposals
- Based on this existing land use, topography, access and infrastructure the site offers a range of identifiable separate areas suitable for development, as illustrated above



Proposed Cafe and Visitor Centre Area

## SUGGESTED LAND USE



- Market and financial appraisal identified housing to be the most viable option for development on the site of the former coach park and events arena
- Alongside housing, an outdoor recreation scheme (incorporating a café) was most supported



View from Wheelwright's to the heritage zone

# SNIBSTON MASTERPLAN

The proposed masterplan for Snibston Country Park provides an indication of what the development could look like, although it is by no means a final plan.

The purpose of the proposed masterplan is to set out the key principles that the development will seek to adopt and is based on development guidance for North West Leicestershire.

Snibston Country Park offers a unique opportunity to provide an important heritage and recreation destination for Coalville and surrounding settlements. It has the ingredients to be a popular and exciting National Forest destination – a place to remember and return to.

The proposal provides:

- Open access to the colliery grounds
- A new heritage area, interpreting the rich history of Snibston
- New recreation opportunities in the Country Park
- A café to service the heritage and Country Park offering

The proposals will be partly funded by the creation of a new residential community.



- 1 Improvements to Ashby Road between Ravenstone Road and Memorial Square to improve traffic flow, enhance pedestrian facilities and create additional on street parking. Including the removal of priority give ways and other build outs
- 2 Re-open the Snibston Colliery entrance and provide one way access from Ashby Road
- 3 A new footpath cycleway connection along the former railway to the town centre including a new controlled crossing facility at Belvoir Road
- 4 New heritage and recreation area with a café and visitor centre building, play area and heritage trail providing information about the colliery and enhancements to the Century Theatre. Potential future footpath cycleway connection to town centre
- 5 New car park with 150 parking spaces to serve the site. Existing colliery heritage area to be fenced with no access to visitors

- 6 Country Park improvements with new mountain bike trails, a bike pump track, adventure play area, exercise areas, picnic areas, footpath and signage improvements
- 7 BMX Track
- 8 Adventure Play Area
- 9 Exercise Area with Outdoor Fitness Equipment
- 10 Picnic Areas
- 11 Restricted access road for Country Park season ticket holders only
- 12 Public open space with dwellings overlooking existing houses
- 13 Footpath connection to existing residential development
- 14 New residential development including public open space

KEY	
	Site Boundary
<b>EXISTING</b>	
	National Cycle Network Route 52
	Local Cycle Route
	Public Right of Way (PRoW) Bridleway
	Scheduled Ancient Monument
	Snibston Country Park
	Woodland
	Contours
	Buildings
	Colliery Headstocks
	Permitted Residential Development
<b>PROPOSED DEVELOPMENT</b>	
	Residential Dwelling
	Visitor Centre and Cafe
	Wheelwright's Workshop
	Refurbishment of Century Theatre Dressing Room
	Public Open Space & Forest-related Green Infrastructure
	Public Realm
	Play Area
	Pay Car Park
	Access Road
	Shared Surface
	Ashby Road Improvement Works
	Service Access to Museum Collections Building
	2m wide Footpath
	Footpath Cycleway Connection to Town Centre
	Private Garden
	Tree Planting
	Heritage Viewing Platform
	Heritage Asset/Sculpture
	Heritage Interpretation / Information Board
<b>Country Park</b>	
	Restricted Vehicle Access for Country Park Season Ticket Holders Only
	Illustrative Mountain Bike Routes
	BMX/Pump Track
	Adventure Play
	Multi-Purpose All Abilities Trail (3m wide surfaced path)
	Picnic Area
	Exercise Area with Outdoor Fitness Equipment
	Existing Golf Driving Range

# SNIBSTON A PLACE TO DISCOVER

## A PLACE TO DISCOVER

The site presents the opportunity to create a heritage and recreation area focused around the Scheduled Ancient Monument, Century Theatre and Country Park. This will be a place to discover the past, present and future of Snibston Country Park with recreation opportunities and local facilities for the community.

The masterplan illustrates a new one way vehicle route that will re-open the colliery access from Ashby Road, providing a link to the heritage and recreation offer whilst providing an important frontage to this main route through the town. The colliery headstocks either side of the entrance provide a natural landmark and entrance gateway to the Country Park.

The Heritage and Recreation Area will include a new Café and Visitor Centre building.

The Century Theatre will include refurbishment of the theatre dressing room and a new formal public space connecting to the new parkland.

The landscape of the Heritage and Recreation Area will include a play area and heritage trail. The play area is considered important to help draw families to the Café and Visitor Centre and encourage repeat visits. The heritage trail will have information boards for users to discover the sites history.

A car park with a 150 parking spaces is proposed to serve the recreation offer and provide parking for the Century Theatre. This will be a pay facility during the day, generating an annual revenue to manage the site.



Example of Activity Centre Building and Public Realm



Example of Activity Centre Building and Public Open Space



Example Play Area



Example Public Realm



Former Colliery Headstock



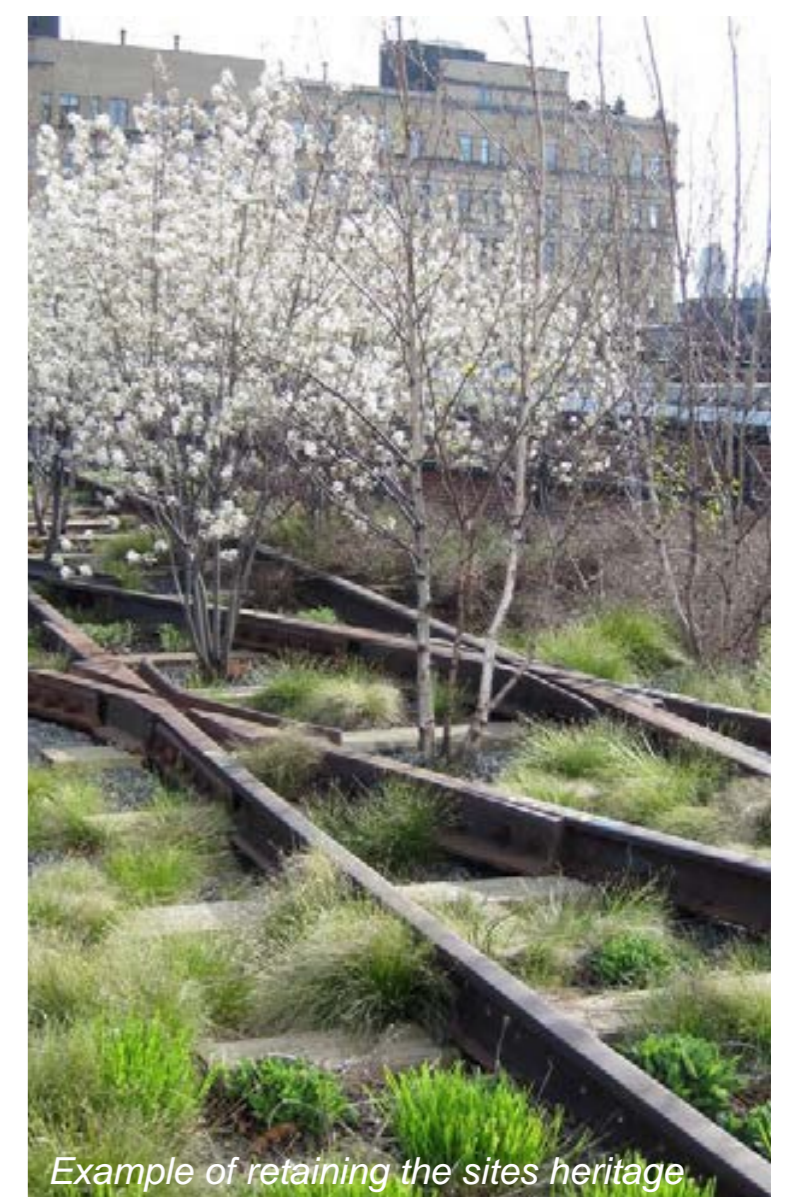
Example Cafe



Example Heritage Area



Example of Public Open Space



Example of retaining the sites heritage



Example of former heritage asset in the landscape



Example Cafe

## A PLACE FOR RECREATION

The Snibston Country Park development will be a catalyst for the enhancement of the Country Park as a place for outdoor recreation.

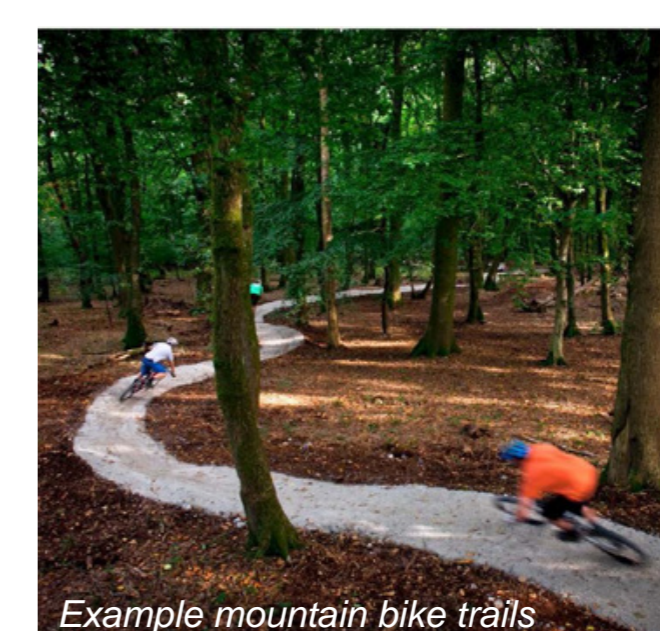
The Country Park will provide a leisure offer to complement existing outdoor recreation facilities in the region. The masterplan illustrates a new connection between the Country Park and Heritage and Recreation Area ensuring the Café and Visitor Centre are in close proximity, serving all users.

The Country Park enhancements will focus on creating outdoor pursuits including mountain bike trails. The masterplan proposes that the existing car parks are developed as an adventure play area and BMX Track, with a series of exercise areas (with outdoor fitness equipment) and picnic areas located around the site.

The masterplan proposes improved connections around the site and to the surrounding areas through the provision of a circular multi-purpose all abilities trail that will be a 3m wide surfaced path. This will complement the mountain bike offer and provide opportunities for walking, cycling and running routes.

Access to the Country Park from Chiswell Drive will be restricted through the use of a barrier, with access for Country Park ticket holders only to access the fishing lakes at the Grange Nature Reserve.

The masterplan retains the Golf Centre Driving Range as part of the Country Park.



Example mountain bike trails



BMX Track



Outdoor Fitness Equipment



Picnic Area



Adventure Play

# SNIBSTON A PLACE TO LIVE



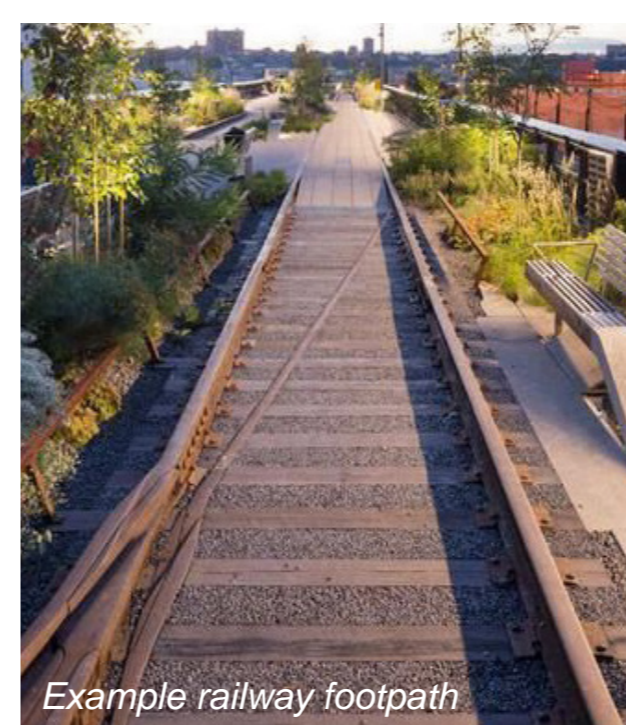
## A GREEN, WELL CONNECTED PLACE

Snibston Country Park is located with an existing network of footpaths and cycle routes. The masterplan aims to build on these, further enhancing connections and links within the site, to the town centre and surrounding areas by both existing and permitted routes.

The residential areas have been developed around a strong network of green infrastructure and public open space that follows the vista towards the colliery headstocks. This will provide a visual and physical connection with the existing heritage assets linking the housing area with the rest of the Country Park.

The proposed multi-purpose all abilities trail will enhance connections within the site and link to the section of National Cycle Network Route 52 and local cycle routes where they pass through the Country Park.

The proposals include a new footpath cycleway connection along the former colliery railway to the town centre including a new controlled crossing facility at Belvoir Road. This will provide a traffic free connection to the town centre.



Example railway footpath



Example of a Multi-purpose trail



Example of residential open space

## A PLACE TO LIVE

Coalville is the principal growth area in North West Leicestershire. The masterplan aims to continue to improve the existing housing stock through providing new housing opportunities for all. This will be used as a catalyst to enable the regeneration of the Country Park.

The proposed masterplan identifies three areas for residential development. The main access would be from Chiswell Drive with secondary one-way access available from Ashby Road. Earthworks would be required to move the existing colliery spoil and provide a relatively level development site.



Example 3 storey town house



Example detached dwelling



Woodlands Reach Development



Property off Chiswell Drive



## NEXT STEPS

The thoughts of the local community are important in further developing the design and all feedback will be considered in taking the proposals forward.

This is an opportunity for you to have your say on the future of Snibston Country Park.

Following the consultation we will further develop the detailed proposals for the planning application to North West Leicestershire District Council.

## FEEDBACK

Please complete a questionnaire to provide feedback on the proposals.

The details of the proposals are also provided on our website with a questionnaire and feedback form. The web link is provided below:

[www.leicestershire.gov.uk/snibston-plans](http://www.leicestershire.gov.uk/snibston-plans)

You can also provide feedback by emailing comments to us at:

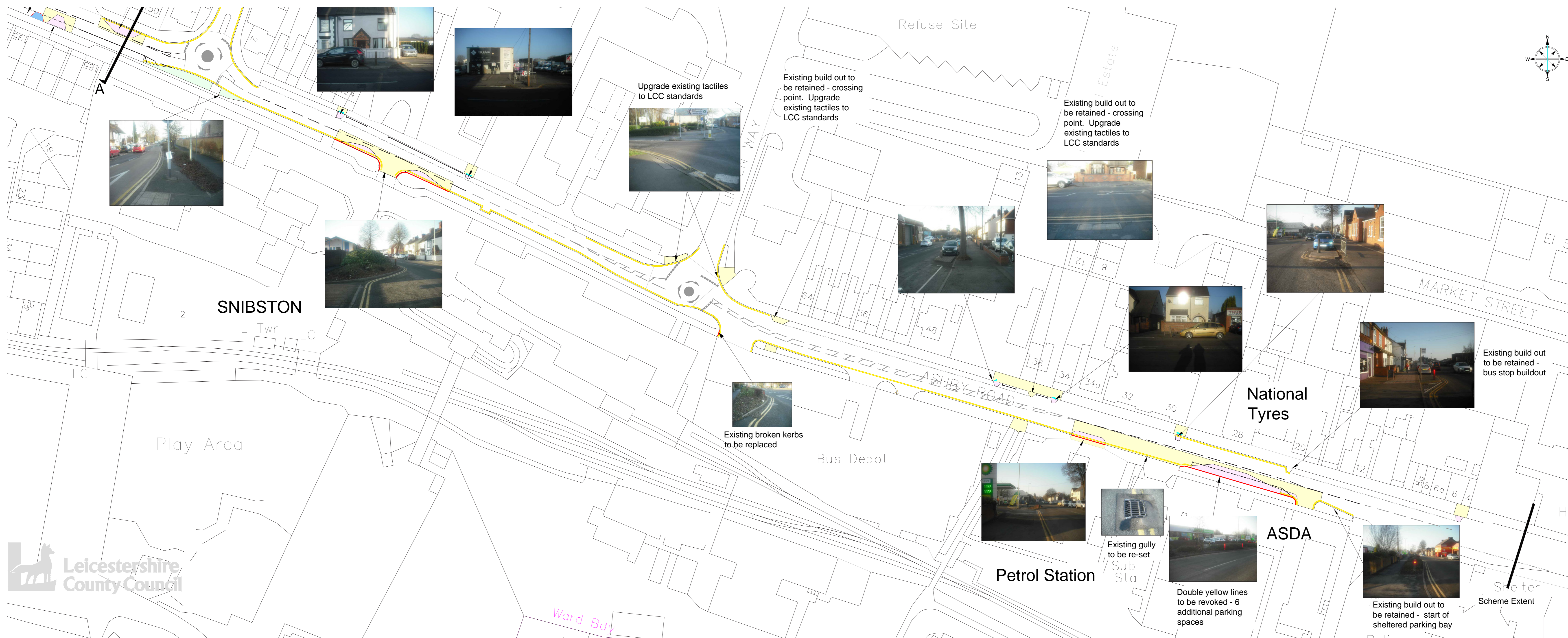
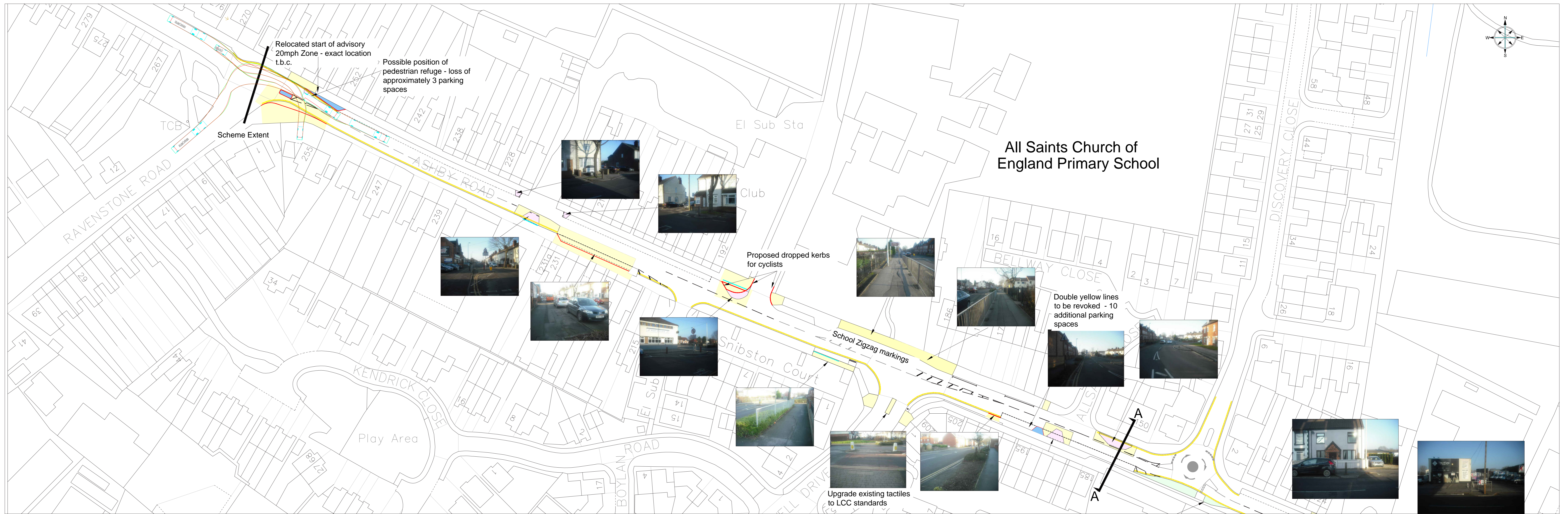
[snibston@tep.uk.com](mailto:snibston@tep.uk.com)

All feedback must be received by:

**Wednesday 8<sup>th</sup> March 2017**

We welcome your feedback on this proposal and look forward to hearing from you.

# SNIBSTON ASHBY ROAD HIGHWAY IMPROVEMENTS



**NOTES:**  
 1. ALL DIMENSIONS ARE IN METRES. ALL LEVELS ARE IN METRES ABOVE CROWN DATUM.  
 2. THIS DRAWING IS TO BE READ PARTICULARLY IN CONJUNCTION WITH THE FOLLOWING DRAWINGS:-

**KEY**

- Proposed removal of buildouts and resurfacing of carriageway
- Proposed carriageway/F'Way resurfacing
- New buildout/refuge
- Breaking out existing F'Way and plant
- Existing pedestrian guardrail to be removed
- Proposed new kerblines

REGION APPROVED	AMENDMENT	ISSUE DATE	REV.
ENVIRONMENT AND TRANSPORT DEPARTMENT			
PHIL CROSSLAND DIRECTOR			
<b>LEICESTERSHIRE HIGHWAYS</b>			
CLIENT: NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL			
TITLE: COALVILLE, ASHBY ROAD PROPOSED HIGHWAY IMPROVEMENTS			
DRAWING NUMBER	SCALE		
1234/S4/1000	1:500		
PREPARED BY: K SAWALL WALKER	DATE:	ISSUE DATE	
CHECKED BY: D COLLIS	SIZE: A0		
APPROVED BY: M O'CONNOR	CORR. FILE:		
AUTOCAD PROJECT DIR: N:\			
AUTOCAD FILENAME:			
COUNTY HALL * GLENFIELD * LEICESTER * LE3 8RJ			
Tel No : 0116 3050001 Direct Dial : 0116 305****			