

Residential Development Area: 4.7ha
Residential Development: 3.8ha
POS & Forest-Related Green Infrastructure 0.9ha

133 dwellings at density of 38dph:

- 10nr 1 bed apartment (7.5%)
- 46nr 2 bed house (35%)
- 61nr 3 bed house (45.5%)
- 16nr 4 bed house (12%)

Car Park Area: 0.42ha

- 150 parking spaces with 10% disabled

- KEY**
- EXISTING**
- Site Boundary
 - 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
- PROPOSED DEVELOPMENT**
- Residential Dwelling
 - Visitor Centre and Cafe
 - Wheelwright's Workshop
 - Refurbishment or Redevelopment of Century Theatre Dressing Room
 - Public Open Space & Forest-related Green Infrastructure
 - Public Realm
 - Play Area
 - Paid Car Park
 - Access Road
 - Shared Surface
 - Service Access to Museum Collections Building
 - 2m wide Footpath
 - Potential Future Footpath Cycleway Connection
 - Private Garden
 - Tree Planting
 - Heritage Viewing Platform
 - Heritage Asset/Sculpture
 - Heritage Interpretation
- Country Park**
- Restricted Access Road 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 and Pitch & Putt

- Country Park entrance with one way access road 4.1m wide
- Potential future footpath cycleway connection to town centre
- Existing colliery heritage area to be fenced with no access to visitors
- Refurbishment or Redevelopment of Century Theatre Dressing Room
- Education Centre building removed
- Formal plaza to Century Theatre with access for loading/deliveries
- Car parks with 150 parking spaces (paid parking during the day)
- Heritage and recreation area with play area, heritage trail and interpretation
- Cafe and Visitor Centre (450m²) with external space
- Wheelwright's Workshop
- Adventure Play Area
- Exercise Area with Outdoor Fitness Equipment
- Picnic Areas
- Restricted access road for Country Park season ticket holders only
- BMX/Pump track
- Mountain bike trails
- Turning head
- Woodland belt 15m wide as buffer to development edge
- Public open space with dwellings overlooking existing development
- Lower density housing to southern residential area
- Footpath connection to existing residential development
- 2 storey block of 1 bedroom apartments
- Village green public open space
- Detached 4 bedroom dwellings overlooking open space
- Woodland belt 15m wide as buffer to industrial area
- Higher density housing to northern residential area
- 3 storey town houses at site entrance

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D	Amendments following client feedback	NKH	DW	02/11/16
C	Amendments following client feedback and discussions with Century Theatre	NKH	DW	20/10/16
B	Additional detail added to Country Park	NKH	DW	18/10/16
A	Amendments following LCC workshop with Heritage & Country Parks	NKH	DW	11/10/16
Rev	Description	Drawn	Approved	Date

THE ENVIRONMENT PARTNERSHIP
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Project
Snibston Country Park, Coalville

Title
Masterplan

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