

Charnwood Landscape Capacity and Sensitivity Assessment Addendum Charnwood Borough Council

Final report
Prepared by LUC
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**Charnwood Landscape Capacity and Sensitivity
Assessment Addendum**
For the Borough of Charnwood

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Chapter 1

Introduction and Context

Background

1.1 LUC was commissioned by Charnwood Borough Council in February 2020 to provide landscape capacity and sensitivity evidence to inform the preparation of its new Local Plan to 2036. This document builds upon results obtained in the 2019 'Landscape Sensitivity Assessment of SHLAA Sites' and forms an addendum to the previous study.

Project objectives

1.2 The objectives of the assessment were:

- to provide Charnwood Borough Council with a clear and robust evidence base to inform the Sustainability Appraisal process and the associated decision-making process on new site allocations; and,
- to provide broad guidelines for the development of new potential site options which may have the potential to impact on landscape setting.

Policy context

International

1.3 The European Landscape Convention (ELC) was adopted in the UK in March 2007. It establishes the need to recognise landscape in law; to develop landscape policies dedicated to the protection, management and planning of landscapes; and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies.

1.4 The ELC definition of 'landscape' recognises that all landscapes matter, be they ordinary, degraded or outstanding:

1.5 "Landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors."

1.6 Signing up to the ELC means that the UK is committed on the one hand to protect, manage and develop our landscapes and on the other to raise landscape awareness, involvement and enjoyment amongst local and visiting communities. Landscape character is defined by the ELC as "a distinct, recognisable and consistent pattern of elements in

the landscape that makes one landscape different from another, rather than better or worse”.

National

1.7 The Government published an updated and revised National Planning Policy Framework (NPPF) in February 2019, which sets out the environmental, social and economic planning policies for England. This superseded the July 2018 NPPF, which replaced the original version published in March 2012. Central to the NPPF policies is a presumption in favour of sustainable development, that development should be planned for positively and individual proposals should be approved wherever possible.

1.8 One of the overarching objectives that underpins the NPPF is set out in Paragraph 8: “an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment.”

1.9 The NPPF supports the contents of the Neighbourhood Planning Act (2017) by making explicit reference to the need for local planning authorities to work with duty to cooperate partners on strategic priorities (paragraph 24) and defined strategic policies that make sufficient provision for climate change mitigation and adaptation and landscape and green infrastructure (paragraph 20).

1.10 The NPPF is also explicit in its requirement for development plan policies to protect and where appropriate, enhance the landscape. Paragraph 170 states that “planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes” and “recognising the intrinsic character and beauty of the countryside”.

1.11 At paragraph 127(c), it states that “Planning policies and decisions should ensure that developments ... are sympathetic to local character and history, including the surrounding environment and landscape setting”.

Local

1.12 The Charnwood Local Plan 2011 to 2028 Core Strategy was adopted in November 2015 and will be replaced by the emerging Charnwood Local Plan.

1.13 The Vision recognises the importance of the borough’s landscape in achieving the aim of making Charnwood one of the most desirable places to live, work and visit in the East Midlands, by 2028. Strategic Objective SO11 highlights the need “to protect the special and distinctive qualities of all landscapes”. Policy CS11, set out in Box 2.1, outlines in detail how planning policies and decisions will support and protect the character of Charnwood’s landscape:

Box 2.1: Policy CS 11 Landscape and Countryside

We will support and protect the character of our landscape and countryside by:

- *requiring new developments to protect landscape character and to reinforce sense of place and local distinctiveness by taking account of relevant local Landscape Character Assessments;*
- *requiring new development to take into account and mitigate its impact on tranquillity;*
- *requiring new development to maintain the separate identities of our towns and villages;*
- *supporting rural economic development, or residential development which has a strong relationship with the operational requirements of agriculture, horticulture, forestry and other land-based industries and contributes to a low carbon economy, in accordance with Policy CS10;*
- *supporting the provision of community services and facilities that meet proven local needs as identified by a Neighbourhood Plan or other community-led plan; and*
- *supporting rural communities by allowing housing development for local needs in accordance with Policy CS3.*
- *We will protect the predominantly open and undeveloped character of Areas of Local Separation unless new development clearly maintains the separation between the built-up areas of these settlements.*

Report structure

1.14 This report is structured as follows:

- Chapter 2 presents the methodology for the landscape sensitivity assessment of the SHLAA Sites.
- Chapter 3 provides an overall summary of the SHLAA landscape sensitivity assessment results.

Chapter 2

Methodology

Introduction

2.1 This chapter summarises the methods followed in order to undertake the assessment for the SHLAA Sites, including the key sources of evidence used, the scales of development considered, and the assessment criteria and process followed.

Stage 1: Desk-based assessment

Evidence gathering

2.2 All relevant documents and available GIS data were compiled and reviewed to form the starting point and overall context for the study.

2.3 Key sources of information used to inform the assessment include:

- The Leicestershire, Leicester and Rutland Historic Landscape Characterisation (HLC);
- Ordnance survey base maps (1:250K, 1:50K and 1:25K);
- Biodiversity designations (local and national);
- Historic England designations;
- Relevant Local Authority data for Conservation Areas; and
- Aerial photography (Google Earth).

Spatial framework

2.4 The spatial framework of this assessment is based on the SHLAA sites identified through the Local Plan review process by Charnwood Borough Council.

Development scenarios

2.5 The potential layout, density and form of housing development which may be constructed on the SHLAA sites are unknown at the time of writing this assessment, therefore the assessment is based on a number of assumptions:

- Dwellings are typically assumed to be 2-3 storeys with gardens.
- Assumed density of development depends on the size of the SHLAA site, as set out in the Leicester &

Leicestershire Housing and Economic Land Availability
Assessment Methodology Paper (August 2016).

Table 2.1: Density assumptions

Site Size	Gross to net development ratio
Up to 0.4ha	100%
0.4-2ha	82.5%
2-35ha	62.5%
Over 35ha	50%

2.6 The report also considered a number of other development types, listed below:

- Employment development: Likely to comprise a range of large buildings uses for offices/industrial space (B1/B2 uses) or warehouse development (B8 uses).
- Cemetery: Likely to comprise a manicured green space with trees, containing regular small-scale features in the form of headstones and memorials.
- Primary schools: Likely to comprise large, two-storey buildings with associated areas of hardstanding and landscaping.

Confirm the approach to assessing landscape sensitivity

Background and definitions

2.7 The landscape sensitivity assessment method has been developed in accordance with the Natural England guidance published in June 2019, as well as building upon LUC's considerable experience from previous and ongoing studies of a similar nature. The guidance includes the following definition:

2.8 *“Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value.”*

A criteria-based assessment

2.9 In line with the recommendations in the Natural England guidance, the landscape sensitivity assessment is based on an assessment of landscape character using carefully defined criteria. Criteria selection is based on the attributes of the landscape most likely to be affected by development and considers both 'landscape' and 'visual' aspects of sensitivity. The criteria used by this study are defined in Table 2.3, providing examples of the types of landscape character or features that could indicate low or high sensitivity against each.

Making an overall judgement on levels of landscape sensitivity

2.10 A five-point rating from 'low' to high' landscape sensitivity is used to illustrate overall levels of landscape sensitivity – i.e. how susceptible the character and quality of the landscape would be to change. These definitions are shown in the Table 2.2 below.

Table 2.2: The five-point scale of landscape sensitivity

Sensitivity judgement	Definition
High	The key characteristics and qualities of the landscape are highly sensitive to change.
Moderate-high	The key characteristics and qualities of the landscape are sensitive to change.
Moderate	Some of the key characteristics and qualities of the landscape are sensitive to change.
Low-moderate	Few of the key characteristics and qualities of the landscape are sensitive to change.
Low	The key characteristics and qualities of the landscape are robust and are unlikely to be subject to change.

Table 2.3: Landscape sensitivity assessment criteria and scoring

The individual criteria are set out in the table below. Note that no addition of criteria is undertaken and the overall rating is based on professional judgement. In some cases one criterion alone may be sufficient to result in a judgement of high sensitivity but more often it is the interaction of multiple factors.

Landscape Sensitivity Assessment Criteria				
<p>Physical character (including topography and scale)</p> <p>This considers the shape and scale of the landform, landscape pattern and landscape elements in relation to the scale of potential development. Smooth, gently undulating or flat landforms are likely to be less sensitive to development than a landscape with a dramatic landform, distinct landform features or incised valleys with prominent slopes. This is because developments may mask distinctive topographical features which contribute to landscape character.</p> <p>This criterion considers how developments fit with the scale of the landform (understanding the scale of the development proposed is important when applying this criterion). Larger scale, simple landforms are likely to be less sensitive to larger scale developments than smaller scale, enclosed landforms (where large scale developments could appear out of scale with the underlying landform). Conversely, smaller developments may be able to be screened within enclosed landforms, therefore reducing landscape sensitivity. Existing small-scale features in the landscape in the form of existing buildings or trees will influence the scale of development that can be accommodated in the landscape.</p>				
Low sensitivity	Low-moderate sensitivity	Moderate sensitivity	Moderate-high sensitivity	High sensitivity
e.g. the landscape has smooth, gently undulating or featureless landform with uniform large-scale landscape pattern and low density of overlying landscape features.		e.g. the landscape has an undulating landform and some distinct landform features; it is overlain by a mixture of small-scale and larger scale field patterns and a moderate density of small-scale landscape features.		e.g. the landscape has a dramatic landform or distinct landform features that contribute positively to landscape character; the area has a high density of small-scale landscape features and is overlain by a small-scale field pattern.
<p>Natural character</p> <p>This criterion considers the 'naturalistic' qualities of the landscape in terms of coverage of semi-natural habitats and valued natural features (e.g. trees, hedgerows) which could be vulnerable to loss from development. Areas with frequent natural features (including large areas of nationally or internationally designated habitats) result in increased sensitivity to development, while landscapes with limited natural features (including intensively farmed areas or areas with high levels of existing development) will be less sensitive.</p>				
Low sensitivity	Low-moderate sensitivity	Moderate sensitivity	Moderate-high sensitivity	High sensitivity
e.g. much of the landscape is intensively farmed or developed with little semi-natural habitat coverage and few valued natural features.		e.g. there are areas of valued semi-natural habitats and features found in parts of the landscape, whilst other parts are intensively farmed or developed.		e.g. large areas of the landscape are nationally or internationally designated for their nature conservation interest; there is a frequent occurrence of valued natural features across the landscape.

Historic landscape character

This considers the extent to which the landscape has 'time-depth' (a sense of being an historic landscape, with reference to the Historic Landscape Characterisation) and/or the presence of heritage assets that are important to landscape character (i.e. Conservation Areas, Scheduled Monuments, listed buildings, archaeological features and remains or other features listed in the landscape character assessment).

Landscapes with small-scale, more irregular field patterns of historic origin are likely to be more sensitive to the introduction of modern development than landscapes with large, regular scale field patterns because of the risk of losing characteristic landscape patterns.

Low sensitivity	Low-moderate sensitivity	Moderate sensitivity	Moderate-high sensitivity	High sensitivity
<i>e.g. A landscape with relatively few historic features important to the character of the area and little time depth (i.e. large intensively farmed fields).</i>		<i>e.g. A landscape with some visible historic features of importance to character, and a variety of time depths.</i>		<i>e.g. A landscape with a high density of historic features important to the character of the area and great time depth (i.e. piecemeal enclosure with irregular boundaries, ridge and furrow)</i>

Form, density, identity and setting of existing settlement/development

This considers the overall settlement form and character of existing settlement edges and considers whether development in the landscape would be in accordance with the general pattern, setting and form of current development. It also relates to the landscape pattern associated with existing settlement edges (where relevant), for example if it is well integrated by woodland cover or open and exposed to form a 'hard edge' to the adjoining landscape.

This criterion also considers the extent to which the landscape contributes to the identity and distinctiveness of settlements, by way of its character and/or scenic quality, for example by providing an attractive backdrop/setting, or playing an important part in views from a settlement. This also considers the extent to which the area contributes to a perceived gap between settlements (the loss of which would increase coalescence).

Low sensitivity	Low-moderate sensitivity	Moderate sensitivity	Moderate-high sensitivity	High sensitivity
<i>e.g. the area does not contribute positively to the setting of the settlement or play a separation role. Development in the assessment area would have a good relationship with the existing settlement form/pattern, and could provide the opportunity to improve an existing settlement edge.</i>		<i>e.g. the area provides some contribution to the setting of the settlement by providing, or plays some part in views from the settlement, or play a role in the perception of a gap between settlements. Development in the assessment area may be slightly at odds with the settlement form/pattern, and may adversely affect the existing edge to some extent.</i>		<i>e.g. the area provides an attractive backdrop/setting to the settlement, plays an important part in views from the settlement, or forms an important part in the perception of a gap between settlements. Development in the assessment area would have a poor relationship with the existing settlement form/pattern, and would adversely affect an existing settlement edge (which may be historic or distinctive).</i>

Views and visual character including skylines

This considers the visual prominence of the assessment area, reflecting the extent of openness or enclosure in the landscape (due to landform or land cover), and the degree of intervisibility with the surrounding landscape (i.e. the extent to which potential development would be visible).

Visually prominent landscapes are likely to be more sensitive to development than those which are not so visually prominent. Landscapes which are visually prominent and inter-visible with adjacent landscapes (both urban and rural) are likely to be more sensitive to development than those which are more hidden or less widely visible.

It also considers the skyline character of the area including whether it forms a visually distinctive skyline or an important undeveloped skyline. Prominent and distinctive and/or undeveloped skylines, or skylines with important landmark features, are likely to be more sensitive to development because new buildings/structures may detract from these skylines as features in the landscape. Important landmark features on the skyline might include historic features or monuments.

Low sensitivity	Low-moderate sensitivity	Moderate sensitivity	Moderate-high sensitivity	High sensitivity
<i>e.g. the area is enclosed/visually contained and/or has a low degree of visibility from surrounding landscapes and the area does not form a visually distinctive or important undeveloped skyline</i>		<i>e.g. the area is semi-enclosed or has some enclosed and some open areas. It is likely to have some inter-visibility with surrounding landscapes, and may have some visually distinctive or undeveloped skylines within the area.</i>		<i>e.g. the area is open and/or has a high degree of visibility from surrounding landscapes, and/or the area forms a visually distinctive skyline or an important undeveloped skyline.</i>

Access and recreation

This criterion considers the presence of features and facilities which enable enjoyment of the landscape, and the importance of these. They may include public rights of way, bridleways, open access land, and outdoor tourist / visitor attractions with facilities. Recreation activities such as walking, cycling, horse riding or more formal recreation activities where enjoyment of the landscape is important to the experience. Importance of features may be indicated by designation as long distance footpaths or recreation routes, national cycle routes, proximity to areas of local population, presence of National Trust land ownership, and outdoor tourist attractions often marked on Ordnance Survey maps.

Low sensitivity	Low-moderate sensitivity	Moderate sensitivity	Moderate-high sensitivity	High sensitivity
<i>e.g. recreation value limited to community sports facilities and local open spaces.</i> <i>Limited provision of access routes which are likely to be of community importance, e.g. local footpaths, bridleways and limited areas of open access land.</i>		<i>e.g. landscapes with green spaces or recreation areas valued in the local context.</i> <i>Well-used landscapes with some access land, footpaths and public rights of way, possibly with long distance recreation routes or presence of land under National Trust ownership.</i>		<i>e.g. landscapes regionally important for access and enjoyment of the landscape, e.g. with popular outdoor tourist attractions, country parks, land under National Trust ownership, or a concentration of locally important outdoor attractions with visitor facilities.</i> <i>Presence of well-connected long distance routes and public rights of way linking centres of population.</i>

Perceptual and experiential qualities				
This considers qualities such as the rural character of the landscape (traditional land uses with few modern human influences), sense of remoteness or tranquillity. Landscapes that are relatively remote or tranquil (due to freedom from human activity and disturbance and having a perceived naturalness or a traditional rural feel with few modern human influences) tend to increase levels of sensitivity to development compared to landscapes that contain signs of modern development. High scenic value and dark night skies also add to sensitivity in relation to this criterion. This is because development will introduce new and uncharacteristic features which may detract from a sense of tranquillity and or remoteness/naturalness.				
Low sensitivity	Low-moderate sensitivity	Moderate sensitivity	Moderate-high sensitivity	High sensitivity
<i>e.g. the area is significantly influenced by development/ human activity, where new development would not be out of character.</i>		<i>e.g. A landscape with some sense of rural character, but with some modern elements and human influences.</i>		<i>e.g. A tranquil or highly rural landscape, lacking strong intrusive elements. A landscape of high scenic value with dark skies and a high perceived degree of rural character and naturalness with few modern human influences.</i>

Stage 2: Field verification

2.11 A structured process of field survey verification was undertaken by landscape experts in order to test and refine the outputs from the desk study. Each of the SHLAA sites was visited to record information and take photographs. The field survey was undertaken from roads and public rights of way to gain an understanding of landscape sensitivity. There was no access to private land.

2.12 The fieldwork focused in particular on the relationships between the assessment sites and adjoining settlement, landscape settings and wider views, and perceptual qualities (i.e. levels of tranquillity). It also noted any important features within each area that would be sensitive to change.

Stage 3: Reporting

2.13 The SHLAA sites were grouped based on the settlement the site is most associated with.

2.14 Each of the output report profiles is structured as follows:

Overview

- A detailed context map showing the location of the SHLAA site(s)
- A written summary of the landscape character surrounding the settlement

Landscape evaluation

- A table assessing the SHLAA site(s) against each of the criteria as set out in Table 2.3.
- Representative landscape photographs
- Overall assessment of landscape sensitivity
- Notes on any variations in landscape sensitivity

Key landscape sensitivities

- A summary of the special landscape qualities and key features/attributes that would be sensitive to change as a result of residential development

Opportunities for mitigation or landscape enhancement

- A bullet point list of guidance and opportunities to consider for any future development within the SHLAA sites.

Applying the findings of this assessment

2.15 The following questions will assist both developers and decision-makers in considering landscape sensitivity in development proposals.

Understanding which landscape features / attributes are sensitive to change

- **Which SHLAA site is the proposed development within?**
- **Are any designated features or attributes found within or adjacent to the site?**
 - *Designated features or attributes within or adjacent to the site will generally be more sensitive to change/development.*
- **Do any other valued landscape attributes/sensitive features apply to the proposed development site or its surroundings?** Please refer to the 'Key landscape sensitivities' section in the relevant SHLAA landscape sensitivity profile.
 - *Valued landscape attributes and sensitive features are identified for each settlement in the sensitivity assessment. These features/attributes will more sensitive to change/development and may need to be avoided or require particular mitigation. The proposal should show how it relates to the key sensitivities relevant to each of the landscape and visual criteria.*

Managing change to respect landscape character and sensitivity

- **Does the proposal include opportunities for enhancing landscape character or delivering other benefits (e.g. landscape, visual, public access)?** Please refer to the 'Opportunities for mitigation or landscape enhancement' section in the relevant SHLAA landscape sensitivity profile.
 - *The proposal should describe any opportunities it provides for enhancing landscape character or delivering other benefits.*

Stage 4: Results

Overall Landscape Sensitivity Assessment Results

2.16 Table 3.1 provides a summary of the overall landscape sensitivity scores for each of the SHLAA sites.

2.17 Please note that the overall judgement scores should always be interpreted in conjunction with the information contained in the detailed profile for each site.

Chapter 3

Results

Overall Landscape Sensitivity Assessment Results

3.1 Table 3.1 sets out the overall landscape sensitivity scores for the sites considered within the assessment. The assessment proformas are located within **Appendix A**. A map showing the location of the sites and their overall sensitivity scores can be seen in **Appendix B**.

3.2 While the overall landscape sensitivity rating gives a good indication of the susceptibility of the landscape to change, it is important to read the text within the profiles which provides more detail on the specific features of the landscape which are likely to be sensitive to development.

Table 3.1: Overall sensitivity scores

Associated settlement	Site name	PSH number	Development scenario	Overall landscape sensitivity
Anstey	Fairhaven Farm Site extension	PSH482	2-3 storey residential housing	L-M
	Park View Nursery Site off Gynsill Lane	PSH460	2-3 storey residential housing	L
	High Leys Farm / Manor Farm	PSH388	2-3 storey residential housing	M
Barrow Upon Soar	Land south of Sileby Road, set out in Barrow upon Soar, Neighbourhood Plan	PSE452	Employment development	L-M
	Land off Willow Road	PSH461	2-3 storey residential housing	M
	Land rear of 83 Cotes Road	PSH462	2-3 storey residential housing	L-M
	n/a	PSH484	2-3 storey residential housing	M
Birstall	Land off Cliffe Road/Henson Close	PSH463	2-3 storey residential housing	L-M
Burton on the Wolds	Hawker Business Park	PSH480	2-3 storey residential housing	L-M
Cossington	Land adjacent Charnwood Edge Business Park	PSE450	Employment development	L
Hoton	Land off Holly Tree Close	PSH465	2-3 storey residential housing	M-H
Loughborough	Bull in the Hollow Farm	PSE451	Employment development	L-M
	Cricket Ground, Ashby Road	PSH466	2-3 storey residential housing	L-M
	Land off Watermead Lane	PSH467	2-3 storey residential housing	M-H
	Land off Moor Lane	PSH481	2-3 storey residential housing	L-M
	N/A	PSE285	Employment development	L-M
	Bottle acre Lane, Loughborough	PSE449	Employment development	L-M
	Empress Road, Loughborough	PSH304	2-3 storey residential housing	L
	Extend Park Grange Farm, Loughborough	PSH21	2-3 storey residential housing	M
Mountsorrel	Wyevale Garden Centre	PSH240	2-3 storey residential housing	L-M
Queniborough	Land off Boonton Meadows Way	PSH468	2-3 storey residential housing	L-M
Ratcliffe on the Wreake	Land rear of Reservoir House, Ratcliffe Road	PSH464	2-3 storey residential housing	M
Rearsby/ East Goscote	Rearsby Business Park	PSE268	Employment development	M
	Land off Broome Lane	PSH469	2-3 storey residential housing	M-H
Rothley	Rothley Meadow development	PSH477	2-3 storey residential housing	L-M
	971 Loughborough Road (up to 9 dwellings)	PSH492	2-3 storey residential housing	L
Shepshed	Land at 34 Brick Kiln Lane	PSH471	2-3 storey residential housing	L

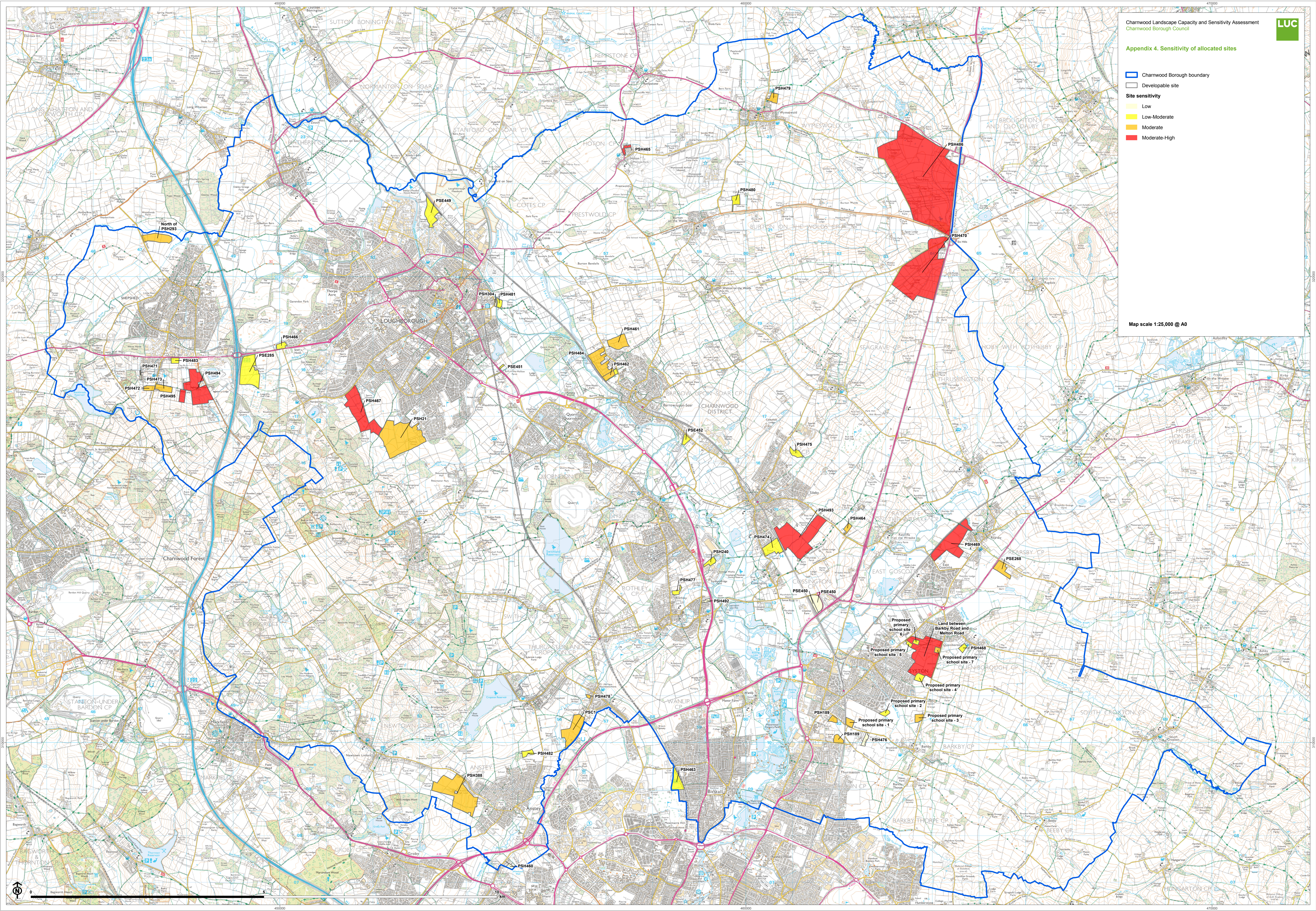
Associated settlement	Site name	PSH number	Development scenario	Overall landscape sensitivity
	Land East of Iveshead Road	PSH472 and PHS473	2-3 storey residential housing	M
	Land south of Ashby Road Central	PSH483	2-3 storey residential housing / Retail	L-M
	Ingleberry Road, Shepshed	PSH494	2-3 storey residential housing	M-H
	Land south of Iveshead Lane	PSH495	2-3 storey residential housing	M-H
	Land Hallamford Road, Shepshed	North of PSH293	2-3 storey residential housing / primary school	M
Sileby	Land East of Seagrave Road	PSH475	2-3 storey residential housing	L-M
	Land off Cossington Road	PSH474	2-3 storey residential housing	L-M
	South of Radcliffe Road, Sileby	PSH493	2-3 storey residential housing	M-H
Six Hills	Land between A46/Paudy Lane/Berrycott Lane	PSH470	2-3 storey residential housing	M-H
	N/A	PSH486	2-3 storey residential housing	M-H
Syston	Land between Barkby Road and Melton Road	no reference	2-3 storey residential housing	M-H
	South Syston	1	Proposed primary school	M
	South Syston	2	Proposed primary school	L-M
	South Syston	3	Proposed primary school	M
	South Syston	4	Proposed primary school	L-M
	South Syston	5	Proposed primary school	L-M
	South Syston	6	Proposed primary school	L-M
	South Syston	7	Proposed primary school	M
Thurcaston	Land off Anstey Lane	PSC1	Proposed cemetery	M
	Land rear of 23 Anstey Lane	PSH478	2-3 storey residential housing	M
Thurmaston	Woodgate Nurseries, Barkby Lane	PSH476	2-3 storey residential housing	L
	Land off Barkby Thorpe Lane	PSH189	2-3 storey residential housing	M
Wymeswold	Land at Lovrin Equine Stables	PSH479	2-3 storey residential housing	M

Appendix A
Landscape Sensitivity
Assessment Proformas

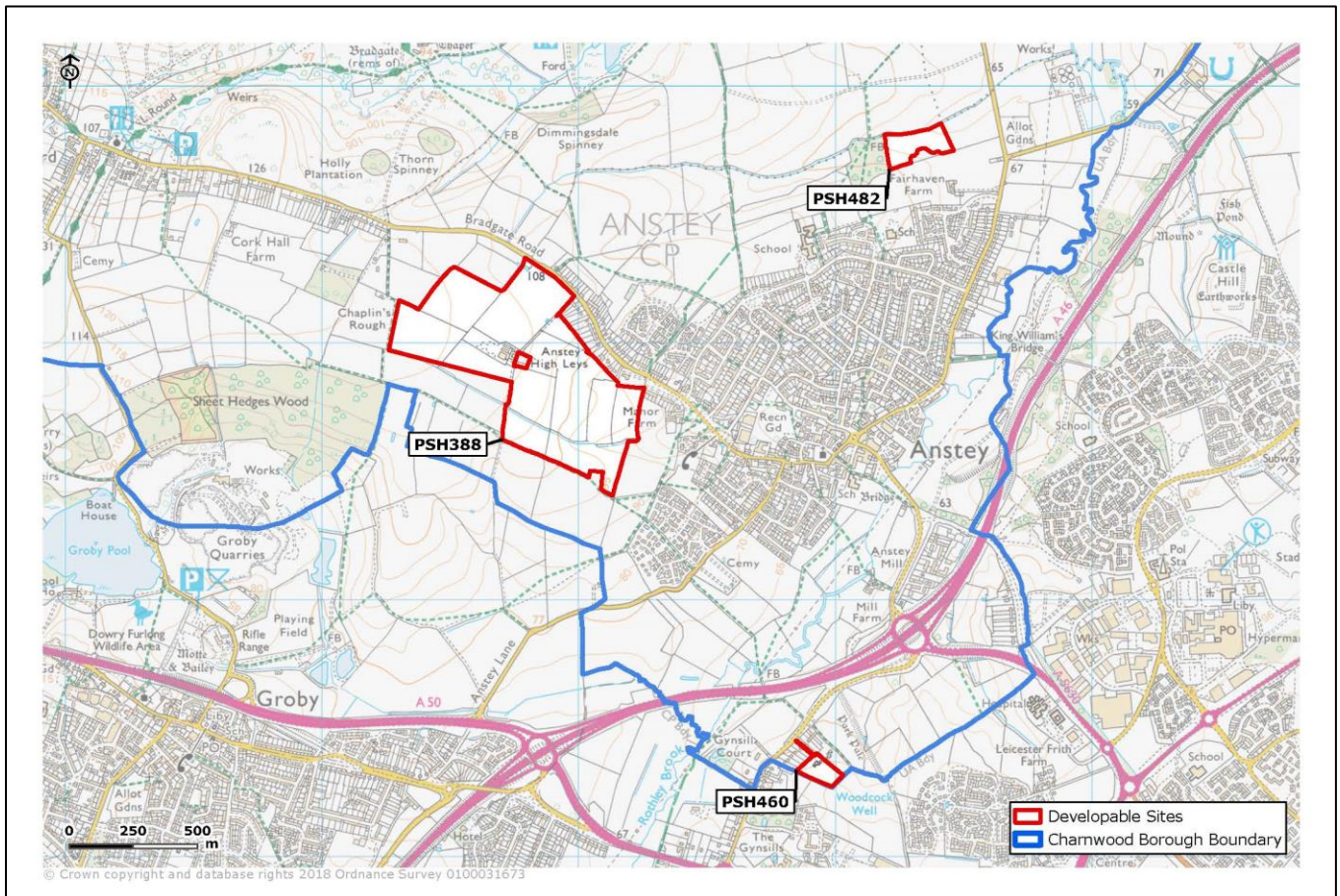
Appendix 4. Sensitivity of allocated sites

- Charnwood Borough boundary
- Developable site
- Site sensitivity
 - Low
 - Low-Moderate
 - Moderate
 - Moderate-High

Map scale 1:25,000 @ A0



Anstey



Location and Description

Anstey is situated north-west of Leicester within the Charnwood Forest Landscape Character Area, as defined within the Borough of Charnwood Landscape Character Assessment (2012). Key characteristics of this LCA include its highly distinctive upland character, as well as a landscape mosaic of pasture, frequent woodland and exposed hilltops. Charnwood Forest LCA also contains the Grade II Historic Park and Garden of Bradgate Country Park, amongst other historic houses and ruins. Settlements within this area generally are small and linear in pattern although some such as Cropston, Woodhouse Eaves and Anstey have all expanded in the 20th century.

PSH388- Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The landform is gently sloping, rising up from the settlement edge of Anstey in the east at an elevation of around 85m AOD, to around 115m AOD in the west. The landform is slightly incised by a minor stream crossing the south of the site. The landscape has a moderate scale field pattern, punctuated by human scale features including occasional hedgerow trees. 	L-M
Natural character	<ul style="list-style-type: none"> The majority of land use is arable agriculture, with some small pasture fields associated with High Leys Farm. Field boundaries are marked by hedgerows containing some mature deciduous trees. Tall conifer hedges surround residential properties to the west. Sheets Hedges Wood is an Ancient Woodland and SSSI, situated around 100m to the south-west. A strip of deciduous woodland lies to the north of the site along Bradgate Road. Bradgate Park and Cropston Reservoir SSSI is situated 300m north-west of the site. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC indicates most enclosures within the site are Planned Enclosure with some Piecemeal Enclosure in the east. The site lies to the west of Anstey Conservation Area, providing a wider rural setting. Although, intervisibility is partially screened by the sloping landform and mature boundary vegetation. There are several listed buildings in the conservation area, although views to the site are partially restricted by mature trees. Bradgate Park, a Grade II listed Registered Park and Garden, overlooks the site from the north-west. Two grade II listed buildings within the park (Leicestershire Yeomanry War Memorial and Old John Tower) are visible from the site. There are Archaeological Sites both to the east and west of the site. 	M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The site plays a role in the perception of a rural gap between Anstey to the east and the linear settlement of Newton Linford to the west. Development here would significantly reduce the sense of separation between the settlements. The site forms an undeveloped rural setting to properties on the western settlement edge of Anstey. There is a good visual connection to existing settlement in Anstey. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> The elevated Bradgate Park is a distinctive feature on skylines to the north west, with the grade II listed buildings Leicestershire Yeomanry War Memorial and Old John Tower prominent on the skyline. From more elevated areas in the west views extend to the east and south-east, with the outskirts of Leicester including an industrial area visible in distant views. Two small wind turbines mark skylines to the south of the site, whilst pylons are visible in distant views to the east and south east. 	M

Criteria	Description	Rating
Access and recreation	<ul style="list-style-type: none"> No public rights of way pass through the site, although a public footpath runs outside of the southern and western boundary. Several small areas of local greenspace lie on the settlement edge of Anstey, with views to the site. The site provides part of the wider rural setting to the Country Park Bradgate Park, around 300m to the north. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The site retains a strong a strong working agricultural character. Views to Bradgate Park give the area a distinctive sense of place. Views to surrounding settlements, areas of industry and pylons detract from the rural character of the landscape. The site is disturbed by some traffic noise including from Bradgate Road directly to the north and more distant roads. 	L-M

Representative images



View north to the eastern corner of the site, showing the distinctive skyline of Bradgate Park and the settlement edge of Anstey.



View east across the site showing the agricultural land use and slightly incised route of the stream.

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity			
2-3 storey residential housing			M	
Notes on any variations in landscape sensitivity				
There are no significant variations in landscape sensitivity within the site.				

PSH482 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> ■ A sloping field which rises to the south-west. Elevation ranges from 65m AOD in the north-eastern corner to 75m AOD in the south-western corner. ■ The small field, hedgerow trees, small woodland copses and adjacent settlement create a human-scale landscape. 	L-M
Natural character	<ul style="list-style-type: none"> ■ A grass field with its northern and southern boundaries defined by hedgerows with frequent mature trees. The field is sub-divided with wooden fencing. ■ Directly to the west lies a small area of mixed woodland. ■ A minor stream runs along the northern boundary. 	L-M
Historic landscape character	<ul style="list-style-type: none"> ■ The HLC defines this field as planned enclosure. ■ Bradgate Park (Grade II Registered Park and Garden) is visible on the skyline of views to the north-east. ■ The site has no intervisibility with Anstey Conservation Area due to the intervening development and is unlikely to have an influence on its historic character. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> ■ There is no existing settlement within this area. ■ The Fairhaven Farm housing estate (developed in 2019) is situated directly to the south of the site. Existing mature trees and hedgerows contain the settlement. ■ This area is visible when travelling into Anstey from Cropston Road to the north. This could reduce the sense of separation between Anstey and Cropston to the north, although there is still a considerable distance between the two settlements (0.8km). 	M
Views and visual character including skylines	<ul style="list-style-type: none"> ■ The surrounding countryside to the north is at a lower elevation, allowing long distance views north from the site and providing rural setting to the settlement edge of Anstey. The site is visible when travelling on Cropston Road. ■ Views west are restricted by the adjacent woodland and views south are marked by the settlement edge of Anstey. ■ Pylons are visible and form prominent skyline features in views to the east. 	M
Access and recreation	<ul style="list-style-type: none"> ■ There are no public rights of way crossing the site. ■ A public footpath (PRoW J93) runs 100m to the west of the site and has some intervisibility with the site where it is not screened by woodland. ■ There is some intervisibility with Bradgate Country Park which is situated on elevated land to the north-east. This also includes the Leicestershire Round long-distance recreational route. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> ■ The site has a relatively open character as it overlooks the surrounding countryside to the north. ■ Birdsong and views of the wider countryside contrast with the modern influences of the adjacent settlement. ■ Traffic from Cropston Road and the more distant Leicester Western Bypass (A46) to the east can detract from the rural character of this area. 	L-M

Representative images



Long views to the north-west including the distinct landform of Bradgate Park



Adjacent modern development on the northern edges of Anstey

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
2-3 storey residential housing		L-M			
Notes on any variations in landscape sensitivity					
There are no significant variations in landscape sensitivity within the site.					

PSH460 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> ■ An almost flat landform ranging from 75m to 80m AO. ■ The small size of the field and the mature surrounding hedgerows give the site a small-scale enclosed character. 	L
Natural character	<ul style="list-style-type: none"> ■ The site contains a singular grass field. ■ The site is bound by thick mature hedgerows with the north-eastern boundary formed by a small deciduous woodland. 	L-M
Historic landscape character	<ul style="list-style-type: none"> ■ There are no known features of historic significance within the site. ■ 65m north-east of the site lies an archaeological site, following a Park Pale identified on the OS map. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> ■ The site lies directly south of a line of detached and semi-detached residential properties on Gynsill Lane, set within long narrow gardens. ■ The site is located on the northern outskirts of Leicester and has little relation to existing settlement in Anstey. The site is separated from Anstey by the Leicester Western Bypass. ■ The site contains some existing disused outbuildings. 	L
Views and visual character including skylines	<ul style="list-style-type: none"> ■ Thick hedgerow boundaries and trees limit views into or out of the site. ■ Skyline features within the site include mature hedgerow trees and tall coniferous trees along its boundaries. 	L
Access and recreation	<ul style="list-style-type: none"> ■ There are no public rights of way crossing the site. A footpath runs parallel to the edge of the site 50m to the north-east. Woodland limits views to this site from the footpath. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> ■ The mature hedgerow boundaries and trees create a naturalistic character within the site. ■ Traffic from Gynsill Lane and the Leicester Western Bypass (A46) to the north introduce noise pollution. 	L-M

Representative images



Views towards the site from the nearby footpath



Surrounding land appears neglected and overgrown

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
2-3 storey residential housing	L				
Notes on any variations in landscape sensitivity					
There are no significant variations in landscape sensitivity within the site.					

Key landscape sensitivities

The following provides a summary of the special landscape qualities and key features/attributes that would be sensitive to change as a result of new development:

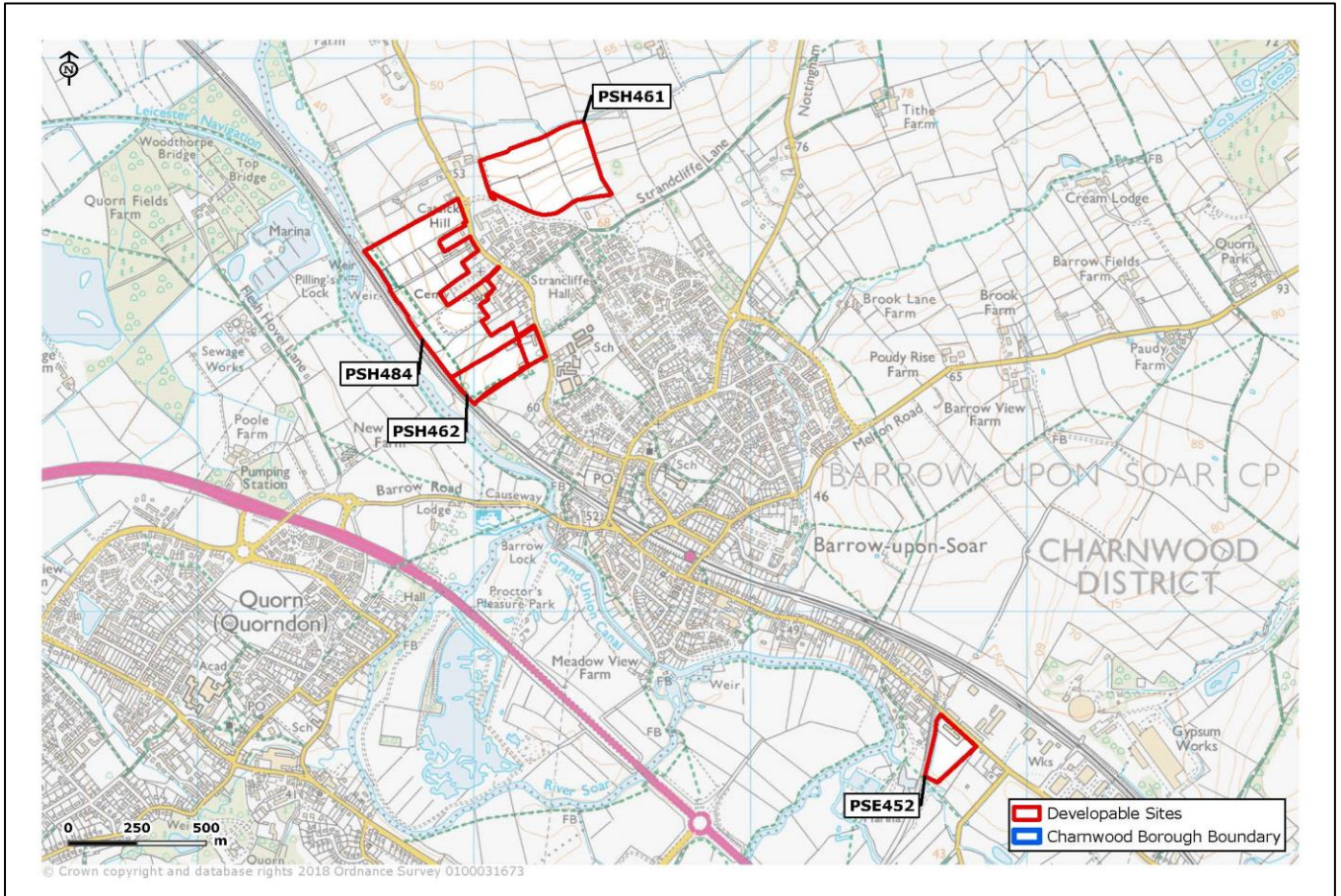
- The sloping landform, making the area visually prominent within the local area, particularly from the north.
- Mature hedgerow boundaries surrounding the sites and the deciduous woodland adjacent to the west, which contribute to the natural character of the landscape and enhance the local landscape structure.
- The role the landscape provides in retaining the sense of separation between Anstey and Cropston to the north and Newton Linford to the west.
- The rural setting provided to the Anstey Conservation Area.
- Views to and from the distinctive landform of Grade II Registered Bradgate Country Park.
- Long views across the surrounding countryside to the north.

Opportunities for mitigation or landscape enhancement

Guidance and opportunities to consider for any future development within the area include:

- Screen any development, particularly in views from the north, where the sloping land is visually prominent.
- Conserve hedgerows and woodlands where possible to preserve the structure of the landscape, to help screen development and to provide habitat networks.
- Retain the sense of separation between settlements to protect their distinct identities.
- Protect the rural setting provided to Anstey by the surrounding countryside to the north.

Barrow Upon Soar



Location and Description

Barrow upon Soar lies within the Soar Valley LCA, as defined within the Borough of Charnwood Landscape Character Assessment (2012). The Key Characteristics of this LCA include the proximity of both the River Soar and Grand Union Canal as well as the infrastructure corridor associated with the valley floor. Development on the rising valley sides is prominent in localised views with restored gravel workings also forming a feature of the landscape.

PSE452 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> ■ The small, flat site lies at an elevation of around 45m AOD. ■ The site has a small-scale character, with the small field being enclosed by tall hedgerows with mature trees. 	L-M
Natural character	<ul style="list-style-type: none"> ■ The site mostly comprises a small pasture field, bound by mature hedgerow boundaries, although the northernmost part of the area is a brownfield site which was formerly occupied by an industrial building. Part of the building remains on the site and is derelict and overgrown. ■ The field is enclosed by hedgerows with frequent mature trees. ■ Directly south-east of the site lies an area of lowland fen priority habitat. ■ To the west of the site, on the opposite side of the railway line, lies part of the River Soar County/District Wildlife Site/Site of Nature Conservation Interest. 	M
Historic landscape character	<ul style="list-style-type: none"> ■ The HLC identifies the field to be planned enclosure. ■ The site does not contain or provide setting to any known features of cultural heritage significance. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> ■ Existing development adjacent to the site includes a holiday park and the mineral conveyor to the west and industrial development to the north-east. ■ Part of the site is brownfield land and development would not significantly alter the existing character of this part of the site. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> ■ The site is visually enclosed by mature hedgerow boundaries, with open views into the site available from Sibley Road to the north. ■ Existing development to the west of the site is visible/ ■ Skylines within the site are marked by hedgerow trees. 	L
Access and recreation	<ul style="list-style-type: none"> ■ The site does not contain any public rights of way or open access areas. ■ A public footpath passes the southern edge of the site, however, hedgerow boundaries limit views into the site. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> ■ The pasture field has an intact rural character, however, the derelict and overgrown brownfield site in the north detracts from this. ■ Traffic noise from Sibley Road to the north-east and passing trains along the north-west boundary detract from the rural character of the site. 	L

Representative images



Part of a derelict building located in the north of the site



There are only glimpsed views of the pasture field to the south of the site from Sibley Road

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity			
Employment development		L-M		
Notes on any variations in landscape sensitivity				
The area of brownfield land in the north of the site has low sensitivity to employment development as this site has already been developed.				

PSH461 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The site contains an area of sloping land which falls from the settlement edge to the north-west towards a small stream tributary of the River Soar. Elevation ranges from 50m AOD in the north-west to 65m AOD in the south-east. 	M
Natural character	<ul style="list-style-type: none"> The site comprises several regular small-to-moderate scale pasture fields, divided by hedgerows and sub-divided by wooden fences and pony tape. Field boundaries contain infrequent mature trees. There is a small pond on the northern edge of the site. A small copse of deciduous woodland is situated in the north-eastern corner of the site. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC identifies this area to be piecemeal enclosure. The site contains no identified historic features. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The site lies to the north of the settlement edge of Barrow-upon-Soar. Existing properties on the northern settlement edge consist of large 21st century detached and semi-detached dwellings arranged in cul-de-sacs. These are screened by an embankment with mature hedges and trees. The landform slopes away from the existing settlement. Properties on the northern settlement edge overlook the gently sloping site. The site has no relationship with the historic settlement core or its Conservation Area. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> Views to the north and east are open and extend up the gentle slopes of the opposite stream valley side and towards the undeveloped countryside beyond. There are views of landmark buildings in Loughborough and industrial buildings on the north-east side of the town. There are also prominent views of pylons along the River Soar. Skylines within the site are marked by several small-scale overhead lines and occasional mature hedgerow trees. 	M
Access and recreation	<ul style="list-style-type: none"> No public rights of way cross the site. Strandcliffe Lane (PRoW I5) is a bridleway located 100 metres to the south-east of the site. Brooker Play Area is situated directly south of the site. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> The site has strong rural perceptual qualities and is associated more with the adjacent countryside than existing development in Barrow-upon-Soar. The long views and low hedgerows create a sense of openness. These qualities are occasionally impacted by traffic noise from Cotes Road and the mainline railway line to the west influence the rural perceptual qualities of the site. 	M

Representative images



Long views across the site to the wider countryside



The site has an open and expansive character

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
2-3 storey residential housing			M		
Notes on any variations in landscape sensitivity					
There are no significant variations in landscape sensitivity within the site.					

PSH462 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Gently sloping land to the north-east of the River Soar with elevation sloping down to the south-west. Elevation ranges from 45m to 60m AOD. The vegetated embankment accommodating the Midland Mainline railway forms a major engineered feature at the south-western edge of the site. 	L-M
Natural character	<ul style="list-style-type: none"> The site includes a moderate scale pasture field, bound by mature hedgerows, with mature hedgerow trees and two large in-field trees. Directly to the north-west lies the Railway Fields Site of Nature Conservation Interest. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The site contains no identified features of historic significance. The Grade II listed Strancliffe Hall and Humphrey Perkins School are situated to the north-east and south-east of the site respectively, although intervisibility between these buildings and the site is screened by mature trees and hedgerows. The site is not visible from the Barrow-upon-Soar Conservation Area situated less than 500m to its south-east. 	L
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> The site lies on the western settlement edge of Barrow-upon-Soar and includes one large detached property off Cotes Road. There is limited intervisibility between the site and existing development. The site relates well to existing development and is contained to the west by the railway line which defines the boundary of the area. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> From higher ground there are expansive views across the Soar valley. On lower ground views are limited by mature hedgerow vegetation following the railway line on an embankment. Pylons are intrusive on skylines to the west, whilst a line of tall poplar trees mark skylines to the north. 	M
Access and recreation	<ul style="list-style-type: none"> A public footpath (I15) runs along the southern and western boundaries of the site. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The landscape has a rural character and high levels of tranquillity. There is limited intervisibility with existing development. The proximity of the railway embankment, coupled with views of electricity pylons to the west, detracts from the rural qualities of the site. Noise from the railway also reduces tranquillity. 	M

Representative images



The site is comprised of pasture surrounded by trees



Long views are possible from higher elevations

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity			
2-3 storey residential housing		L-M		
Notes on any variations in landscape sensitivity				
There are no significant variations in landscape sensitivity within the site.				

PSH484 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Sloping land situated to the north-east of the River Soar with land sloping down to the south-west. elevation ranges from 40m to 60m AOD. The vegetated embankment accommodating the Midland Mainline railway forms a major engineered feature at the south-western edge of the site. The landscape has moderate scale fields, bound by sometimes gappy hedgerows which limit enclosure. 	L-M
Natural character	<ul style="list-style-type: none"> The western extent of the site is within the Railway Fields Site of Nature Conservation Interest, whilst the north-western corner is within the Catsick Marsh Site of Nature Conservation Interest. The site includes mostly small-moderate scale pasture fields with some used for arable agriculture in the north. There are some equine fields in the north, divided by wooden fencing. Fields are bound by hedgerows with mature hedgerow trees. There is a mixture of gappy and well-maintained hedgerows. In-field trees are limited. A pond lies in the north-west of the site. Outside if the north-western site boundary lies the River Soar, a County District Site/SNCI. 	M
Historic landscape character	<ul style="list-style-type: none"> The site contains no identified features of historic significance. The grade II listed Strancliffe Hall and Humphrey Perkins School are situated to the east and south-east of the site respectively. Although intervisibility between these buildings and the site is screened by mature trees and hedgerows. The site is not visible from the Barrow-upon-Soar Conservation Area situated less than 500m to its south-east. 	L
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The site lies on the western settlement edge of Barrow-upon-Soar and includes several large detached properties and some agricultural buildings off Cotes Road. There is intervisibility between the site and existing development to the east on the more elevated land. The site relates well to existing development and is contained by the railway line which defines the western boundary of the area. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> From higher ground there are expansive views across the Soar valley. On lower ground views are limited by mature hedgerow vegetation following the railway line on an embankment. Pylons are intrusive on skylines to the west. Skylines within the site are marked by mature trees including a line of tall poplar trees. 	M
Access and recreation	<ul style="list-style-type: none"> A public footpath runs along the southern and western boundaries of the site. The site lies directly west of a cemetery with public access. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The landscape has a rural character and high levels of tranquillity. There is limited intervisibility with existing development. The proximity of the railway embankment, coupled with views of electricity pylons to the west, detracts from the rural qualities of the site. Noise from the railway also reduces tranquillity. 	M

Representative images



The lower ground adjacent to the River Soar are characterised by wet grassland vegetation



The site comprises sloping land which falls towards the River Soar

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
2-3 storey residential housing			M		
Notes on any variations in landscape sensitivity					
There are no significant variations in landscape sensitivity within the site.					

Key landscape sensitivities

The following provides a summary of the special landscape qualities and key features/attributes that would be sensitive to change as a result of new development:

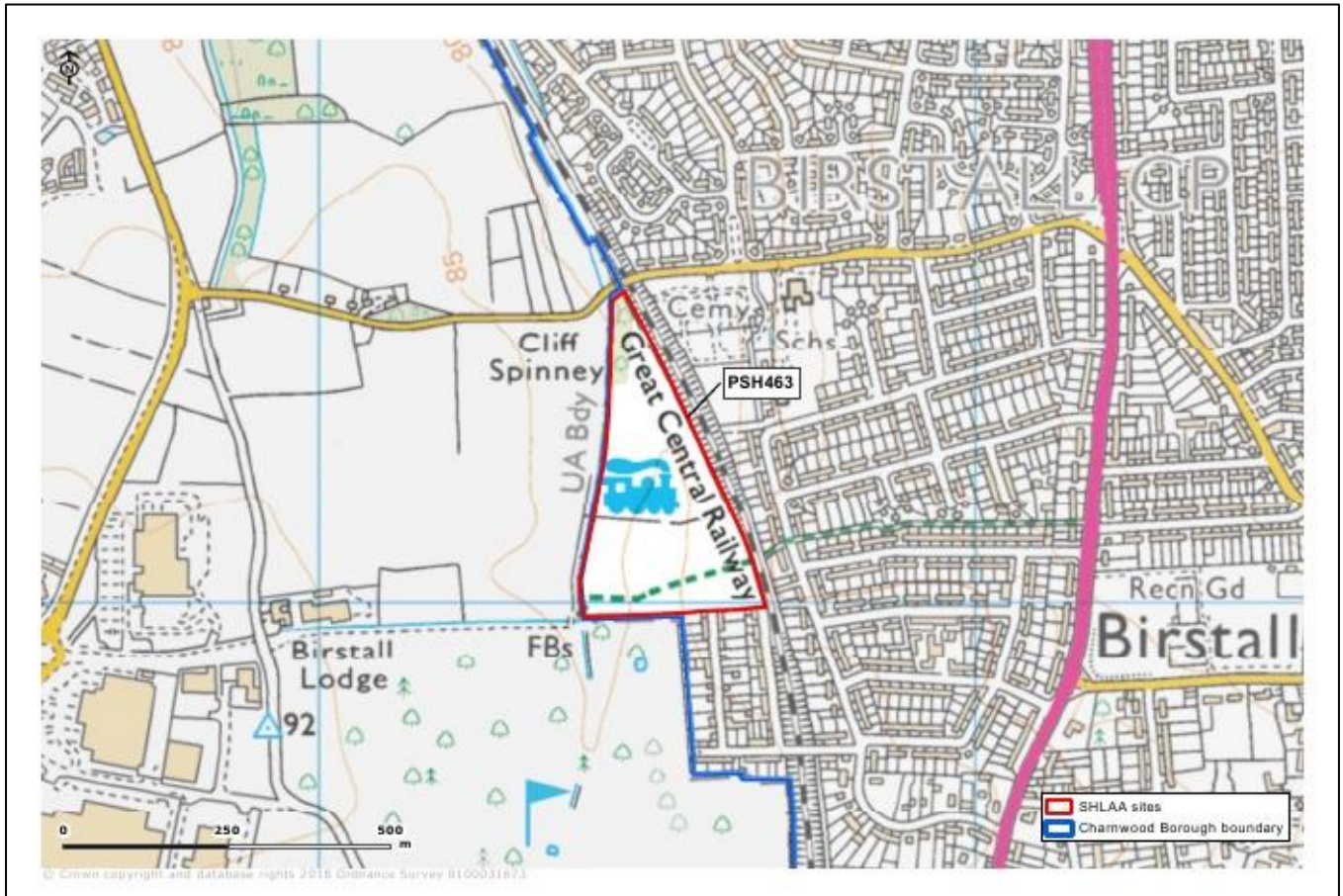
- The sloping landform of some sites.
- Existing hedgerow boundaries and mature trees within the sites, which enhance the naturalistic character of the area and reinforce the landscape structure.
- Several identified Sites of Nature Conservation Interest, containing different habitats, which contribute to the landscape diversity and ecological resilience of the area.
- Pastoral landscape of fields and wetlands adjacent tributaries of the River Soar.
- Extended views to undeveloped skylines to the north of the village.

Opportunities for mitigation or landscape enhancement

Guidance and opportunities to consider for any future development within the area include:

- Conserve existing mature hedgerows and restore fragmented or poorly managed field boundaries to strengthen the agricultural structure of the landscape.
- Retain the pattern of the distinctive floodplain and ensure that new development does not affect its character as a result of inappropriate construction on rising valley sides.
- Ensure development does not negatively influence nearby features of nature conservation interest, to retain their value as ecological strongholds and to strengthen habitat diversity.
- Conserve and enhance the pastoral landscape of the River Soar floodplain.
- Conserve and enhance the belt of vegetation running parallel the existing route of the Midland Mainline railway line, ensuring views towards infrastructure corridors are filtered.

Birstall



Location and Description

Birstall is located within the Soar Valley Landscape Character Area, as defined within the Borough of Charnwood Landscape Character Assessment (2012). Key characteristics of this area include the flat broad river valley topography that experiences regular flooding. Much of the area has been influenced by restored gravel worked landscapes for recreation, farmland and wildlife benefit. There are also popular areas for recreation within this character area including Watermead Country Park.

PSH463 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The site is gently sloping with elevation ranging from 80m to 85m. The highest point is in the south. There are small-scale features within the landscape including hedgerows and in-field copses of trees. Undeveloped land directly to the north-west is open, creating a larger-scale landscape. 	L-M
Natural character	<ul style="list-style-type: none"> An arable agricultural landscape, containing two small-scale fields bound by thick mature hedgerows followed by wide uncultivated field margins. The site contains some mature in-field trees. The eastern boundary of the site is marked by the route of the Great Central Railway - Thurcaston to Birstall. This is a Site of Nature Conservation Interest due to the strip of mature deciduous woodland that follows the railway line. 	M
Historic landscape character	<ul style="list-style-type: none"> The HLC identifies these fields as re-organised piecemeal enclosure. There are no known heritage features within this site. There is a small archaeological site identified directly west of the site although mature hedgerow boundaries prevent intervisibility. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> Although the site is immediately adjacent to Birstall, it is separated from the main settlement to the east by the railway line and associated mature vegetation. There also houses directly to the south (including Cliffe Road and Henson Close). The area plays some part in the sense of separation between the settlement edge of Birstall and the business park (within Leicester City) to the west. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> From higher ground, there are views across existing development in Birstall to the east and to the distinct landform of Bradgate Park to the north-west. Lower elevations are visually enclosed by thick and tall mature hedgerows. Tall poplar trees within the golf course mark skylines in views to the north. Small scale overhead lines, hedgerows and in-field trees mark skylines in the south of the site. 	L-M
Access and recreation	<ul style="list-style-type: none"> A public footpath (PRoW J51) crosses through the south of the site, linking Birstall to the countryside. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The landscape has a rural character despite its proximity to existing development. An open and exposed character, particularly on higher ground. 	L-M

Representative images



Views east across the site over existing development in Birstall



Existing development to the south of the site.

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity			
2-3 storey residential housing		L-M		
Notes on any variations in landscape sensitivity				
There are no significant variations in landscape sensitivity within the site.				

Key landscape sensitivities

The following provides a summary of the special landscape qualities and key features/attributes that would be sensitive to change as a result of new development:

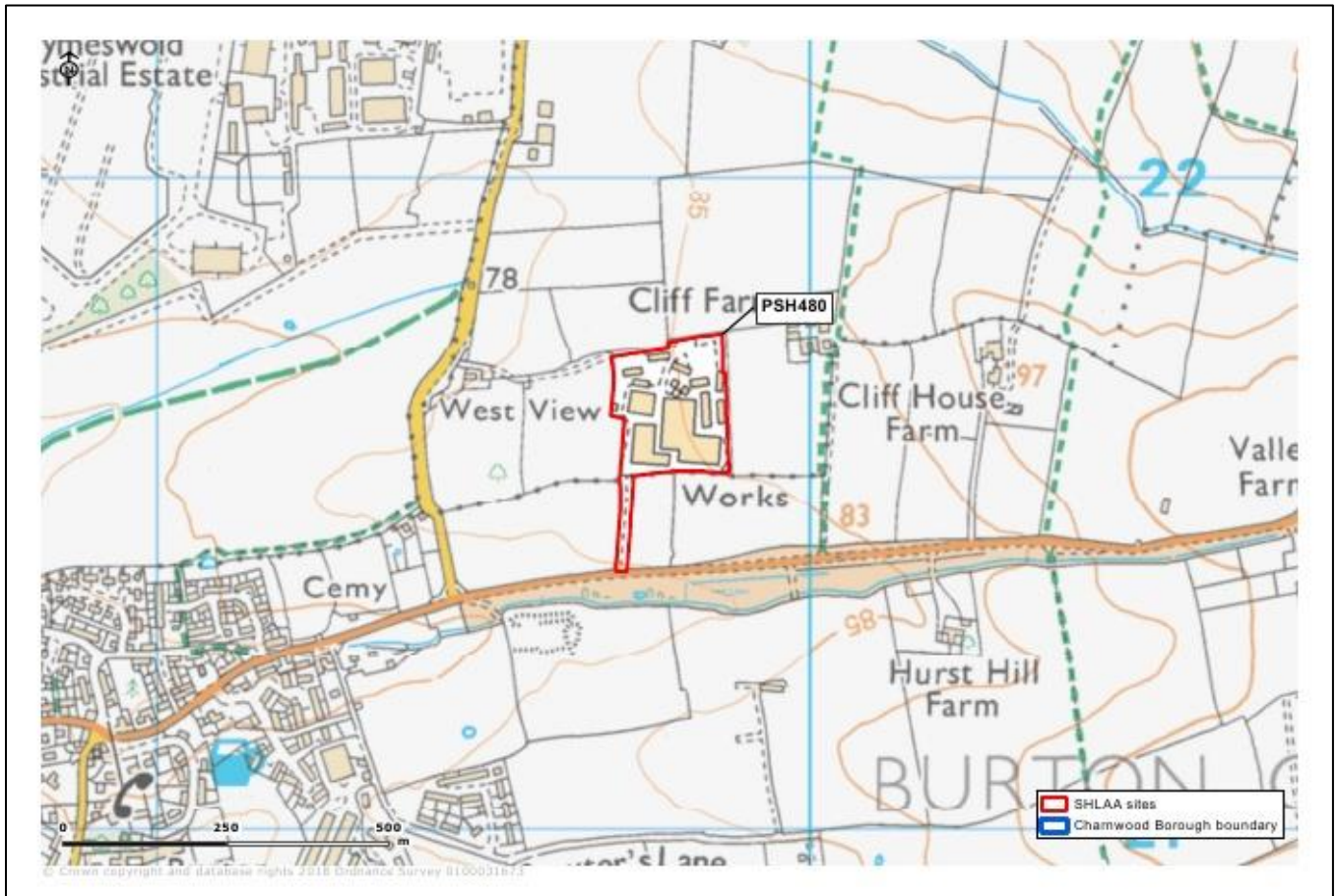
- Mature hedgerows and in-field trees, which contribute to the natural character of the landscape.
- The proximity to the Great Central Railway Site of Nature Conservation Interest containing mature deciduous woodland.
- The recreational value of the public footpath crossing the site.

Opportunities for mitigation or landscape enhancement

Guidance and opportunities to consider for any future development within the area include:

- Protect and conserve existing hedgerows and in-field mature trees to retain their integrity as habitat networks. Development should be mindful of the Great Central Railway Site of Nature Conservation Interest and its relationship to the site.
- Utilise existing mature hedgerow boundaries to screen development from the surrounding undeveloped countryside to the north and west.
- Protect the recreational opportunities provided by the footpath crossing the site.

Burton on the Wolds



Location and Description

The settlement of Burton on the Wolds lies within The Wolds LCA, as defined within the Borough of Charnwood Landscape Character Assessment (2012). The key characteristics of this LCA include large scale rolling landform containing a pattern of nucleated villages, limited woodland cover and mixed farming. Open views are afforded from ridgeline roads with settlement extensions at Barrow upon Soar and Sileby apparent in the wider landscape of the Leicestershire Wolds.

PSH480 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The site is a relatively flat area of land, at an elevation of around 85m AOD. Buildings within the site give it a moderate scale, situated within an area of moderate to large scale open arable fields. 	L-M
Natural character	<ul style="list-style-type: none"> The land is occupied by the Hawker Business Park and is largely made up of tall one to two story buildings, warehouses, roads and carparks. Areas of hard standing within the site are divided by some small lawn and scrub areas. The site is surrounded by hedgerows containing many mature trees. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC identifies the site to be a post 1880s industrial complex. There are no features of cultural heritage significance within the site. 	L
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The site contains Hawker Business Park and comprises modern, boxy one to two story buildings, warehouses and a large carpark. The area has no association with existing settlement within Burton on the Wolds and is not visible from the existing settlement edge. The site is visible from Cliff Farm and Cliff House Farm to the east. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> The site is partially screened by mature hedgerow trees including tall poplars following the northern boundary. Despite hedgerow screening, there is still intervisibility between the business park and the surrounding countryside. Skylines are marked by the one and two-story large buildings currently on the site a tall chimney and small-scale overhead power lines and streetlights following the access road which adjoins the B676. 	M
Access and recreation	<ul style="list-style-type: none"> There are no public rights of way within the site. The site is visible from a public footpath (PRoW H78), situated 0.1km to the east as well as a strip of open access land directly to the south. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The site is influenced by traffic noise from Melton Road (B676) to the south. Street lighting following the access road into the site detracts from the rural character of the landscape surrounding the site. 	L

Representative images



View north-east from the junction of Melton Road and Wymeswold Lane towards the site.



View north towards the site from Melton Road.

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity			
2-3 storey residential housing		L-M		
Notes on any variations in landscape sensitivity				
There are no significant variations in landscape sensitivity within the Site.				

Key landscape sensitivities

The following provides a summary of the special landscape qualities and key features/attributes that would be sensitive to change as a result of new development:

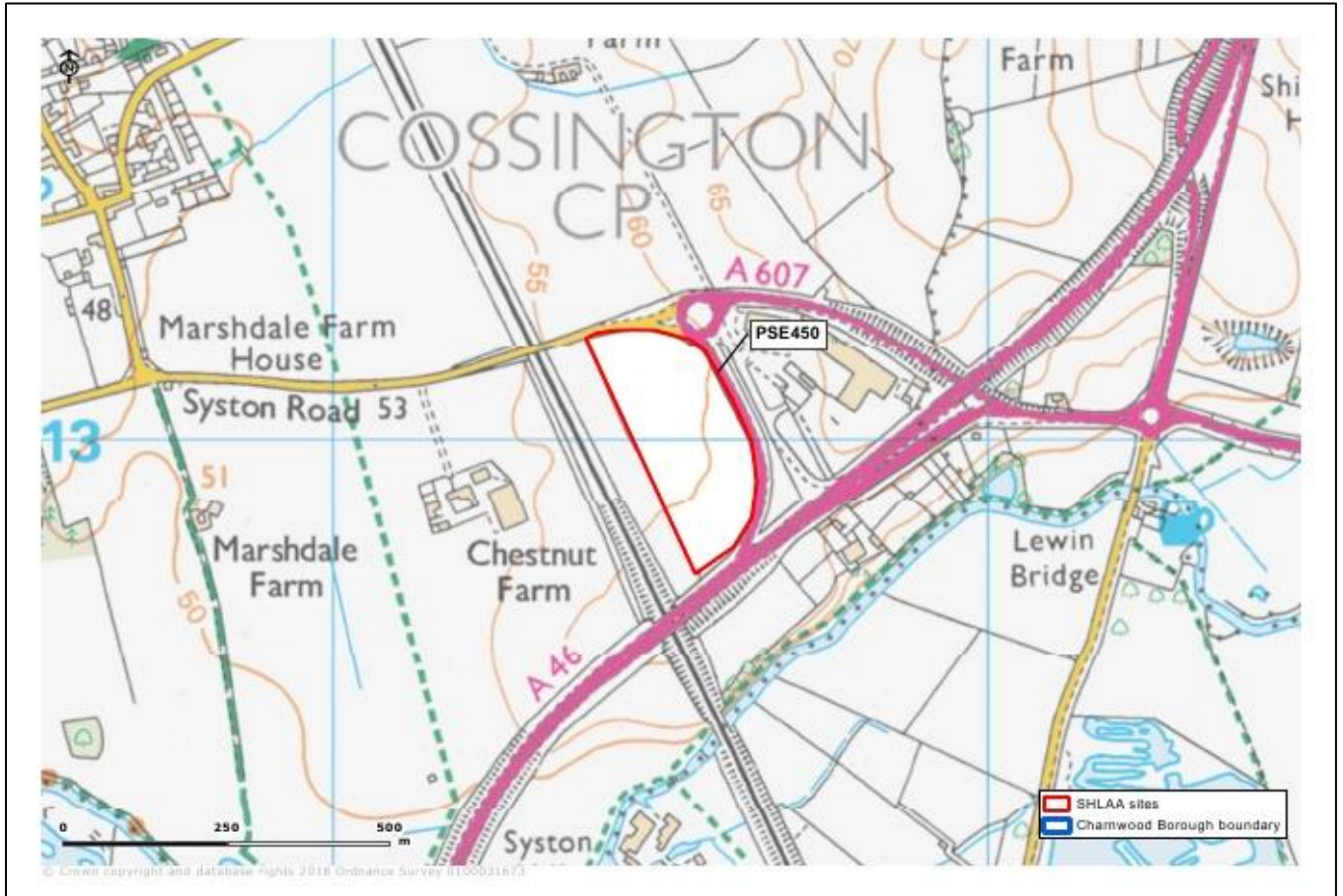
- The visual prominence of the site in the surrounding flat and open landscape.
- The site has a limited sense of connection to existing settlement within Burton on the Wolds
- The intervisibility of the site from the footpath to the east and open access land to the south.
- Mature hedgerows and hedgerow trees surrounding the site.

Opportunities for mitigation or landscape enhancement

Guidance and opportunities to consider for any future development within the area include:

- Ensure new development is appropriately screened from the surrounding countryside. New, well designed development could form an opportunity to improve on the existing development within the site.
- Ensure that development does not detract from views from the nearby footpath or open access area.
- Protect and conserve existing hedgerow boundaries where possible.

Cossington



Location and Description

Cossington Parish is located to the east of the River Soar. The parish lies within the Soar Valley LCA, as defined within the Borough of Charnwood Landscape Character Assessment (2012). The Key Characteristics of this LCA include visible built development on the valley slopes, although the area can have rural characteristics at points, particularly along the broad flood plain. The Valley acts as a corridor for many transport and communication links including the mainline railway.

PSE450 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The site comprises one large-scale flat arable field at an elevation of 60 metres AOD. The low hedgerow boundaries and location of the site within an open agricultural landscape results in a large-scale character. 	L
Natural character	<ul style="list-style-type: none"> The field is currently under arable use and is bound by low hedgerows. A line of mature trees forms the western boundary of the site. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC identifies this field to be a very large post-war field. The site does not contain any identified heritage features, and it does not make a significant contribution to any heritage features within the wider landscape. 	L
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> The site contains no built development but is surrounded by the route of the mainline railway to the west and major roads including the A46 and A607. To the east of the site lies a large commercial and retail complex, with clear views of large-scale buildings visible above the woodland screening surrounding the development. The site is not located in proximity to any settlements. 	L
Views and visual character including skylines	<ul style="list-style-type: none"> Due to the low-lying hedgerow boundaries and location of the site within a large-scale flat agricultural landscape, views are far reaching. Sibley is visible in glimpsed views to the north, while the distant wooded skylines of Charnwood Forest are visible to the west. The large wind turbine at Wanlip is visible to the west of the site. Skyline features are limited within the site and include occasional hedgerow trees. 	L-M
Access and recreation	<ul style="list-style-type: none"> The site contains no public rights of way or areas of open access. The site does not play a major role in the setting for any nearby public access areas. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> The site is strongly impacted by noise pollution from surrounding transport infrastructure including the mainline railway line to the west, Syston Road to the north and the A6 to the south. The commercial retail complex to the east has an urbanising influence on this otherwise rural agricultural field. Trees and hedgerows introduce a naturalistic character into the landscape. 	L-M

Representative images



Open, expansive character of the site.



Views of existing industrial development to the east of the site.

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
Business/industrial development	L				
Notes on any variations in landscape sensitivity					
There are no significant variations in landscape sensitivity within the site.					

Key landscape sensitivities

The following provides a summary of the special landscape qualities and key features/attributes that would be sensitive to change as a result of new development:

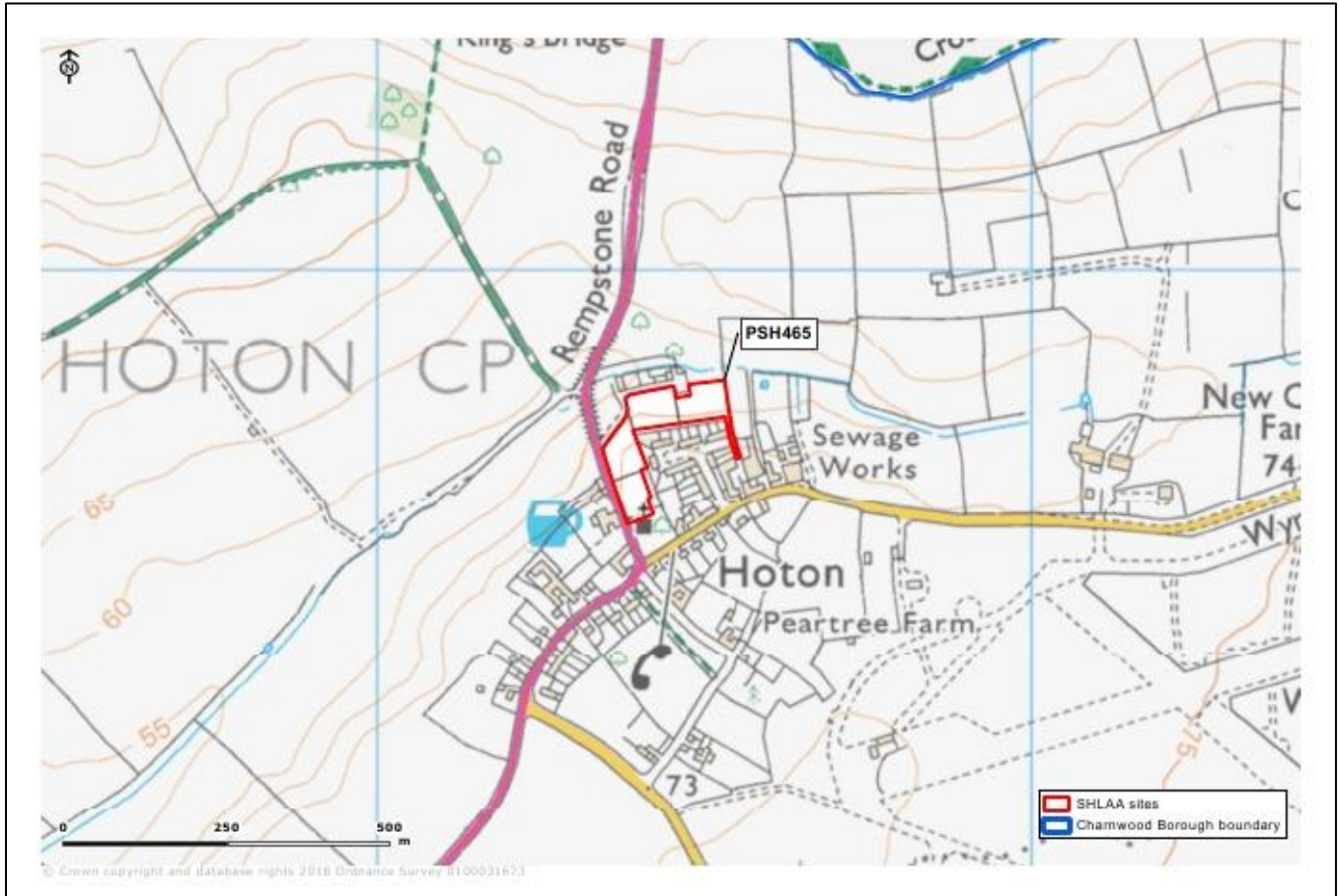
- The location of the site within an open and exposed agricultural landscape.
- The undeveloped rural agricultural character.
- The site has a high level of intervisibility with the surrounding landscape.

Opportunities for mitigation or landscape enhancement

Guidance and opportunities to consider for any future development within the area include:

- Ensure that any new development is appropriately screened, so that it is not visually prominent within the wider landscape. In particular, the northern boundaries of the site are relatively open and substantial tree planting would be required to screen any development.

Hoton



Location and Description

The settlement of Hoton lies within the Soar Valley LCA, as defined within the *Borough of Charnwood Landscape Character Assessment* (2012). The Key Characteristics of this LCA include the proximity of both the River Soar and Grand Union Canal as well as the infrastructure corridor associated with the valley floor. Developments on the rising valley sides are prominent in localised views with restored gravel workings also forming a feature of the landscape.

PSH 465 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The site has a gently sloping landform, sloping down towards a small stream in the north and Rempstone Road to the west. Elevation ranges from 65m to 70m AOD. The small fields are enclosed by hedgerows and situated near several human scale features including neighbouring properties and mature hedgerow trees creating a small-scale feel. 	M
Natural character	<ul style="list-style-type: none"> The site is comprised of four small meadow pasture fields, bound by mature hedgerows containing frequent mature trees. Some hedgerows within the site have been replaced by fences. 	M
Historic landscape character	<ul style="list-style-type: none"> The site lies partially within Hoton Conservation Area. The site contributes to the Conservation Area's features of special interest by enhancing the rural agricultural setting of the village. The Grade II listed Church of St Leonard is situated directly to the south of the site, the building is visible from much of the west of the site. The south-west of the site is situated within an Archaeological Alert Zone. 	M-H
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> Hoton is linear in form, crossed by the route of the A60. It has not expanded significantly beyond its historic extent. The site is situated directly north of Holly Tree Close, which comprises a 20th century cul-de-sac of bungalows and houses within the conservation area. To the north lie two large properties set in large gardens. The existing settlement edge forms a visually distinctive skyline in views from the north, situated on more elevated ground overlooking the site. The site would extend development away from Hoton's linear settlement pattern, although the sites extent is contained by properties to the north. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> The site is relatively enclosed by mature hedgerow vegetation although there are extensive views from more elevated areas to the west and north. Views west look across the Soar Valley to the distant skylines of Charnwood Forest. Views north extend to the surrounding undeveloped countryside. Skylines within the site are marked by mature hedgerow trees and small-scale overhead lines. 	M
Access and recreation	<ul style="list-style-type: none"> The site does not contain or provide setting to any public rights of way or open access areas. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> The site has a rural, naturalistic and secluded character. Wymeswold Road (A60) adjacent to the west, introduce some traffic noise detracting from the rural perceptual qualities of the site. 	M

Representative images



View east across site and towards settlement edge from Rempstone Road.



View South from Rempstone Road towards the site, showing the elevated settlement edge of Hoton.

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
2-3 storey residential housing				M-H	
Notes on any variations in landscape sensitivity					
More elevated areas would be visually prominent and therefore have an elevated sensitivity.					

Key landscape sensitivities

The following provides a summary of the special landscape qualities and key features/attributes that would be sensitive to change as a result of new development:

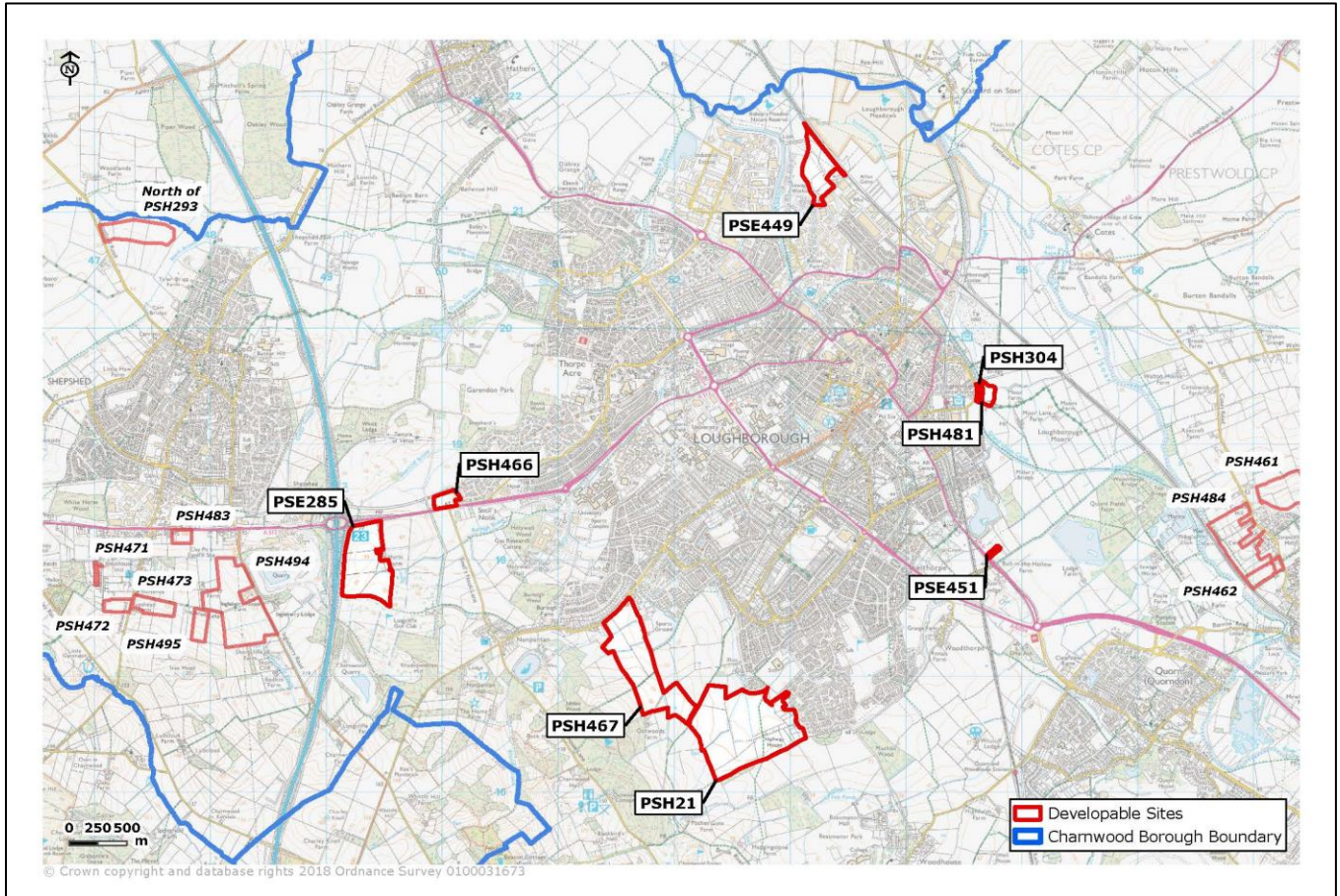
- The naturalistic character of the small-scale meadow pasture fields.
- The presence of several well-developed hedgerows, containing mature hedgerow trees.
- The location of the site partially within the Hoton Conservation Area, and the importance of the site in the rural setting to the Conservation Area.
- High levels of intervisibility with the Grade II listed Church of St Leonard in the west.
- Views extending from more elevated land in the west out across the undeveloped Soar Valley to the distant Charnwood Forest.

Opportunities for mitigation or landscape enhancement

Guidance and opportunities to consider for any future development within the area include:

- Ensure the rural character of the site is retained where possible, protecting and conserving existing mature hedgerow boundaries
- Any new development should be of an appropriate scale, settlement pattern and using appropriate building materials for its location within the Hoton Conservation Area.
- Ensure any new development does not detract from key views to the undeveloped countryside to the west or views of the Grade II listed Church of St Leonard to the south.

Loughborough



Location and Description

The settlement of Loughborough lies mostly within the boundary of the Soar Valley LCA, although the south-western edge of the settlement falls within the Charnwood Forest LCA, as defined within the *Borough of Charnwood Landscape Character Assessment* (2012). Key Characteristics of the Soar Valley LCA include its broad, flat valley floor and rising valley sides. This valley is the urbanised area of Charnwood Borough with many towns and villages. However, it stands as one of the more varied of the Charnwood LCAs showing post-war changes resulting from pressures of urbanisation. Charnwood Forest LCAs Key Characteristics differ from the Soar Valley by being highly wooded in a mosaic of pasture, and exposed hilltops of acidic grassland.

PSE451 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The site contains a flat area of land at an elevation of around 45m AOD. The site comprises a small field and is also enclosed by tall mature tree hedgerow boundaries. 	L
Natural character	<ul style="list-style-type: none"> The site contains an archery range, with half of the area comprising mown grass the other half containing a clubhouse and carpark. The site is bound by mature hedgerows, including some conifers. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC identifies this site to be re-organised piecemeal enclosure. There are no known heritage features within the site, and it does not make a significant contribution to any heritage features within the wider landscape. 	L
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> The site is situated to the south of the main settlement of Loughborough on the A6. The site has a poor relationship to the existing development within Loughborough. The site contains some buildings associated with the archery range, while Bull-in-the-Hollow Farm is situated directly outside the south-eastern boundary. The site does not significantly contribute to the rural setting of existing settlement. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> The hedgerow boundaries surrounding the site prevent long distance views in any direction. Skylines within the site include mature trees within hedgerow boundaries and existing buildings associated with the archery range. The site is not prominent within the wider landscape. 	L
Access and recreation	<ul style="list-style-type: none"> The site contains no areas of public access or public rights of way. A public footpath runs less than 100m south of the site, although there is limited inaccessibility due to mature vegetation. The site's use as an archery range provides restricted public access to the area. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> The site is heavily influenced by traffic noise from the busy A6, which lies directly outside the south-western boundary. The site itself is mostly undeveloped and has some naturalistic features including its hedgerow boundaries, although most of the site is mown grass. The site has enclosed perceptual qualities due to the mature hedgerow boundaries surrounding it. 	L-M

Representative images



View north towards the site from the footpath to its south.



View north-west from the footpath to the south of the site, showing the dense hedgerow boundaries of the sites north-eastern edge.

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
Employment development		L-M			
Notes on any variations in landscape sensitivity					
There are no variations in landscape sensitivity across the site.					

PSH466 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> An almost flat field at an elevation of 65m AOD. There is a high degree of enclosure provided by mature hedgerows and trees around this small field. 	L
Natural character	<ul style="list-style-type: none"> The site contains a mown cricket pitch, surrounded by mature hedgerows containing frequent mature trees. The disused railway line to the north of the site is lined by tall trees. There is small pocket of deciduous woodland within the eastern boundary of the site. 	L-M
Historic landscape character	<ul style="list-style-type: none"> Garendon Park, a Grade II Registered Parks and Garden is situated directly to the north of the site. A Grade II listed building, the Lodge to Garendon Park, lies outside of the western boundary of the site. Intervisibility is limited, although there are glimpse views of avenues of trees within Garendon Park through hedgerows. 	M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The site contains a clubhouse building, associated with the cricket club. The site lies on the western settlement edge of Loughborough. There is limited association between the site and the existing settlement edge as the narrow strip of woodland within its eastern boundary screens intervisibility. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> Views outside of the site are limited, due to the mature hedgerow boundaries and trees. Skyline features within the site include mature hedgerow trees and poplars along the disused railway line. The site is not prominent within the wider landscape. There are some glimpse views north to Garendon Park through hedgerow boundaries. 	L-M
Access and recreation	<ul style="list-style-type: none"> The site is cricket pitch within Loughborough Charnwood Old Boys Cricket Club, with restricted public access. The disused railway line to the north is part of a traffic-free cycle route. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> The site has some naturalistic perceptual qualities, due to the presence of deciduous woodland. The surrounding vegetation creates a sense of enclosure within the site. The cricket pitch itself has a managed and artificial character. The site is heavily influenced by traffic noise from Ashby Road (A512) which forms the southern boundary. 	L-M

Representative images



View north across site from the A512, showing existing clubhouse building.



View north across site from the A512, showing mown sports pitch.

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity			
2-3 storey residential housing		L-M		
Notes on any variations in landscape sensitivity				
There are no variations in landscape sensitivity across the site.				

PSH467 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Land which slopes in a south westerly direction towards Out Woods and Buck Hill. Elevation ranges from 65 metres AOD (adjacent to Loughborough) to 100 metres AOD in the south-west adjacent to Outwoods Farm. The scale of the landscape is varied; the underlying landform is broad with the overlying fields and vegetation forming small to medium scale features within the landscape. 	M
Natural character	<ul style="list-style-type: none"> Land use is mainly arable cropping, with some areas of pasture. Field boundaries mostly comprise low cut hedgerows with mature broadleaved trees. Several minor unnamed streams cross the site. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC indicates the enclosures within this site are large assarts with sinuous boundaries. Two Grade II Listed Buildings are located to the south of the site in Outwoods Farm. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The site forms an undeveloped backdrop to the existing settlement, with the slopes containing Loughborough from the wider countryside. The adjacent settlement edges of Loughborough are well screened and integrated into the landscape by belts of woodland. Development in this location would be detached from the existing settlement. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> The hills adjacent to the site create distinctive wooded skylines in views to the south and south-west. The site itself is visually prominent from Nanpantan Road. From higher ground there are views over Loughborough to the undulating landform of the Wolds beyond. From Nanpantan Road there are long views south across the site towards the distinctive elevated landscape of the Charnwood Forest. 	M-H
Access and recreation	<ul style="list-style-type: none"> Several public rights of way (including PRow K57 and K58) cross the landscape, linking Loughborough with the wider countryside and nearby settlements. A bridleway is located adjacent to the south-east of the site. 	M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The site retains a strong rural character despite the proximity to Loughborough. The site feels removed from the existing settlement despite its proximity. The landscape provides part of the 'gateway' to the distinctive Charnwood Forest landscape which lies to the west and south. Distant traffic noise from the nearby M1 detracts from the rural qualities of the landscape. 	M-H

Representative images



View north-east from the footpath in the elevated west of the site, showing Loughborough and distant views to the elevated wolds beyond.



View south-west from the public footpath looking towards Outwoods Farm.

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
2-3 storey residential housing				M-H	
Notes on any variations in landscape sensitivity					
More elevated parts of the site to the south-west have an elevated sensitivity to residential development as they have increased visual prominence.					

PSH481 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The site comprises a flat degraded field at an elevation of around 40m AOD. The Grand Union Canal follows the outside of the site's western edge and small streams marks the eastern and northern edges of the site. 	L-M
Natural character	<ul style="list-style-type: none"> The site comprises grassland bound by mature hedgerows on its northern and eastern boundaries. There is a small area of deciduous woodland in the north of the site. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC identifies the site to be drained wetlands. The site does not contain any identified heritage features and does not make a significant contribution to any heritage features within the wider landscape. 	L
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The site is situated to the north of a 21st century residential development containing terraced and semi-detached properties. To the west of the site, are several large red brick post-1880 industrial buildings, on the opposite side of the Grand Union Canal. The site has a limited association with the main settlement of Loughborough, as it is separated from the main settlement by the Grand Union Canal and would introduce development into a previously undeveloped area. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> Due to the flat landform and presence of woodland, views to the north are limited, whilst views west and south are screened by the settlement edge. The gappy hedgerow to the east allows some intervisibility with the sport club, and wider countryside beyond. Elevated land including parts of Moat Hill are visible on skylines to the north-east. Pylons are visible on skylines outside the north-east of the site. Skyline features within the site are limited to mature hedgerow and woodland trees. 	L-M
Access and recreation	<ul style="list-style-type: none"> The site provides rural setting to the Grand Union Canal towpath (PRoW I27) which runs along the sites western edge. A public byway (PRoW K52) is situated directly outside the site's southern boundary. Directly east of the site is the Moor Lane (Loughborough Carillion Sports Club) open access area, with restricted public access. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The recently cleared field is bare, with no field boundary on its western edge. The site is slowly rejuvenating with new plant growth. The site is influenced by distant traffic noise, whilst trains can be seen and heard passing to the east of the site. 	L-M

Representative images



View north across site from Moor Lane, showing the sites relation with the Grand Union Canal and existing settlement edge of Loughborough.



View north-east across the site from Moor Lane, showing pylons on skylines outside of the site.

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity			
2-3 storey residential housing		L-M		
Notes on any variations in landscape sensitivity				
There are no variations in landscape sensitivity across the site.				

PSHE285 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> ■ Gently undulating landform, ranging from 80m to 93m AOD in the centre of the site. ■ The site comprises moderate scale open flat fields, although surrounding woodlands and motorway screening provide enclosure. 	L-M
Natural character	<ul style="list-style-type: none"> ■ Fields are under pastoral use, divided by mainly low-cut hedges. ■ Longcliffe Golf Course Site of Nature Conservation Interest lies adjacent to the south of the site. ■ A strip of deciduous woodland runs along the western boundary of the site. 	L-M
Historic landscape character	<ul style="list-style-type: none"> ■ The HLC identifies fields to be planned enclosure. ■ The site lies less than 200m of the Garendon Grade II Registered Park and Garden, although there is no intervisibility with the site. 	L-M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> ■ The site has a limited association with existing settlement, situated on the south-eastern edge of Junction 23 of the M1, away from Shepshed. Agricultural fields to the east separate the area from Loughborough. ■ Some agricultural buildings associated with Hurst Farm are within the site. ■ The site helps to retain a sense of perceived sense of separation between Loughborough to the east and Shepshed to the west when travelling along the A512. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> ■ Skyline features within the site are limited to some hedgerow trees. ■ The site is enclosed by woodland to the south and east and the wooded embankment of the M1 to the west, preventing views to the wider countryside. 	L-M
Access and recreation	<ul style="list-style-type: none"> ■ A public footpath (PRoW K62) follows the western and southern boundary of the site. ■ Longcliffe Golf Course is situated directly south of the site, it is a Local Green Space with restricted public access. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> ■ A pastoral landscape, divided by mature hedgerows, providing the area with an agricultural character. ■ The site is severely influenced by traffic noise from Junction 23 of the M1 where it meets the A512. 	L

Representative images



Image capture from Google Street View, showing the view south-west across the site from the A512.



Image capture from Google Street View showing the view south-east across the site from Junction 23 of the M1.

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
Employment development		L-M			
Notes on any variations in landscape sensitivity					
There are no variations in landscape sensitivity across the site.					

PSH449 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The site is located on flat land at an elevation of around 40m AOD. The floodplain fields contain mature trees and scrub areas which form small-scale features within the landscape. The site is also influenced by large-scale features including pylons within the site and warehouses to the south and the flat, open character of the landform. Wood Brook follows the western edge of the site. 	L-M
Natural character	<ul style="list-style-type: none"> The north of the site contains an area of mature deciduous trees, whilst the whole site has a scrubby, well-vegetated character, with streams crossing the landscape. Directly to the north-west of the site lies Bishop's Meadow; a Site of Nature Conservation Interest, mostly comprising good quality semi-improved grassland. To the east of the site on the opposite side of the railway line is Loughborough Meadows SSSI, part of which is also a Leicestershire and Rutland Wildlife Trust reserve. 	M
Historic landscape character	<ul style="list-style-type: none"> The HLC identifies the site to be employment use. The site does not contain any identified heritage features and does not make a significant contribution to any heritage features within the wider landscape. 	L
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The site lies to the east of a sewage works and to the north of an industrial/business park, and area dominated by large-scale warehouses. There is an electricity sub-station directly to the south of the site and several overhead lines and large-scale pylons cross the site. The site is enclosed by the route of the railway line and development is unlikely to affect the existing settlement form of Loughborough. 	L
Views and visual character including skylines	<ul style="list-style-type: none"> The site is visually enclosed by surrounding development to the south and west. Vegetation and the flat landform screens much of the site in views from the north-east. Skylines within the site are dominated by pylons, with some smaller scale skyline features including mature trees. Fox Hill marks skylines in views to the north-east. 	L
Access and recreation	<ul style="list-style-type: none"> The site does not contain any public rights of way or open access areas. Directly east of the site lies the Loughborough Meadows SSSI, which is Open Access Land. The site is largely visually enclosed although there are occasional glimpses views between the two areas across the railway line. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The site has a strongly naturalistic character and is positively influenced by the landscape of surrounding areas of nature conservation interest. Several urbanising features detract from the site including pylons, adjacent warehouses and the sewage treatment works and passing trains. The site is also disturbed by the railway line following the site's eastern boundary on an embankment and traffic noise from nearby roads. 	L-M

Representative images



The site is strongly associated with existing industrial development on the edge of Loughborough (view from Fox Hill to the north-east)



Pylons and overhead lines are prominent skyline features within the site

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
Employment development		L-M			
Notes on any variations in landscape sensitivity					
There are no significant variations in landscape sensitivity within the site.					

PSH304 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The small, flat site lies at an elevation of around 40m AOD. The Grand Union Canal is located along the eastern edge of the site. The site has a small-scale character, enclosed by a tall wall redbrick walls and the large warehouse building currently used as an indoor climbing wall. 	L
Natural character	<ul style="list-style-type: none"> There are some mature trees in the south of the site. Most of the site is occupied by the large red-brick warehouse building and an associated car park. To the east of the site lies the Grand Union Canal, and there is an area of deciduous woodland on the opposite (eastern) side of the canal. 	L
Historic landscape character	<ul style="list-style-type: none"> The HLC identifies the site to be a Post-1880s Industrial Complex. The existing building within the site is an early 20th century industrial building constructed of red brick, with some vernacular features. The building has been converted to new use as a climbing centre. The site is adjacent to the historic Grand Union Canal. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The site is situated on the settlement edge of Loughborough in an area of existing development and is surrounded to the north, south and west by residential development. As the site is already developed, new development would not alter the existing settlement pattern or form of Loughborough and would be contained by the distinctive boundary feature of the Grand Union Canal. 	L
Views and visual character including skylines	<ul style="list-style-type: none"> The site is visually enclosed by tall red brick walls, although some glimpsed views into the site are possible through the trees from the south. The tall redbrick warehouse building marks skylines within the site and is visible from the Grand Union Canal towpath. Pylons are visible in distant views to the north-east. 	L
Access and recreation	<ul style="list-style-type: none"> The Grand Union Canal towpath (PRoW I27) runs along the eastern edge of the site on the opposite bank of the canal, however views into the site are limited by the tall boundary wall. Directly south-west of the site lies Great Central Road Recreation Ground, but views into the site are screened by mature trees. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> The site forms part of the existing urban area and is influenced by distant traffic noise and passing trains. The rural settlement edge is adjacent to the site on the opposite side of the canal. 	L

Representative images



View of the site from the Grand Union Canal towpath



The site is enclosed by red brick walls and vegetation

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity			
2-3 storey residential housing	L			
Notes on any variations in landscape sensitivity				
There are no significant variations in landscape sensitivity within the site.				

PSH21- Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Landform gently slopes up to the south west with an elevation ranging from 65m AOD in the north east to 85m AOD in the south west. The scale of the landscape is varied, comprised of broad open countryside with overlying vegetation which introduces small to medium scale features within the landscape. 	L-M
Natural character	<ul style="list-style-type: none"> Land use is mainly arable cropping, with some areas of pasture along the settlement edge of Loughborough, including an area of horse pasture in the south-east. Field boundaries mostly comprise low cut hedgerows with scattered mature broadleaved trees. Several minor unnamed streams cross the site. A small woodland copse lies in the north-east of the site, on the settlement edge of Loughborough. The large area of ancient woodland habitat forming part of the Beacon Hill, Hangingstone and Outwoods SSSI lies around 500m to the south-west. The Site of Nature Conservation Interest and Ancient Woodland of Mucklin Wood is situated around 500m to the east of the site. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC indicates the enclosures within the Site are a mixture of Large Rectilinear Fields and Planned Enclosure. Halfway House is an isolated Grade II Listed Building situated near the centre of the site. Southern areas provide part of the wider landscape setting to Beaumanor Hall (Grade II* listed), located within an undesignated estate parkland. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The area forms an undeveloped rural setting to the existing settlement. The adjacent settlement edges of Loughborough are relatively well screened, integrated into the landscape by belts of woodland. Development of the site would be slightly at odds with the existing settlement form, extending beyond the belts of woodland which currently retain the south western settlement edge. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> The wooded hills of Outwoods and Beacon Hill are a distinctive skyline feature to the south-west. From higher ground in the west there are views over Loughborough to the undulating landform of the Wolds beyond, punctuated by wind turbines. The open character of the area allows long views across the undeveloped site. 	M
Access and recreation	<ul style="list-style-type: none"> A public footpath crosses the centre of the site, whilst a bridleway follows the northern boundary, linking Loughborough with the wider countryside and open access areas. There are also informal tracks crossing the site. Outwoods is a large area of public open space, situated around 500m to the west and overlooking the site. Several small areas of local green space are situated on the settlement edge of Loughborough. 	L-M
<ul style="list-style-type: none"> Perceptual and experiential qualities 	<ul style="list-style-type: none"> The site retains a strong rural character despite being situated on the settlement edge of Loughborough and feels far removed from the existing settlement. 	M

Criteria	Description	Rating
	<ul style="list-style-type: none"> The landscape makes up part of the 'gateway' to the distinctive Charnwood Forest landscape which lies to the west and south. Distant traffic noise slightly detracts from the rural qualities of the landscape. 	

Representative images



View north east across site from the bridleway to the west, showing the settlement edge of Loughborough.



View west from Halfway House, with views towards the wooded skyline of the Outwood forming a visual backdrop.

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
2-3 storey residential housing			M		
Notes on any variations in landscape sensitivity					
There are no significant variations in landscape sensitivity within the site.					

Key landscape sensitivities

The following provides a summary of the special landscape qualities and key features/attributes that would be sensitive to change as a result of new development:

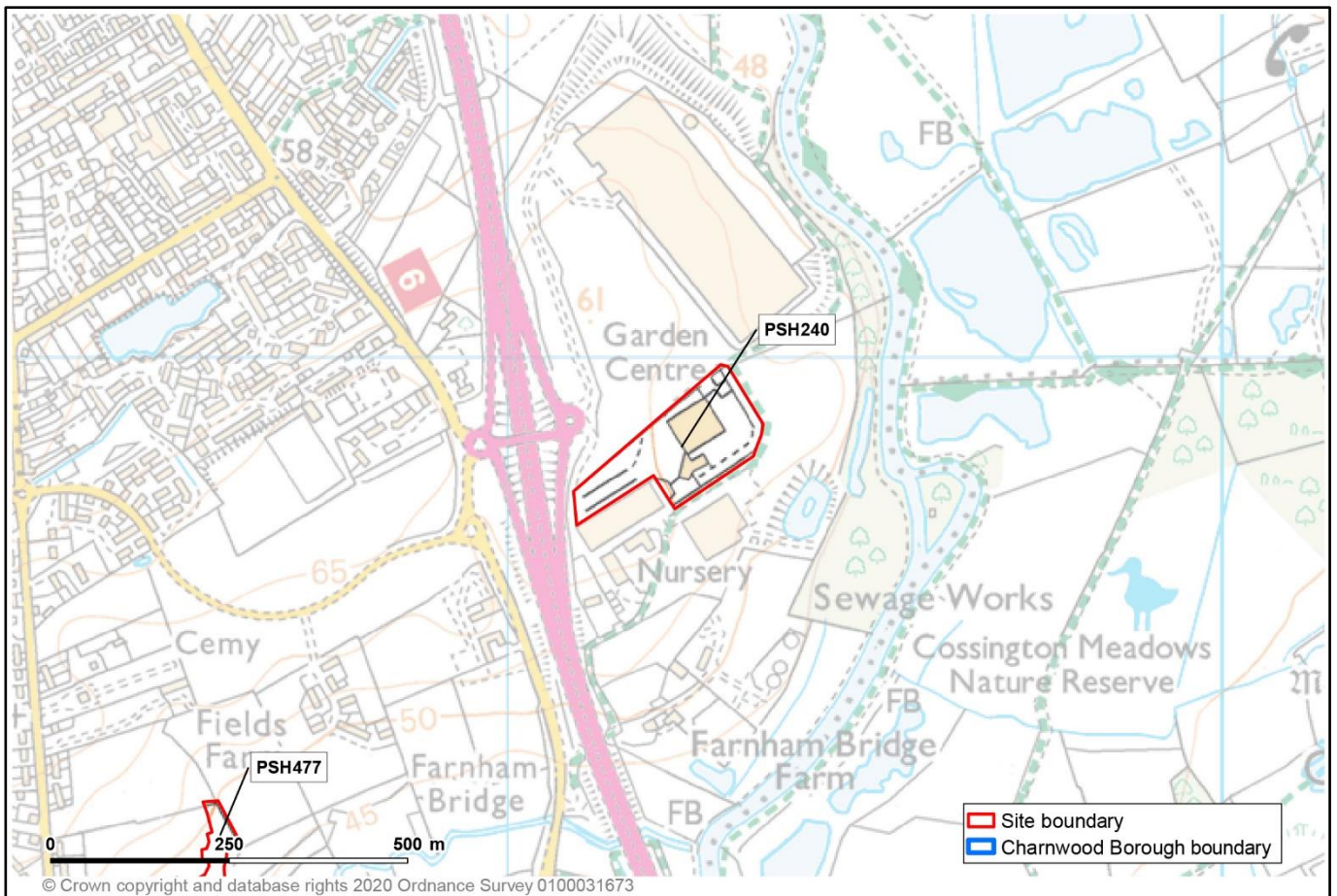
- The proximity of PSH466 to features of cultural heritage importance including the Grade II listed Garendon registered park and garden and a grade II listed building.
- Well-developed hedgerow boundaries often containing mature hedgerow trees reinforce the structure of the landscape. Some sites also include areas of deciduous woodland, adding to the landscape diversity.
- Neighbouring areas of conservation interest including Bishop's Meadow Site of Nature Conservation Interest and Loughborough Meadows SSSI adjacent to PSH449 and Beacon Hill, Hangingstone and Outwoods SSSI to the south-west of PSH21 which contribute to the landscape diversity and ecological resilience of the area.
- Sloping topography of PSH467, which has local visual prominence, long distance views are also available from elevated ground here.
- The role PSH21 has in providing an undeveloped setting to the settlement with the woodland belts containing the existing south-western settlement edge.
- The role PSH467 plays as an undeveloped rural backdrop to existing settlement in Loughborough.
- Long distance views from more elevated parts of PSH21 and PSH467 to distinctive skylines including the wooded hills of Outwoods, Beacon Hill and the Wolds.
- Several sites provide rural setting for the public footpaths they contain.
- Some sites retain undeveloped rural perceptual qualities and have limited association with existing development.
- The role PSH21 plays as a gateway to the distinctive 'Charnwood Forest' landscape.

Opportunities for mitigation or landscape enhancement

Guidance and opportunities to consider for any future development within area include:

- Ensure development is mindful of nearby features of cultural heritage significance and that development is appropriately screened.
- Protect existing hedgerow boundaries, mature hedgerow trees and deciduous woodland to conserve their habitat value and the role they play in defining the agricultural structure of the landscape.
- Ensure development does not negatively influence nearby features of nature conservation interest, to retain their value as ecological strongholds and protect the landscape diversity they provide.
- Ensure development avoids visually prominent slopes or is appropriately screened.
- Ensure development does not degrade the landscape as a rural backdrop to existing settlement in Loughborough.
- Where possible ensure development does not breach boundary features containing the existing settlement edge. Where this is unavoidable new planting of boundary features should be considered to preserve the existing settlement form and soften the new settlement edge.
- Preserve distinctive long distance views from more elevated sites and ensure new development does not block them from public rights of way.
- Ensure development does not introduce negative perceptual qualities to the setting of public rights of way such as the Grand Union Canal towpath footpath and other public footpaths. Ensure development in PSH21 does not detract from the role of the landscape as a gateway to the 'Charnwood Forest'.

Mountsorrel



Location and Description

The settlement of Mountsorrel lies within Charnwood Forest LCA, as defined within the Borough of Charnwood Landscape Character Assessment (2012). The Key Characteristics of this LCA include the upland landform; comprised of pastoral farmland, frequent woodland and acidic grassland. Parliamentary field enclosures bound by stone walling and hedgerows are characteristic of the landscape. Active quarrying, existing settlement and the corridor of the M1 provide evidence of human influence.

PSH240 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The site is a flat area of land at an elevation of around 60m AOD. Adjacent land to the north is slightly elevated from the site. The site comprises a car park and large buildings of a garden centre. The site is enclosed by trees and surrounding buildings. 	L
Natural character	<ul style="list-style-type: none"> The site comprises a garden centre, surrounded by a carpark with a small number of mature ornamental trees within it. Some boundaries of the site are marked by a hedgerow boundary with mature trees, whilst other parts are followed by a fence. To the east of the site lies two small lakes surrounded by priority habitat deciduous woodland. Less than 200m east of the site are two Sites of Nature Conservation Interest; the River Soar and Cossington Meadows. 	L
Historic landscape character	<ul style="list-style-type: none"> The site does not contain or provide a wider setting to any known features of cultural heritage significance. The HLC identifies the site to be a Post-1880s Nursery/Horticulture. 	L
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The site is already developed and situated in an area of commercial development. However, residential development here would not be in keeping with the existing land use. The site does not have a strong relationship with existing settlement in Mountsorrel, separated by the A6. Residential development here would reduce the sense of separation between the settlements of Mountsorrel to the north and Rothley to the south. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> Views into the site are mostly screened by surrounding hedgerows and mature trees. Skylines within the site are marked by trees within the carpark and the garden centre. 	L
Access and recreation	<ul style="list-style-type: none"> A public footpath follows part of the southern boundary of the site. Part of the Leicestershire Round long-distance recreational route passes around 200m to the east of the site but intervisibility is screened by mature vegetation. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> The site is significantly influenced by existing development including the garden centre and other surrounding large retail buildings, the sewage works to the south and traffic noise originating from Loughborough Road to the west. 	L

Representative images



The site is currently used as a car park with large garden centre buildings



There are some ornamental trees within the car park

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
2-3 storey residential housing		L-M			
Notes on any variations in landscape sensitivity					
There are no significant variations in landscape sensitivity within the site.					

Key landscape sensitivities

The following provides a summary of the special landscape qualities and key features/attributes that would be sensitive to change as a result of new development:

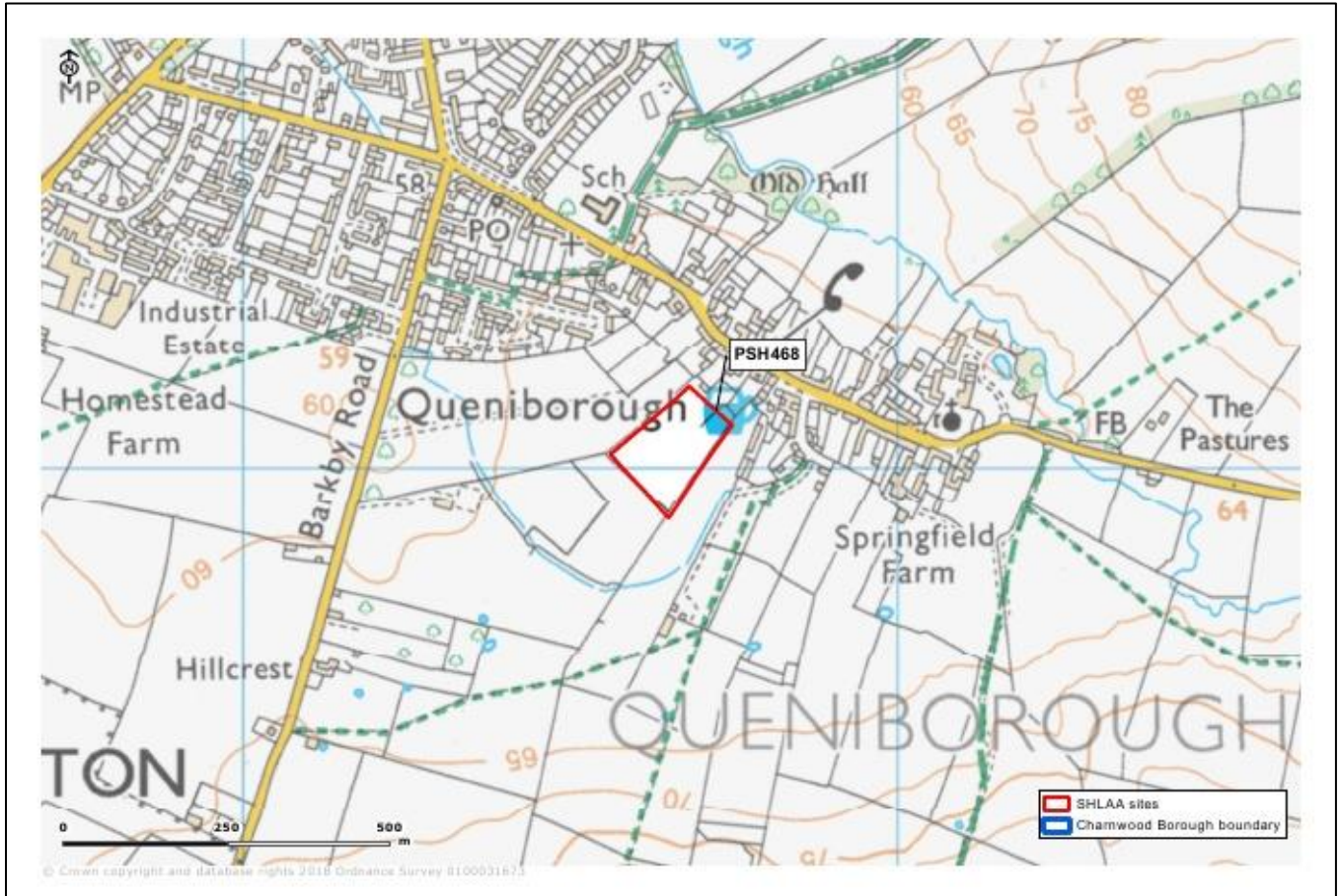
- Mature hedgerow boundaries and mature trees within the site contribute to local habitat networks and strengthen the diversity and structure of the local landscape.
- The limited association this area has with existing residential development.
- The role this area plays in maintaining a sense of separation between Mountsorrel to the north-west and Rothley to the south-west.

Opportunities for mitigation or landscape enhancement

Guidance and opportunities to consider for any future development within the area include:

- Conserve hedgerow boundaries and mature trees where possible to preserve the structure of the landscape, to help screen development and to provide habitat networks.
- Ensure development is in keeping with the surrounding land use.
- Retain the sense of separation between settlements to protect their distinct identities.

Queniborough



Location and Description

The settlement of Queniborough lies within the Wreake Valley LCA, as defined within the Borough of Charnwood Landscape Character Assessment (2012). The key characteristics of this LCA include the meandering river valley of the River Wreake, mixed farming and the engineered embankments accommodating the carriageways of the A46 and A607. The landscape of the eastern portion of the LCA is predominantly rural, although Leicester and Syston contribute urbanising influences in the west.

PSH468 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> An almost flat site, lying at an elevation of around 60m AOD. The small size of the field, surrounding settlement and mature trees along field boundaries create a relatively small-scale and enclosed landscape. 	L
Natural character	<ul style="list-style-type: none"> The site comprises one small sized pasture field, bound by mature hedgerows. Mature trees are frequent within hedgerow boundaries. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The site abuts the southern extent of Queniborough Conservation Area and forms part of its rural setting. The HLC indicates that the site is planned enclosure. There is intervisibility with the spire of the Grade I listed Church of St Mary to the north-east. 	M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The site is currently undeveloped. Queniborough is located to the north-east of the site and has a linear form which extends along Main Street, running broadly north-west to south-east. Some closes and cul-de-sacs have introduced a suburban element to the medieval plan of the Conservation Area¹. The site lies directly adjacent to Barley Fields housing estate, an area of large detached red brick 21st century properties within cul-de-sacs. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> Despite directly abutting the Queniborough Conservation Area, mature hedgerows containing a high frequency of mature deciduous and coniferous trees limit intervisibility between the site and the Conservation Area. The spire of the Grade I listed Church of St Mary marks skylines to the north-east. Mature hedgerow trees mark skylines within the site. There are longer reaching views to the south-east across the gently sloping undeveloped surrounding landscape, where the hedgerow vegetation allows. 	L-M
Access and recreation	<ul style="list-style-type: none"> No public rights of way pass through this site. Directly south of the site lies the Syston Rugby, Cricket and Tennis Club open space which has some restricted public access. A public footpath runs 100m to the east of the site, although the mature hedgerow boundaries of the site limit intervisibility. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> The enclosure provided by surrounding hedgerows allows the site to retain a rural character despite its proximity to surrounding development. The rural character of the site is influenced by the proximity of the settlement edge and Syston Rugby, Cricket and Tennis Club as well as visibility of other associated human activity. 	L-M

¹ Queniborough Conservation Area Appraisal 2019

Representative images



View across the field adjacent to the site, showing woodland screening



Views into the site from the public footpath are limited by woodland

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity			
2-3 storey residential housing		L-M		
Notes on any variations in landscape sensitivity				
There are no significant variations in landscape sensitivity within the Site				

Key landscape sensitivities

The following provides a summary of the special landscape qualities and key features/attributes that would be sensitive to change as a result of new development:

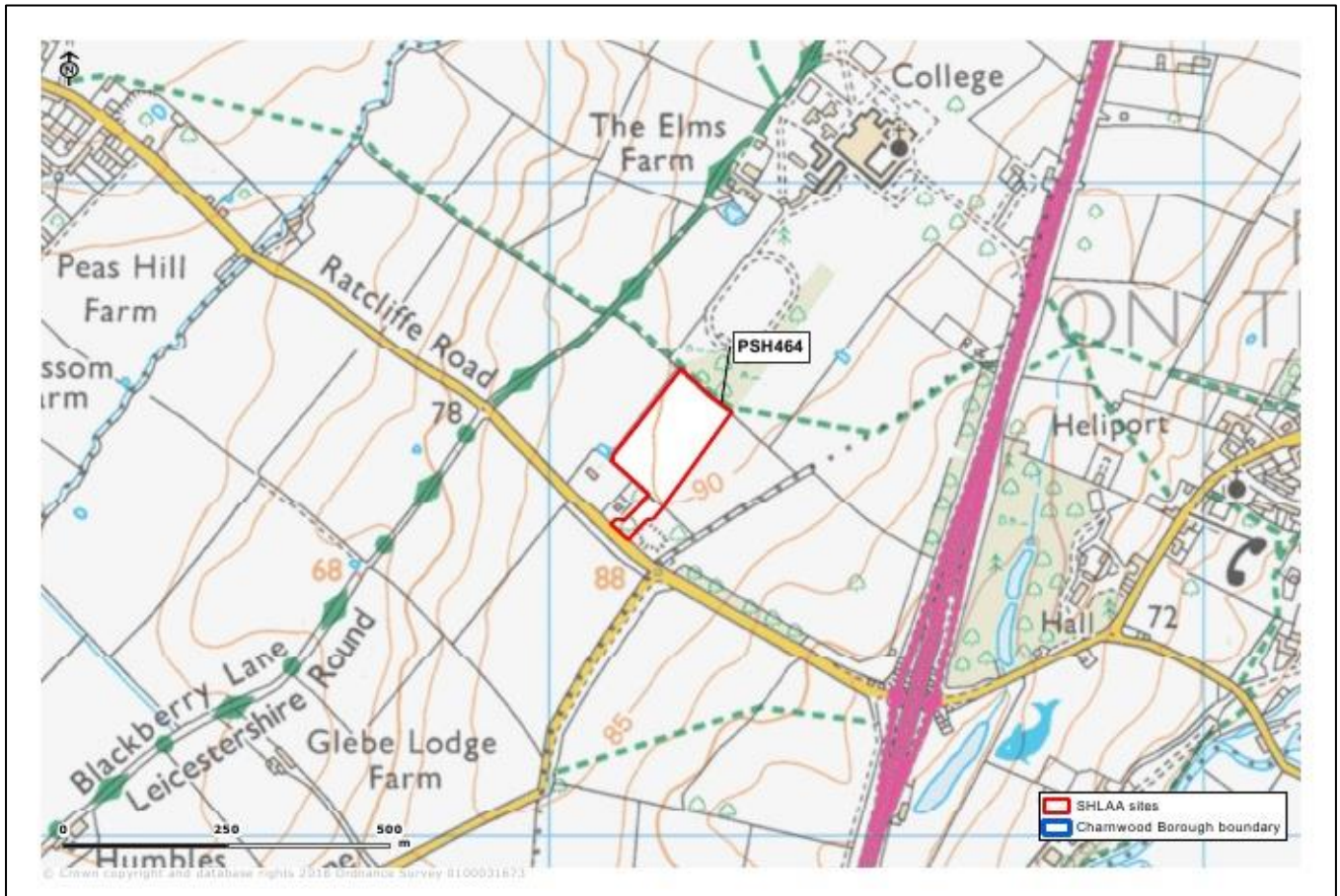
- The undeveloped rural character of the site with an important ecological network of mature hedgerow boundaries.
- The proximity to and important rural setting the area provides for the Queniborough Conservation Area.
- Intervisibility with important listed buildings including the spire of the Grade I listed Church of St Mary.

Opportunities for mitigation or landscape enhancement

Guidance and opportunities to consider for any future development within the area include:

- Ensure important ecological features such as mature hedgerow boundaries are retained and enhanced where possible.
- New development should be of an appropriate scale and form to that of the neighbouring Conservation Area, to ensure it does not detract from the setting of the historic village core.
- Development should be mindful of key views to important listed buildings within the village.

Ratcliffe on the Wreake



Location and Description

The small village of Ratcliffe on the Wreake is located on the plateau edge of the Wolds overlooking the northern edge of the Wreake Valley. Ratcliffe on the Wreake lies within the Wreake Valley LCA, as defined within the Borough of Charnwood Landscape Character Assessment (2012). The key characteristics of this LCA include the area being in a flat-bottomed river valley with gently sloping sides, which experiences rural character to the east of the village of East Goscote. This rural land is managed with a mix of both arable and pasture farming. Villages here are distinctive, often containing historic churches.

PSH464 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The topography is almost flat at an elevation of 90m AOD, forming part of an elevated ridge. The site is situated between the Wreake Valley to the south-east and the valley of a small stream to the north-west. The site is small-scale, due to the small-moderate size of the field and the enclosure provided by surrounding mature hedgerow trees and woodland. 	L-M
Natural character	<ul style="list-style-type: none"> The site contains part of a moderate scale improved pasture field. The field boundaries consist of a low and gappy hedge along the north-western boundary and a wooden fence along the south-eastern boundary. The south-western boundary is marked by a well-developed hedgerow containing many mature trees. A small block of deciduous woodland lies directly north-east of the site. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC identifies this field to be re-organised piecemeal enclosure. There are no features of cultural heritage significance within the site. The site has no intervisibility with the Ratcliffe on the Wreake Conservation Area or any listed buildings within the settlement. The site is situated 400m south of the Grade II listed Ratcliffe College, however intervisibility is screened by woodland. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The site has a limited association with the settlement of Ratcliffe on the Wreake which is located approximately 1km to the east. The site is separated from the village by the A46 approximately 380 metres to the east. The settlement edge of Sileby (to the north-west) is visible from the site. Development may negatively affect the sense of separation. There are two large and otherwise isolated properties, located directly south-west of the site along Ratcliffe Road. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> The site is relatively well screened by surrounding mature hedgerow trees and woodland. There is limited intervisibility with Ratcliffe College due to the mature woodland directly north-east of the site. There is no intervisibility between the site and Ratcliffe on the Wreake. The elevated location of the site allows long distance views to the north-west towards Sileby, where mature boundary vegetation allows. 	M
Access and recreation	<ul style="list-style-type: none"> A public footpath (PRoW I48) runs along the north-eastern boundary of the site. The site is visible from part of the Leicester Round long distance recreational route, which is located 100m to the north-west of the site. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The area is rural and undeveloped, with relatively high levels of tranquillity and a sense of isolation from nearby urban settlements. The site is influenced by flood lighting of sport pitches to the north-east of the site associated with Ratcliffe College. Traffic noise from the A46 to the south-east and Ratcliffe Road to the south detracts from the tranquillity of the site. 	M

Representative images



View towards the site from the Leicestershire Round long distance route



Existing dwellings to the south of the site.

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity			
2-3 storey residential housing			M	
Notes on any variations in landscape sensitivity				
There are no significant variations in landscape sensitivity.				

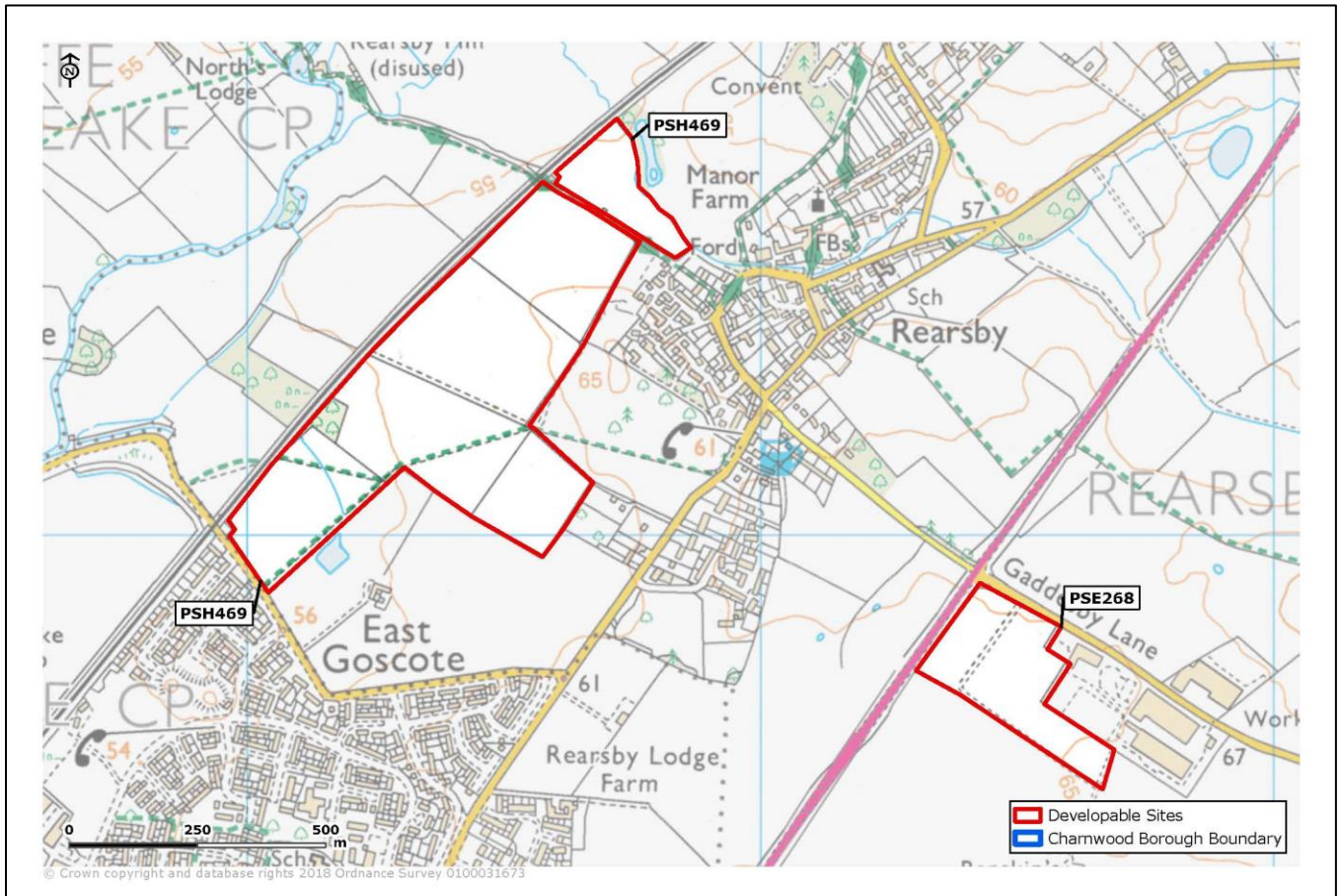
Key landscape sensitivities

<p>The following provides a summary of the special landscape qualities and key features/attributes that would be sensitive to change as a result of new development:</p> <ul style="list-style-type: none"> ■ The elevated topography of the site which is situated on a small ridge. ■ The ecological value of the surrounding hedgerows and deciduous woodland. ■ Intervisibility between the site and Sibley to the north-west. ■ The public footpath running along the north-eastern site boundary and setting provided to the Leicester Round long distance recreational route which are valued for informal recreation. ■ Strong rural and undeveloped character, with a sense of isolation from nearby urban areas.
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Opportunities for mitigation or landscape enhancement

<p>Guidance and opportunities to consider for any future development within the area include:</p> <ul style="list-style-type: none"> ■ Ensure that the development is not visually prominent within the wider landscape and utilise woodland to screen any new development, particularly from Ratcliffe Road, Rosminian Way and PRoW I48. ■ Protect existing hedgerows and surrounding woodlands for their ecological value and as a resource for screening development.

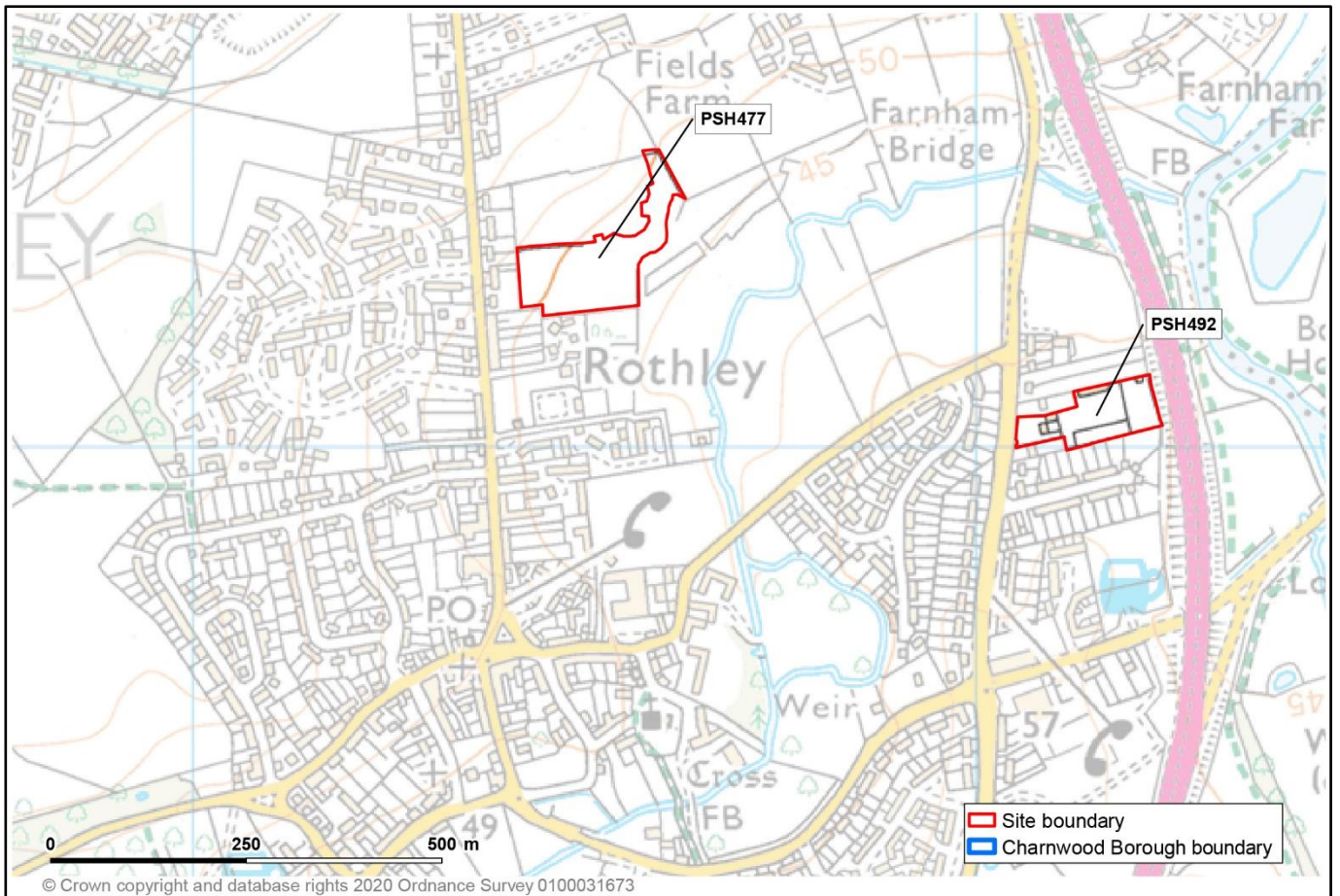
Rearsby/East Goscote



Location and Description

Rearsby and East Goscote are neighbouring villages located on the southern eastern side of the Wreake Valley, located approximately 250 metres apart. Rearsby and East Goscote lie within the Wreake Valley LCA, as defined within the Borough of Charnwood Landscape Character Assessment (2012). The key characteristics of this LCA include the contrast between areas to the east of East Goscote which have a rural quality, and the area to the west, where the Wreake joins the Soar and is affected by the urban influences of Syston and Leicester. The river valley itself is flat bottomed with gently sloping sides. Agricultural land in this area is mixed with both pastoral and arable use.

Rothley



Location and Description

The settlement of Rothley lies within Charnwood Forest LCA, as defined within the Borough of Charnwood Landscape Character Assessment (2012). The Key Characteristics of this LCA include the upland landform; comprising pastoral farmland, frequent woodland and acidic grassland. Parliamentary field enclosures bound by stone walling and hedgerows are characteristic of the landscape. Active quarrying, existing settlement and major transport corridors introduce human influence.

PSH477 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The site comprises gently sloping land between 45 and 55 metres AOD. Surrounding residential properties to the south, west and north and hedgerows trees form small-scale features within the landscape. 	L-M
Natural character	<ul style="list-style-type: none"> Land cover is grassland and fields are separated by a gappy hedgerow boundary with occasional trees. The course of the well-vegetated Rothley Brook lies less than 150m to the south-east and is a Site of Nature Conservation Interest. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC identifies the field pattern to be planned enclosure. The site does not contain or provide setting to any known features of cultural heritage significance. The site is approximately 300m to the north of the Rothley Conservation Area. Although there is no intervisibility between the site and the conservation area, the Conservation Area Appraisal¹ states that meadowland associated with the Rothley Brook (including the site) offers a significant contribution to the setting of the village. The watercourse and adjacent habitats provide a calm and rural character. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The site is fits with the existing settlement form of Rothley, situated between existing areas of residential development. Although it is undeveloped, the site does not make a strong contribution to the setting of the existing development. Surrounding development is modern and consists of a mixture of terraced and detached two-storey dwellings. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> The site is visually enclosed by existing residential development to the north, south and west and vegetation following the Rothley Brook to the east. The site is overlooked by surrounding residential properties providing an undeveloped view to these buildings. The site is not visually prominent on the local landscape. 	L
Access and recreation	<ul style="list-style-type: none"> The site does not contain or provide setting to any public rights of way or open access areas. The site lies around 50m north of and around 250m south of two areas identified as part of Mountsorrel Lane Local Green Space, but views of the site are screened by residential development. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> Although it is undeveloped, the site has a suburban character, with a strong association with existing settlement to the south and west. The meadowland character of the site provides an attractive pastoral setting to the village. The site is influenced by traffic noise from surrounding roads including Mountsorrel Lane to the west. 	L-M

¹ Rothley Conservation Area Character Appraisal, April 2008.

Representative images



New residential development is being constructed to the north of the site



Views of the site are screened from Local Green Space located to the south of the site

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity			
2-3 storey residential housing		L-M		
Notes on any variations in landscape sensitivity				
There are no significant variations in landscape sensitivity within the site.				

PSH492 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> ■ A small, flat grassland field at an elevation of around 50m AOD. ■ The small-scale field has an enclosed character, created by the narrow woodland along the A6 (Loughborough Road) to the east and mixed garden boundaries. 	L
Natural character	<ul style="list-style-type: none"> ■ The site comprises a small paddock, a house, agricultural buildings and a several mature trees. The boundaries of the site are marked by a mature hedgerow including some lengths of coniferous hedgerow. 	L
Historic landscape character	<ul style="list-style-type: none"> ■ The site contains no identified features of historical significance and does not make a significant contribution to any surrounding historic features. ■ The HLC identifies this site to be settlement. ■ The site lies around 300m to the north-east of Rothley Conservation Area, however existing settlement prevents intervisibility. 	L
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> ■ The site contains a large detached house as well as some agricultural outbuildings. ■ The site is enclosed by residential development to the south and west, with the route of the A6 (Loughborough Road) to the east and some pasture and glass houses on land to the north. ■ The site has a good relationship with existing settlement and its development would not significantly alter the existing settlement form or reduce the sense of separation between Rothley and any surrounding settlements. 	L
Views and visual character including skylines	<ul style="list-style-type: none"> ■ Surrounding residential properties to the south and west, woodland along the A6 to the east and glasshouses to the north, visually enclose the site. ■ Skylines within the site are marked by existing buildings and occasional mature trees. ■ The site is overlooked by surrounding residential properties providing an undeveloped view to these buildings. ■ The site is not prominent within the local landscape. 	L
Access and recreation	<ul style="list-style-type: none"> ■ The site does not contain any public rights of way or open access areas. ■ The site is partially visible from the road to the west, which is part of the National Cycle Network Sustrans Route 6. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> ■ The site has a suburban character, with a strong association with settlement to the south and west. ■ The site is influenced by traffic noise from the A6 directly to the east. 	L

Representative images



The site is currently occupied by a large detached dwelling



The site is visually enclosed by dense boundary vegetation

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
2-3 storey residential housing	L				
Notes on any variations in landscape sensitivity					
There are no significant variations in landscape sensitivity within the site.					

Key landscape sensitivities

The following provides a summary of the special landscape qualities and key features/attributes that would be sensitive to change as a result of new development:

- Mature hedgerow boundaries and mature trees within the site, which contribute to habitat networks and strengthen the local diversity and structure of the landscape.
- The undeveloped setting the landscape provides to the neighbouring Rothley Brook Site of Nature Conservation Interest, which strengthens the landscape diversity and ecological resilience of the area.
- The setting the undeveloped meadowland landscape of associated with the Rothley Brook in PSH477 provides to the Rothley Conservation Area.

Opportunities for mitigation or landscape enhancement

Guidance and opportunities to consider for any future development within the area include:

- Conserve hedgerow boundaries and mature trees where possible to preserve the structure of the landscape, to help screen development and to provide habitat networks.
- Ensure development does not negatively influence nearby features of nature conservation interest, to retain their value as ecological strongholds and protect the landscape diversity they provide.
- Where possible retain the meadowland landscape associated with Rothley Brook, identified within the conservation area appraisal as offering a significant contribution to the setting of the village.

PSE268 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The site is a large almost flat arable field at an elevation of around 65m AOD. Hedgerow boundaries, where present, are gappy and low cut, giving the site an open and large-scale character. 	L-M
Natural character	<ul style="list-style-type: none"> The field is under arable cultivation, enclosed by low cut hedgerow boundaries with infrequent trees. Gaddesby Brook County District Site is located approximately 300m south of the site. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC identifies the site to be very large post-war fields. The site was formerly used as an airfield in the 20th century. The site is situated approximately 45m to the south east of Rearsby Conservation Area, however intervisibility is screened by mature vegetation. There are no known heritage features within this site, and it does not make a significant contribution to any heritage features within the wider landscape. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The site is situated adjacent to existing industrial development which comprises several large-scale block-shaped buildings. This development is visually prominent within the surrounding open countryside. The area does not contribute to the setting of existing settlement in Rearsby or play a separation role between Rearsby and surrounding settlements. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> The open character allows views across the site to the surrounding flat arable landscape. There are views south-west towards Queniborough which include the spire of the Grade I listed Church of St Mary and the rooftops of houses. Much of the settlement is screened by tall trees. The existing industrial development is visually prominent, and any new development may also be locally prominent in views. Skylines are mostly undeveloped and open, with occasional trees. Skylines immediately to the east of the site are marked by the existing industrial buildings. 	M
Access and recreation	<ul style="list-style-type: none"> The site does not contain any open access areas or public rights of way. The site is visible in wider views from a public footpath situated approximately 300m to the north although the site does not play a major role in the setting to the right of way. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The site has an open and exposed character due to the flat landform and low-cut hedgerows. The site has a strong association with the surrounding rolling agricultural landscape. It is also associated with the existing industrial development, although this development is visually prominent and intrusive within the open countryside. 	M

Representative images



The site is open and undeveloped, although it is overlooked by existing industrial development



The spire of the Church of St Mary in Queniborough is visible on skylines to the south-west

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
Employment development			M		
Notes on any variations in landscape sensitivity					
There are no significant variations in landscape sensitivity within the site.					

PSH469 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The site is characterised by a relatively flat landform with elevation ranging from 55m to 65m AOD. The north-eastern part of the site forms part of the floodplain of the River Wreake. The site overlooks the gentle and broad valley of the River Wreake to the north-west. Large-scale fields with low hedges create an expansive landscape. 	L-M
Natural character	<ul style="list-style-type: none"> Fields are moderate to large scale arable with some sheep grazing and are divided by low and gappy hedgerows containing occasional mature trees. The site contains a small deciduous woodland block in the west, separated from a larger woodland block outside of the site by the railway line. A small stream runs along the northern boundary of the site. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC identifies fields to be planned enclosure. The site includes two archaeological interest sites The site is visible from Rearsby Conservation Area and provides part of the rural setting to the historic core of the settlement. 	M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The site occupies the gap between the settlements of East Goscote (to the south) and Rearsby (to the east), making a significant contribution to the sense of separation between these two settlements. The site is set back from Melton Road, and the maintenance of the undeveloped land along the road will be critical to maintaining separation. The site has a strong association with both villages, with the rooftops of existing houses in both settlements visible on the skyline from many points within the site. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> From higher ground, views extend across the broad valley of the River Wreake to the north-east. There are long views to the large wind turbine at Wanlip and the distinct landform of Bradgate Park. The church tower of the Church of St Michel (Grade II*) in Rearsby is visible in skylines to the north-east. 	M
Access and recreation	<ul style="list-style-type: none"> A public footpath (PRoW I73) crosses the site, splitting in the south. The site is also marked by several informal tracks and is a recreational resource to the adjacent villages. The Leicestershire Round long distance recreational route (PRoW I66) crosses between the two sections of the site in the north. 	M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The large fields with low hedges create a strong sense of openness and exposure. The area has rural perceptual qualities, despite both Rearsby and East Goscote being visible from most points throughout. The passing of trains along the railway line which follows the north-western boundary introduces noise and movement to the area, in addition to traffic noise from nearby roads. 	M

Representative images



Large scale pasture field used for grazing sheep



Open and expansive views across the fields to the countryside beyond

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
2-3 storey residential housing				M-H	
Notes on any variations in landscape sensitivity					
<p>The part of the site to the north of the Leicestershire Round long distance route would have reduced sensitivity with regards to the sense of separation between Rearsby and East Goscote as it is well associated with Rearsby. However, it is this part of the site which forms part of the immediate landscape setting to the historic core of the settlement, so landscape sensitivity is still moderate-high overall.</p>					

Key landscape sensitivities

The following provides a summary of the special landscape qualities and key features/attributes that would be sensitive to change as a result of new development:

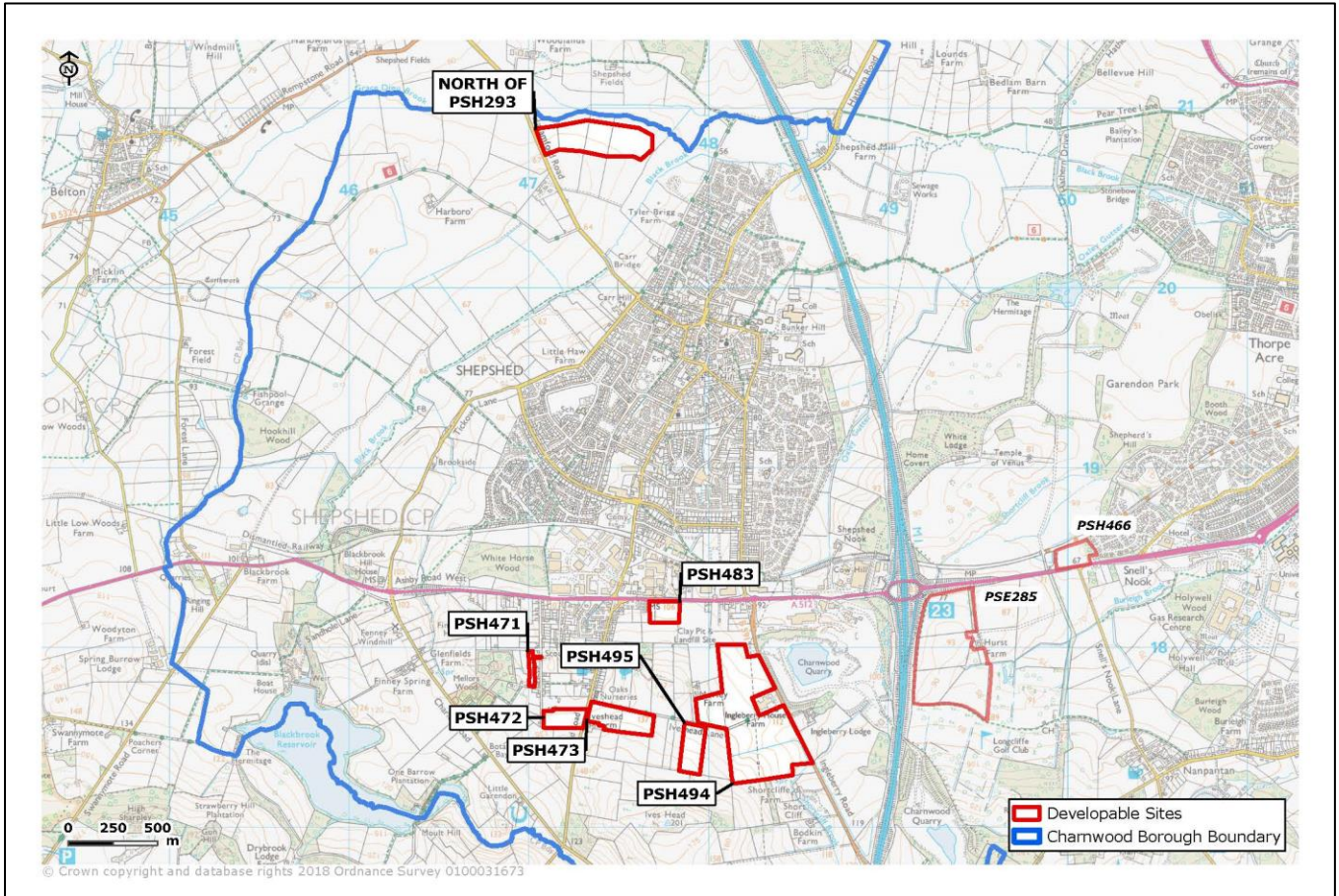
- The distinct identity of the villages of Rearsby and East Goscote.
- Existing hedgerow boundaries which contribute to local habitat networks and strengthen the local diversity and structure of the landscape.
- The setting of historical features including Rearsby Conservation Area, containing many traditional and listed buildings.
- Long reaching views to the surrounding countryside where woodland and topography allow.
- The presence of public rights of way, including the Leicestershire Round long-distance recreational route.

Opportunities for mitigation or landscape enhancement

Guidance and opportunities to consider for any future development within the area include:

- Retain the sense of separation between Rearsby, East Goscote and neighbouring settlements by protecting and enhancing the undeveloped land along Melton Road.
- Conserve hedgerow boundaries where possible to preserve the structure of the landscape and to provide habitat networks.
- Respect the setting of heritage features which the landscape provides a rural setting to including Rearsby Conservation Area.
- Any development should respect and be in keeping with the existing local vernacular of the surrounding villages.
- Protect locally important vantage points including views across the Wreake Valley.
- Conserve the network of public rights of way which utilise this landscape including part of the Leicestershire Round long distance recreational route.

Shepshed



Location and Description

Shepshed lies to the west of Loughborough, within two LCAs identified within the *Borough of Charnwood Landscape Character Assessment* (2012). The northern part of the settlement is within Langley Lowlands LCA where it is the largest settlement within the character area, while the south is within the Charnwood Forest LCA. Key characteristics for the Langley Lowlands LCA include its rolling landform with gentle slopes and large arable fields. The Charnwood Forest is characterised by its highly distinctive upland character with a mosaic of pastureland, frequent woodland and exposed hilltops of acid grassland.

PSH471 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> ■ The site comprises a narrow flat field and garden. ■ The site is small scale, with a sense of enclosure due to the narrow character of the field and garden bound by mature hedgerows with frequent mature trees. 	L-M
Natural character	<ul style="list-style-type: none"> ■ The site features a narrow pasture field and ornamental garden, bound by tall dense hedges with frequent mature trees. ■ There are mature trees within the site as well as garden planting in the north. ■ A small pond is situated in the south of the site. 	L-M
Historic landscape character	<ul style="list-style-type: none"> ■ The site does not contain any identified heritage features, and it does not make a significant contribution to any heritage features within the wider landscape. 	L
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> ■ The site is situated on the south-western settlement edge of Shepshed. ■ The site has a strong relationship with the pre-1960s detached settlement which lies directly to the east and the 21st century terraced properties to the west. 	L
Views and visual character including skylines	<ul style="list-style-type: none"> ■ Skylines within the site are marked by mature in-field and hedgerow trees. ■ The site is visually enclosed by surrounding settlement, and garden hedgerows. ■ There are no expansive views in any direction from the site. ■ The site is not prominent within the wider landscape. 	L
Access and recreation	<ul style="list-style-type: none"> ■ The site does not contain any public rights of way, nor does it provide wider setting to any nearby publicly accessible areas. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> ■ The site has a suburban feel, with a strong association with settlement to the east and west. ■ The site lies on the settlement edge with land to the north-west being rural in character. 	L-M

Representative images



View north from lane directly south of the site, showing surrounding residential development.



View south-east from Pudding Bag Lane showing the garden in the north of the site.

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity			
2-3 storey residential housing	L			
Notes on any variations in landscape sensitivity				
There are no significant variations in landscape sensitivity within the site.				

PSH472 and PSH473 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Gently sloping landform across the two sites, ranging from 130m AOD in the north west to 140m AOD in the south-east. The two sites are divided by Iveshead Road which passes between them. The moderate scale of the fields is contrasted by human scale hedgerow trees and neighbouring properties. 	M
Natural character	<ul style="list-style-type: none"> The sites comprise three medium sized improved pasture fields, bound by mature hedgerows with frequent mature hedgerow trees. Hedgerow trees include frequent mature oaks. Three Sites of Nature Conservation Interest lie within 300m of PSH473, Morley Lane Field and Morley Quarry to the north and Iveshead to the south. 	L-M
Historic landscape character	<ul style="list-style-type: none"> There are no known heritage features within these sites, and they do not make a significant contribution to any heritage features within the wider landscape. 	L
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The sites lie on the southern settlement edge of the Scouthouse Hill area of Shepshed. PSH472 is directly south of a 21st century housing development containing dispersed detached properties, with a hard settlement edge. Properties on Iveshead Road are situated directly north of site PSH473, although mature hedgerows along Iveshead Lane limit intervisibility. The gently sloping landform of the sites contribute to the rural setting of existing development on the southern settlement edge of Shepshed. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> Skylines within the sites include mature hedgerow trees, including several mature oaks. Ives Head is a prominent feature on skylines to the south-east of PSH473. From more elevated parts of the sites, views extend to the southern settlement edge of Shepshed. The landform prevents long distant views to the surrounding countryside south of either site. 	M
Access and recreation	<ul style="list-style-type: none"> No public rights of way cross either site, although Iveshead Lane along the northern boundary of PSH473 is marked as a route of 'other public access'. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The sites have intact rural characteristics, including the undeveloped agricultural land with intact hedgerows containing hedgerow trees. Intervisibility with the existing settlement edge to the south can detract from the rural character. 	M

Representative images



View west across PSH472, showing mature trees in field boundary and the 21st century residential development directly north of the site.



View north east across PSH473, showing hedgerow field boundaries and Ives head, a prominent topographical feature in skylines to the south-east of the site.

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
2-3 storey residential housing			M		
Notes on any variations in landscape sensitivity					
More elevated parts of the sites would be more sensitive to residential development as they are more visually prominent from the existing settlement edge of Shepshed.					

PSH483 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The site comprises a gently sloping field rising from the A512 in the north, at an elevation of around 110m AOD. The site is small-scale, due to the small size of the field and nearby buildings. 	L-M
Natural character	<ul style="list-style-type: none"> The site consists of an improved pasture field, bound by hedgerows containing some mature trees. There is some woodland screening surrounding the clay pit and landfill site directly to the east of the site. The Sites of Nature Conservation Interest Morley Lane Field and Morley Quarry both lie under 150m to the south of the site. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC identifies this field to be planned enclosure. There are no known heritage features within this site, and it does not make a significant contribution to any heritage features within the wider landscape. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The site lies directly east of a line of detached 20th century residential properties. To the north of the site lies the route of the A512, with some large industrial buildings and a garage situated on its northern side. To the east is a clay pit and landfill site. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> Views throughout the site are largely contained by boundary features. To the south of the site skylines are marked by a hill, part of which is wooded (identified as the Morley Lane Field and Morley Quarry Sites of Nature Conservation Interest). Skyline features within the site are limited to mature hedgerow trees within the field boundaries. The site is not prominent within the wider landscape. 	L-M
Access and recreation	<ul style="list-style-type: none"> No public rights of way cross through the site and the site is only publicly visible from the A512 to the north. Morley Lane Cricket Pitch is situated to the south-west of the site and has some restricted public access. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The location of these sites adjacent to industrial buildings and the clay pit and landfill site creates an urban fringe character. Traffic noise from the A512 introduces noise and visual disturbance to the site. 	L-M

Representative images



View south-west across the site from the A512, showing the existing settlement edge of Shepshed.



View south across site from the A512, showing hedgerow boundaries and the hill to the south of the site, a prominent skyline feature.

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
2-3 storey residential housing			L-M		
Retail			L-M		
Notes on any variations in landscape sensitivity					
There are no significant variations in landscape sensitivity within the site.					

PSH494 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The site comprises a series of sloping fields rising from 105m AOD in the east at Ingleberry Road to 130m AOD in the west near Morley Farm. Iveshead Lane traverses the centre of the site from east to west. The fields are medium sized and regular, with hedgerow boundaries and in field trees adding small-scale elements. However, large scale pylons run through the centre of the site from north to south. 	M
Natural character	<ul style="list-style-type: none"> Fields in the site are predominantly arable, with a paddock in the west. Field boundaries are marked by intact, well-managed hedgerows with some mature hedgerow trees, particularly along Iveshead Lane. Ditches are also present on field margins. There are some in-field trees. Directly south of the site lies an area of lowland meadows and deciduous woodland. An area of deciduous woodland and Newhurst Quarry SSSI is located adjacent to the site, to the east of Ingleberry Road. To the west of the site lies Morley Quarry Local Nature Reserve/SNCI is located approximately 150 metres to the west of the site and contains areas of deciduous woodland and good quality semi-improved grassland. Ives Head SSSI and Site of Nature Conservation Interest is located approximately 200m to the south-west of the site and contains lowland dry acid grassland and deciduous woodland. 	M
Historic landscape character	<ul style="list-style-type: none"> There are no known heritage features within this site, and it does not make a significant contribution to any heritage features within the wider landscape. The HLC identifies the field pattern to be planned enclosure. Many field boundaries have been lost in the past century. 	L
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The site is undeveloped and has little relationship with existing settlement. Development would not be in keeping with the existing settlement pattern of Shepshed. Several farmhouses and agricultural buildings are located adjacent to the site. Development of the site would not reduce the sense of separation between Shepshed and any surrounding settlements. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> The sloping landform of the site is visually prominent from Ingleberry Road to the east. There are some long views to the north towards the Trent Valley. Skylines within the site are dominated by the pylon line running through it, although smaller features such as hedgerow trees are also present. Ives Head is a prominent landform feature on skylines in views to the south-west of the site. Development to the south of Iveshead Lane may detract from wider views of Ives Head. 	M-H
Access and recreation	<ul style="list-style-type: none"> Iveshead Lane is a public access route. Directly east of the site lies Charnwood Quarry Local Green Space, whilst around 300m west of the site lies Morley Quarry local green space. Intervisibility with the site from these open access areas is limited. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The sloping landform forms a continuation of landscape character from the nearby Charnwood Forest. Despite being an agricultural landscape, the site is influenced by human development with urbanising features including pylons 	M

Criteria	Description	Rating
	and moderate traffic noise from Ingleberry Road (B591) and the M1 to the east.	

Representative images



View north across the site from Iveshead Lane including pylon lines



View south across the site including the distinct landform of Ives Head

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
2-3 storey residential housing				M-H	
Notes on any variations in landscape sensitivity					
The part of the site to the north of Iveshead Lane has moderate landscape sensitivity to residential development as it is less visually prominent and has more association with existing development than the land to the south of Iveshead Lane.					

PSH495 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The site comprises one medium sized, sloping pasture field. Elevation of the site ranges from 130m AOD in the north at Iveshead Road to 150m AOD in the south. Small-scale features of the site include hedgerow boundaries with infrequent hedgerow trees. 	M
Natural character	<ul style="list-style-type: none"> The field is used for growing hay and enclosed by well-established hedgerows with infrequent hedgerow trees. Ives Head SSSI and Site of Nature Conservation Interest is located approximately 150m to the south of the site and contains areas of lowland dry acid grassland and deciduous woodland. Morley Quarry Site of Nature Conservation interest lies around 300m north-west of the site, with areas of good quality semi improved grassland and deciduous woodland. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC identifies the field pattern to be planned enclosure. There are no known heritage features within this site, and it does not make a significant contribution to any heritage features within the wider landscape. 	L
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The site is an undeveloped, working agricultural landscape and has little relationship with existing settlement. Development would not be in keeping with the existing settlement pattern of Shepshed. Development of the site would not reduce the sense of separation between Shepshed and any surrounding settlements. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> Ives Head, directly to the south of the site, is a prominent landform feature on local skylines. Development of the sloping site has the potential to be visually prominent and detract from wider views of Ives Head. There are long views from the site towards the Trent Valley, although in places these are screened by vegetation. Skyline features within the site include hedgerow trees. Pylons are prominent in views to the east of the site. 	M-H
Access and recreation	<ul style="list-style-type: none"> Iveshead Lane to the north of the site, is a route of public access. The site does not contain any open access areas or public rights of way. Morley Quarry Local Green Space is located 275 metres to the north-west of the site, although there is no intervisibility with the site. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The sloping landform forms a continuation of landscape character from the nearby Charnwood Forest. The site has an intact rural character, although nearby features including pylons to the east and mild traffic noise can detract from this. 	M

Representative images



View across the site to Ives Head, located to the south



The site is enclosed by hedgerows with occasional mature trees

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
2-3 storey residential housing				M-H	
Notes on any variations in landscape sensitivity					
There are no significant variations in landscape sensitivity within the site.					

North of PHS293 - Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The site comprises a series of medium-large sized arable fields. The fields are gently sloping, with elevation ranging from 60m AOD to 65m AOD on the south-west near Hallamford Road. Limited hedgerow boundaries separate the fields, combining with the rolling landform to create an open, large scale landscape. 	L-M
Natural character	<ul style="list-style-type: none"> Fields are under arable cultivation and separated by low-cut (and sometimes gappy) hawthorn hedgerows. An avenue of mature ash trees follows Hallamford Road. Around 200m to the east of the site lies Black Brook Meadows SNCI, an area of lowland meadow priority habitat. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC identifies the site to be an area of very large post war fields. There are no known heritage features within this site, and it does not make a significant contribution to any heritage features within the wider landscape. 	L
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The site is undeveloped and has a limited association with the existing settlement in Shepshed and the existing settlement is not visible from the site. Development would not be in keeping with the existing settlement form which is located on a higher ridge of land to the east of Black Brook. The agricultural land forms part of the wider rural setting to Shepshed. Development of the site would not reduce the sense of separation between Shepshed and any surrounding settlements. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> The gently sloping landform with low hedgerow boundaries is visible when approaching Shepshed along Hallamford Road from the north. Development is likely to be locally prominent within the context of the surrounding open, rolling arable land with low hedgerow boundaries. There are limited skyline features within the site although there are views to skyline features including the church spire in Belton to the west and Piper Wood to the north-east. 	M
Access and recreation	<ul style="list-style-type: none"> The site does not contain any open access areas or public rights of way. The site is visible from a public footpath located approximately 275m to the north. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The low-cut hedgerows and large fields create a sense of openness and expansiveness. The site has an intact rural character and feels removed from the main settlement of Shepshed. Traffic noise from Hallamford Road and the M1 to the north-east detract from the rural character of the site. 	M

Representative images



View of the site in the context of the wider landscape from Hallamford Road



View north-east across the site with Piper Wood forming wooded skylines in the distance

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
2-3 storey residential housing/primary school			M		
Notes on any variations in landscape sensitivity					
There are no significant variations in landscape sensitivity within the site.					

Key landscape sensitivities

The following provides a summary of the special landscape qualities and key features/attributes that would be sensitive to change as a result of new development:

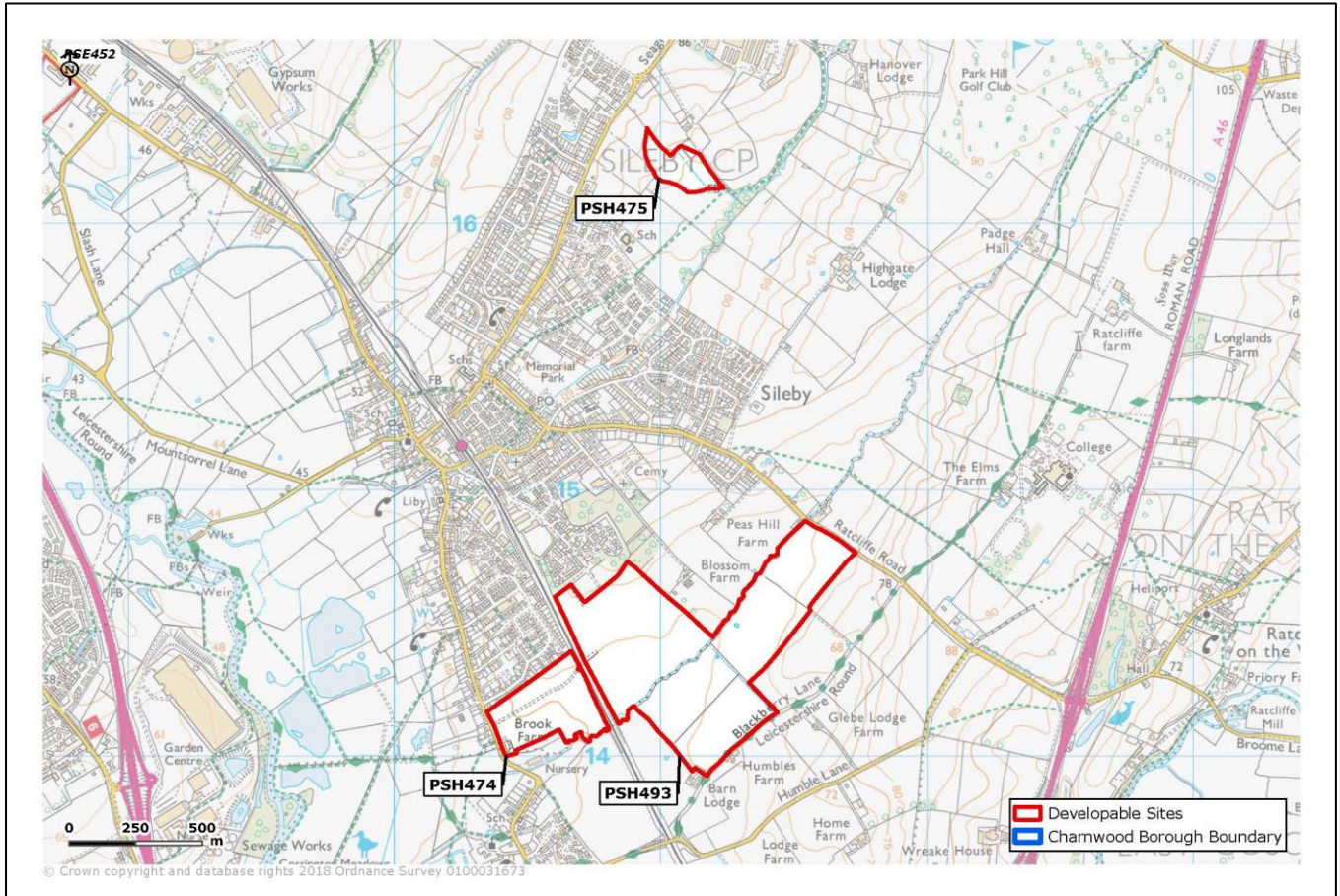
- Frequent hedgerows and hedgerow trees forming important habitat networks and strengthening the local diversity and structure of the landscape.
- Proximity to several Sites of Nature Conservation Interest, which strengthen to the landscape diversity and ecological resilience of the area.
- The limited association PHS494, PSH495 and North of PHS293 have with existing residential development.
- Long views across surrounding undeveloped countryside from some areas of higher ground and toward the locally distinctive feature of Ives Head, situated to the south of Shepshed.
- The visually prominent gently sloping landform in many of the sites.
- The rural setting the sites provide to public rights of way and neighbouring open access areas.
- Rural and undeveloped perceptual qualities often with limited association to existing development.

Opportunities for mitigation or landscape enhancement

Guidance and opportunities to consider for any future development within the area include:

- Protect, conserve and where possible enhance existing hedgerow boundaries and hedgerow trees, to preserve the structure of the landscape, to help screen development and to provide habitat networks.
- Ensure development does not negatively influence nearby features of nature conservation interest, to retain their value as ecological strongholds and protect the landscape diversity they provide.
- Ensure that development avoids visually prominent slopes. Where slopes are developed, they should be appropriately screened.
- The edge of any new settlement should be appropriately screened from the wider landscape by hedgerow or woodland planting.
- Ensure new development does not obstruct key views to the locally distinctive skyline feature Ives Head to the south of the settlement particularly from public rights of way or open access areas.
- Seek to retain the rural agricultural character of the landscape.

Sileby



Location and Description

The settlement of Sileby lies within the Soar Valley LCA, as defined within the Borough of Charnwood Landscape Character Assessment (2012). The key characteristics of this LCA include the proximity of both the River Soar and Grand Union Canal as well as the infrastructure corridor associated with the valley floor. Developments on the rising valley sides are prominent in localised views with restored gravel workings also forming a feature of the landscape.

PSH474 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The site is a gently sloping field rising from Cossington Road in the west, with elevation ranging from 50m to 55m AOD. The southern edge of the site forms part of the River Soar floodplain. The site comprises a large scale and relatively open field. The railway line runs on an embankment along the eastern edge of the field. The surrounding trees, hedgerows and settlement introduce a human scale to the landscape. 	L-M
Natural character	<ul style="list-style-type: none"> The site comprises one large scale arable field, bound by hedgerows. Hedgerows are often low, with the eastern hedgerow following the railway line embankment. Mixed conifer and deciduous trees mark the southern boundary with trees following a small watercourse in the south-eastern corner. There are no nearby natural heritage designations. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC identifies the site to be a very large post-war field. Cossington Conservation Area is situated 200m to the south of the assessment area, although intervisibility is limited by a line of tall mature trees and other vegetation associated with Derry's Nurseries. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> An existing farm and some associated agricultural buildings lie within the site. The site has a strong relationship with the existing settlement, which surrounds the northern and western boundaries. Dwellings to the north create a hard urban edge. The site plays a significant role in retaining the sense of separation between Sileby and Cossington directly to the south. However, mature trees south of the site screens intervisibility between the site and the settlement edge of Cossington. The eastern boundary of the site is followed by the railway line. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> The landscape is open and there is a high degree of intervisibility with existing settlement in Sileby. The relatively exposed nature of this area means that it is visible from many surrounding areas including the southern settlement edge of Sileby and Cossington Road. Some views extend into the surrounding countryside to the north-east. The area has an undeveloped skyline with few prominent features, beyond the mature trees present within hedgerows and gantries on the adjacent railway line. 	M
Access and recreation	<ul style="list-style-type: none"> There are no public rights of way crossing this site and it does not form part of a wider setting to any areas of public access. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> The Site is undeveloped, retaining a rural quality despite the proximity of development. Road and rail traffic can introduce noise and movement into the landscape, detracting from the rural character of the site. 	L-M

Representative images



View across the site to the hard urban edge of Sileby



Trains are visible on the embankment to the east of the site

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity			
2-3 storey residential housing		L-M		
Notes on any variations in landscape sensitivity				
There are no significant variations in landscape sensitivity within the site.				

PSH475¹ Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The site comprises part of the north-western slopes of Sileby Brook, a tributary of the River Soar. Elevation ranges from 60m AOD in the south-east to 70m AOD in the north-west. 	L-M
Natural character	<ul style="list-style-type: none"> The site contains parts of three arable strip fields, divided by sometimes gappy hedgerow boundaries containing scattered mature trees. A small drainage ditch runs down the slope through the site, meeting the stream in the valley bottom, to the south-east of the site. The stream is followed by woodland and mature riparian vegetation. There is a large pond outside the northern boundary of the site as well as a large area of young woodland planting to the east. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC identifies fields to be planned enclosure. The site contains no identified features of cultural heritage interest and the site does not provide setting to any surrounding heritage features. 	L
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> There is intervisibility with the settlement edge of Sileby, which lies to the south-west of the site. There is a recent residential development adjacent to the south-west of the site. The site has little relationship with the historic core of the settlement. Properties along Seagrave Road to the north overlook the undeveloped valley slopes the site is situated on. The site does not play a role in separating Sileby from surrounding settlements. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> There are extensive views south across the undeveloped countryside. Small scale overhead lines and mature hedgerow trees mark skylines within the site, whilst views extend to the wooded skylines of the opposite valley slopes to the south-east. The sloping topography of the landform makes it visually prominent from the south. 	M
Access and recreation	<ul style="list-style-type: none"> A public footpath (PRoW 143) passes to the south-east of the site. To the south-west of the site is a large recreation area with play facilities. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The site has rural perceptual qualities with a strong association with the undeveloped stream valley. Tranquillity is detracted from by traffic noise from Seagrave Road to the north. 	L-M

¹ Note that this site was closed off as part of a wider construction site at the time of field verification.

Representative images



View of construction activity on the site



Existing houses in Sibley overlook the site

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity			
2-3 storey residential housing		L-M		
Notes on any variations in landscape sensitivity				
There are no significant variations in landscape sensitivity within the site.				

PSH493 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> ■ A large area of gently undulating medium-large scale fields. Elevation ranges from 55m in the south to 65m in the north. ■ The landscape is rolling, open and relatively large-scale, although it contains smaller-scale features including hedgerows and a limited number of hedgerow trees. ■ A small sinuous stream traverses the site. Some field boundaries are also followed by ditches and there are two small ponds. 	L-M
Natural character	<ul style="list-style-type: none"> ■ Fields are under arable cultivation, separated by hedgerow boundaries. Some hedgerows are low cut and gappy, while others are well-established with mature trees. ■ The sinuous route of the stream crossing the centre of the site is followed by a hedgerow boundary with frequent hedgerow trees. ■ Directly north-west of the site lies an area of deciduous woodland. 	L-M
Historic landscape character	<ul style="list-style-type: none"> ■ The HLC identifies the field pattern to be re-organised piecemeal enclosure. ■ There are no known heritage features within this site, and it does not make a significant contribution to any heritage features within the wider landscape. ■ The site lies less than 500m south-east of the Sileby Conservation Area, however intervisibility is screened by residential settlement and vegetation. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> ■ The site is situated directly to the south of Sileby. However, the combination of mature woodland along the southern settlement edge and trees parallel the railway line largely screen views between Sileby and the site. The site therefore has a limited association with the existing settlement edge. ■ Development of the site would be perceived as encroachment into the open countryside. ■ Development of this site would slightly reduce the sense of separation between Sileby to the north and Cossington to the south-west. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> ■ The open, gently rolling character of the landscape allows views across the site, particularly from Blackberry Lane in the south. ■ There are views west to the distinct wooded skylines of the Charnwood Forest. ■ Skylines are undeveloped and marked by hedgerow trees. ■ Skylines to the north of the site are marked by woodland, screening the southern settlement edge of Sileby. 	M
Access and recreation	<ul style="list-style-type: none"> ■ Part of the Leicestershire Round long-distance recreational route runs along the south-eastern edge of the site. The site provides an undeveloped setting to this public right of way on Blackberry Lane. ■ There are no public rights of way or open access areas within the site. 	M
Perceptual and experiential qualities	<ul style="list-style-type: none"> ■ The site has an intact rural character, particularly in areas where there are well-maintained hedgerow boundaries. ■ The site has an open and exposed character. ■ Several features detract from the rural character of the site including the noise from passing trains on the railway line following the western boundary and traffic noise from the A46 and other nearby roads. 	M

Representative images



View across the site from Blackberry Lane with the distinct landscape of the Charnwood Forest visible in the distance



The site is characterised by arable fields enclosed by hedgerows with mature trees

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
2-3 storey residential housing				M-H	
Notes on any variations in landscape sensitivity					
<p>The land to the north-west of the stream has an overall moderate landscape sensitivity as the area is more strongly associated with the existing settlement pattern of Sileby.</p> <p>The remaining area to the south-east of the stream has a moderate-high landscape sensitivity. Sensitivities include the sloping landform, the rural character and the undeveloped setting provided to the Leicestershire Round trail. Development of the site would cause a slight reduction in the sense of separation between Sileby to the north and Cossington to the south-west, further elevating its landscape sensitivity.</p>					

Key landscape sensitivities

The following provides a summary of the special landscape qualities and key features/attributes that would be sensitive to change as a result of new development:

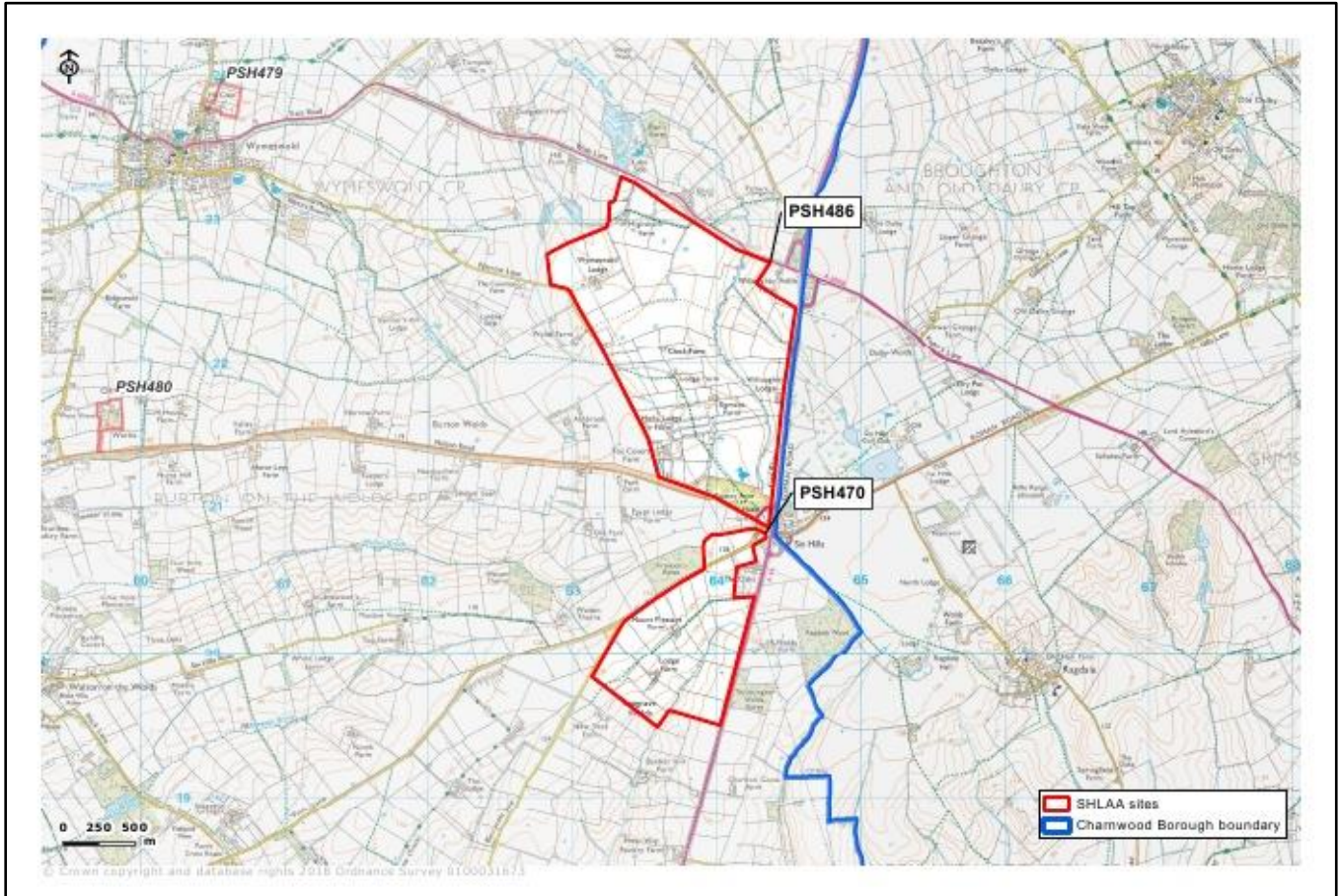
- Gently sloping landform on the settlement edges of Sileby overlain by mixed agricultural land.
- Well-developed hedgerow boundaries often containing mature hedgerow trees which enforce the structure of the landscape. Some sites also include areas of deciduous woodland, adding to the landscape diversity.
- The limited association between the PSH493 and the existing settlement edge, due to woodland and trees following the railway line which contain the existing settlement edge.
- The role the PSH474 and PSH493 play in retaining the sense of separation between Sileby and Cossington to the south.
- Open vistas and expansive views across the undeveloped countryside to the south-east from more elevated ground.

Opportunities for mitigation or landscape enhancement

Guidance and opportunities to consider for any future development within area include:

- Due to the valley landform, careful consideration should be given to the placement of built development to reduce its prominence in the wider landscape.
- Conserve existing hedgerows and restore fragmented hedgerows, to protect the structure of the landscape, help screen new development and enhance habitat networks. Where possible, development should seek to increase the integration of existing habitats into those of the surrounding landscape.
- Where possible ensure development does not breach boundary features containing the existing settlement edge. Where this is unavoidable new planting of boundary features should be considered to preserve the existing settlement form and soften the new settlement edge.
- Ensure new development does not diminish the sense of separation between existing discrete settlements.
- Protect views across the undeveloped valley to the wider countryside.

Six Hills



Location and Description

Six Hills is situated outside of the north-eastern boundary of the Charwood Borough District, on the edge of The Wolds LCA as defined within the *Borough of Charwood Landscape Character Assessment (2012)*. The Key Characteristics of this LCA include large scale rolling landform containing a pattern of nucleated villages, limited woodland cover and mixed farming. The landscape of this north-eastern part of the LCA is distinctly rural, although traffic on adjacent busy roads such as the A46 detract from these rural qualities.

PSH470 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The landform of the site is a small stream valley with gently sloping sides. The lowest elevation is 105m AOD by the stream in the south. The valley sides rise to 135m AOD in the north-west to 130m AOD in the south-east. A relatively large-scale landscape character due to the open gentle valley landscape with low boundary features and the presence of large-scale features such as pylons. 	M
Natural character	<ul style="list-style-type: none"> The site is made up of mostly arable fields with some pasture in the north-east. Field boundaries are marked by hedgerows with scattered hedgerow trees, although in some areas these have become gappy. In the north some field boundaries have been lost and fields sub-divided by wooden fences. Fields are generally small-moderate in scale. A small stream runs through the centre of the site and is followed by mature trees and riparian vegetation. There are also four small ponds scattered across the site. Twenty Acre Piece to the north of the site is a SSSI, containing deciduous woodland and lowland meadows. Some small woodlands surround the site, including Cradock's Ashes to the north and Thrussington Wolds Gorse (Site of Nature Conservation Interest) to the south-east. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC identifies fields in the area to be planned enclosure. A small Archaeological Interest Site is situated in the northernmost part of the site. There are no other known features of historic significance within the site, nor visible from the site. The A46 to the east of the site follows the route of the Foss Way Roman Road. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The site is mostly undeveloped, containing Mount Pleasant Farm and Lodge Farm near the centre of the site, these are prominent within the surrounding open landscape. There is some intervisibility with the existing buildings at Six Hills, a small employment/industry area to the north-east (within Melton Borough Council). 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> A pylon route crosses the north-east of the site. Mature hedgerow trees, trees following the stream and farm infrastructure mark skylines within the site. The rolling valley landform provides extensive views both across the site itself and down the valley to the south. A wind turbine situated to the north of the site is partially visible in skylines over the treeline. 	M
Access and recreation	<ul style="list-style-type: none"> A public footpath (PRoW I45) runs through the centre of the site from the north-east to the south-west. The site is visible from a small area of open access land between Paudy Lane and Berrycot Lane, to the north-west of the site. 	M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The area has rural and removed perceptual qualities with a strong rural character. There is a sense of isolation from existing settlements. The site is influenced by traffic noise and views of passing vehicles along the busy A46 following the sites eastern boundary and traffic on Paudy Lane to the north. Pylons and overhead lines in the north detract from the otherwise rural setting. 	M-H

Representative images



View east across the valley from the public footpath near Lodge Farm.



View north from the public footpath, looking towards Mount Pleasant Farm

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
2-3 storey residential housing				M-H	
Notes on any variations in landscape sensitivity					
Low-lying areas which could be screened by existing topography have reduced landscape sensitivity to development.					

PSH486 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> ■ Landform is gently undulating, ranging from 105m to 135m AOD. ■ Kingston Brook and a tributary flow through the east of the site. There are also several ponds scattered throughout the site. ■ Fields are mixed in scale, with mature hedgerow boundaries creating a sense of enclosure in the central areas of the site, whilst larger fields in the north are more open. 	M
Natural character	<ul style="list-style-type: none"> ■ Twenty Acre Piece SSSI lies within the south of the site and comprises an area of deciduous woodland and diverse sward and herb-rich grasslands. ■ Lodge Farm Field and Wymeswold Lodge Ponds F & G are Sites of Nature Conservation Interest. ■ Fields are a mixture of arable cultivation, pasture, equine use and fruit growing. ■ Fields within the site are defined by mature hedgerows, containing frequent mature hedgerow trees, although in places these hedgerows are gappy. Many fields have been sub-divided by wooden fences for horse keeping. ■ There are some strips of young deciduous plantations and shelterbelts in the north of the site. ■ Riparian vegetation follows the sinuous route of Kingstone Brook. ■ There are a limited number of in-field trees along historic field boundaries. 	M-H
Historic landscape character	<ul style="list-style-type: none"> ■ Field boundaries in the south-west of the site follow a small scale regular planned enclosure pattern. ■ East of Kingston Brook, the fields follow a parliamentary enclosure pattern. In the north, fields have been amalgamated into very large post-war fields. ■ The A46 outside of the eastern boundary follows the route of the Foss Way Roman Road. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> ■ There are farms and lodges scattered throughout the site as well as a limited number of detached properties. The site otherwise has an undeveloped character. ■ The site lies to the north-west of Six Hills, an employment/industry area consisting of mainly large industrial buildings. The site has limited association with Six Hills, screened by woodland. ■ A single farm-scale wind turbine is situated to the north of Edgemont Farm. ■ There is a localised area used as an informal scrapyard. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> ■ Skyline features include the large-scale pylon route running through the west of the site and the single wind turbine in the middle of the site. ■ The turbines of the Dalby Wind Farm are visible on skylines to the north-east of the site. ■ There are limited long-distance views due to frequent mature hedgerows and woodland blocks. 	M
Access and recreation	<ul style="list-style-type: none"> ■ Twenty Acre Piece is an area of open access land. ■ Two public footpath routes cross through the site. ■ There is a trig point in Twenty Acre Piece. 	M
Perceptual and experiential qualities	<ul style="list-style-type: none"> ■ The site retains its undeveloped agricultural character particularly within the small-scale hedgerow bound fields. There is a sense of isolation from existing settlements. ■ There are several detractors to the site's perceptual qualities including imposing pylons, the wind turbine, traffic noise from busy surrounding roads and cluttering of the landscape associated with fencing and farmyards and the informal scrapyard. 	M-H

Representative images



View north for Narrow lane near Wymeswold Lodge, showing larger scale open fields and pylons.



View east from the footpath to the south of Lodge Farm, showing the wind turbine.

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
2-3 storey residential housing				M-H	
Notes on any variations in landscape sensitivity					
Twenty Acre SSSI has increased sensitivity to development due to its importance for nature conservation as well as its provision of recreational opportunities from being an open access area. The small-moderate scale field enclosures in the south-west also have increased landscape sensitivity.					

Key landscape sensitivities

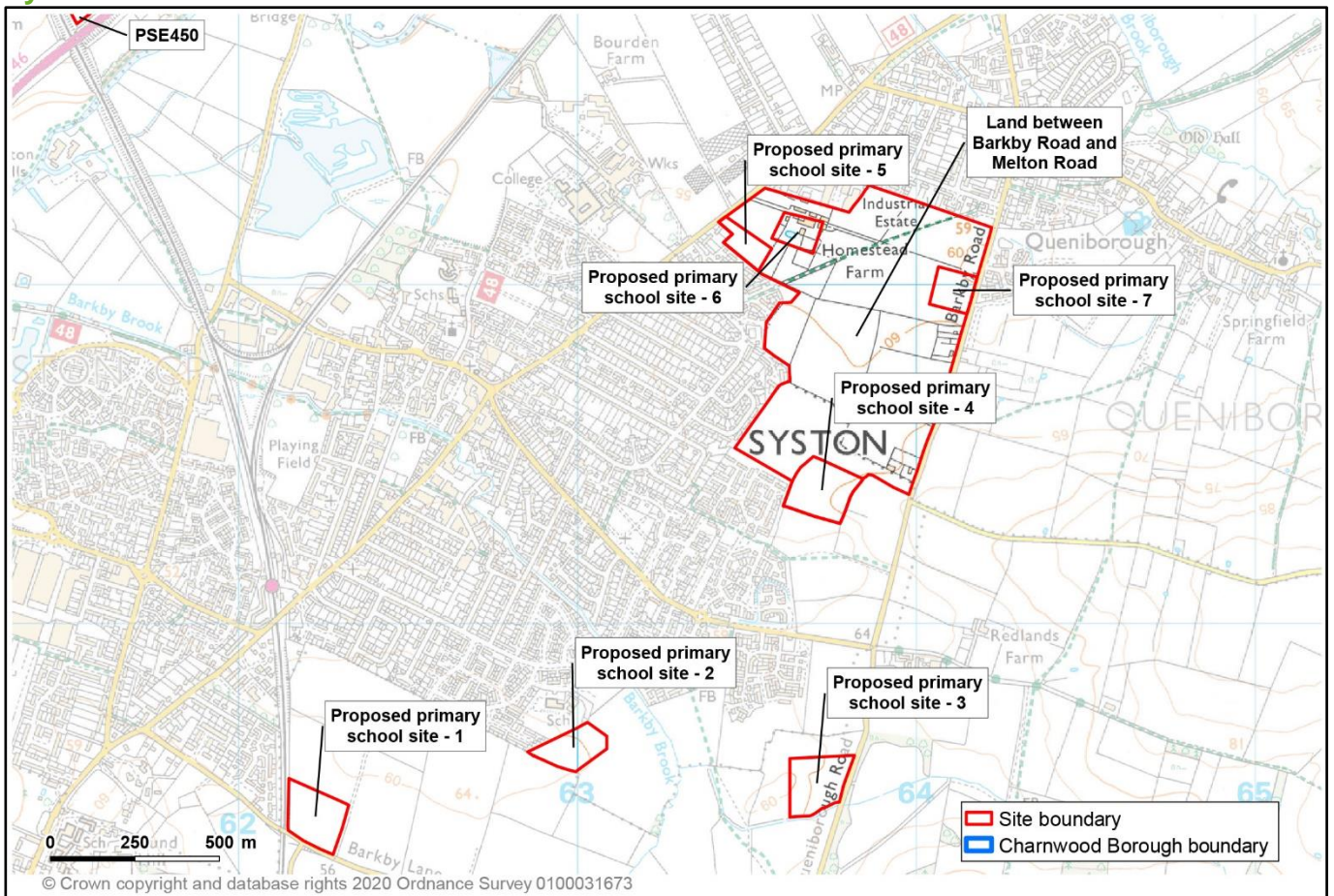
<p>The following provides a summary of the special landscape qualities and key features/attributes that would be sensitive to change as a result of new development:</p> <ul style="list-style-type: none"> ■ The valley landform of PSH470, with gently sloping sides. ■ The rural, largely undeveloped qualities of the landscape situated away from existing major settlements. ■ Twenty Acre Piece SSSI and the three Sites of Nature Conservation Interest for their nature conservation significance. ■ The public rights of way and the open access common land of Twenty Acre Piece are valued for informal recreation. ■ The largely undeveloped character of the landscape made up of a mixture of small to moderate scale arable and pasture fields. ■ Hedgerows, mature hedgerow trees, woodlands and riparian vegetation following streams are all of ecological value.

Opportunities for mitigation or landscape enhancement

Guidance and opportunities to consider for any future development within the area include:

- Placement of development should be sensitive to ensure it is not visually prominent on the valley slopes.
- Development should be screened where possible to reduce the impact on the surrounding rural countryside.
- Any development should be mindful of possible impacts to Twenty Acre Piece SSSI and the three Sites of Nature Conservation Interest and should aim to protect and conserve these valued ecological habitats.
- Seek to conserve, protect and where possible enhance habitats such as hedgerows and mature trees.
- The public footpath should be conserved for its recreational value.

Syston



Location and Description

The settlement of Syston is encompassed within Wreake Valley LCA and Soar Valley LCA, as defined within the Borough of Charnwood Landscape Character Assessment (2012). The Key Characteristics of Wreake Valley LCA include the meandering river valley, mixed farming and the engineered embankments accommodating the carriageways of the A46 and A607. The landscape of the eastern portion of this LCA is predominantly rural, although Leicester and Syston contribute urbanising influences in the west. The proximity of both the River Soar and Grand Union Canal as well as the infrastructure corridor associated with the valley floor form characteristic features of Soar Valley LCA. Developments on the rising valley sides are prominent in localised views with restored gravel workings also forming a feature of the landscape.

Land between Barkby Road and Melton Road - Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The site comprises of a series of gently sloping fields. Elevation ranges from around 60m AOD in the north to 65m AOD in the south. Fields are medium-sized and regular; however, the relatively flat landform and low-cut hedgerow boundaries create a more expansive and larger-scale landscape. 	L-M
Natural character	<ul style="list-style-type: none"> Land use is mixed, although most fields are under arable cultivation. In the north there are some fields which have been sub-divided into horse paddocks. Along Barkby Road there is a localised area of horticulture, with some polytunnels. Hedgerow boundaries usually hawthorn and are in mixed condition with some low-cut or removed altogether, whilst others are more established. Mature trees are infrequent. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC identifies most of the fields within this site to be re-organised piecemeal enclosure. Some fields in the north are planned enclosure. There are no known heritage features within this site, and it does not make a significant contribution to any heritage features within the wider landscape. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The site has an important role in the perception of a gap between Queniborough and Syston. Development of this site would result in the loss of the rural gap between Syston to the south-west and Queniborough to the north-east. The site itself is undeveloped, although it is adjacent to dense urban development in Syston and Queniborough. The edge of both settlements is prominent from the site and the site provides an undeveloped setting to the existing settlements. 	H
Views and visual character including skylines	<ul style="list-style-type: none"> Hedgerow boundaries create some semi-enclosed areas, although much of the site has an open character. The open site has some intervisibility with the surrounding landscape, including views to agricultural land to the south-east. Skylines within the site are largely undeveloped, marked by occasional mature trees, however the site does not form a visually distinctive or important undeveloped skyline. Rooftops of the adjacent development are visible to the north and south-west. Church spires in Queniborough and Barkby are visible from the site. 	M
Access and recreation	<ul style="list-style-type: none"> The site is crossed by one public footpath, connecting Syston and Queniborough in the north. Directly to the east of the site lies Syston Rugby Club, a Local Green Space. A children's park is located adjacent to the site on the edge of new development in Syston. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The site has an intact rural character despite the proximity to settlement due to the agricultural land uses and frequent hedgerow boundaries. Some fields are sub-divided into horse paddocks which can detract from the structure of the landscape. Distant traffic noise, and intervisibility with the existing settlement edge of Syston and Queniborough detract from the rural character. 	L-M

Representative images



The land is characterised by fields enclosed by hedgerows with occasional mature trees, some of which are sub-divided into paddocks by fencing



Views across the site include the settlement edge of Queniborough and the distinctive spire of the Church of St Mary

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
2-3 storey residential housing				M-H	
Notes on any variations in landscape sensitivity					
There are no significant variations in landscape sensitivity within the site.					

Syston Primary School 1 - Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The site comprises the flat southern half of a gently sloping arable field. The site lies at an elevation of around 55m AOD. Field boundaries are low cut on the eastern and western edge, giving the site an expansive character. 	L-M
Natural character	<ul style="list-style-type: none"> The site is under arable cultivation, bound by hawthorn hedgerows on the southern and western edge. A more established hedgerow boundary with taller trees marks the western edge of the site following the railway line and the south-western corner. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC identifies the field pattern to be planned enclosure. There are no known heritage features within this site, and it does not make a significant contribution to any heritage features within the wider landscape. 	L
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The site is separated from the main settlement by the route of the railway line which forms a hard boundary feature containing the existing extent of the settlement to the west. Development of the site would encroach into an open, agricultural landscape and would not be in keeping with the existing settlement form. The site is undeveloped, although existing dense urban development is located adjacent to the west and 400 metres to the north of the site. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> The site is screened by hedgerows to the west but is visible from Barkby Lane to the south where hedgerow boundaries are low cut. The site is also visible from existing development to the north. The site does not form part of a visually distinctive or important undeveloped skyline. Long distance views to the east and south are possible due to the flat and open surrounding landscape and include the settlement edge of Thurmaston. 	M
Access and recreation	<ul style="list-style-type: none"> The site does not contain any open access areas or public rights of way and does not form part of the wider setting to any nearby publicly accessible areas. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> The site has an open and expansive character due to the large field with relatively low hedgerows. The site is influenced by passing trains to the west and traffic noise from Barkby Lane as well as other nearby roads. Intervisibility with surrounding open agricultural land gives the site a rural character despite the proximity to settlement. 	L-M

Representative images



The site has a strong rural character despite the proximity to settlement



Views to the south of the site include the settlement edge of Thurmaston

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
Primary school			M		
Notes on any variations in landscape sensitivity					
There are no significant variations in landscape sensitivity within the site.					

Syston Primary School 2 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The site comprises the western part of a medium-large sized arable field. Elevation is approximately 65m AOD and the land is relatively flat. 	L-M
Natural character	<ul style="list-style-type: none"> Arable cultivation is the current land use. The western and southern boundaries are formed of mature hedgerow boundaries. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC identifies the field pattern to be planned enclosure. There are no known heritage features within this site, and it does not make a significant contribution to any heritage features within the wider landscape. 	L
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The site has a strong association with existing settlement within Syston. The Merton Primary School is located adjacent to the north-west of the site. Development would not be at odds with the existing settlement form/pattern. Development of the site would not significantly reduce the sense of separation between Syston and any surrounding settlements. 	L
Views and visual character including skylines	<ul style="list-style-type: none"> The site is mostly visually enclosed by hedgerow boundaries, although the south-western boundary is low-cut allowing some views into the site from Barkby Lane. The eastern edge of the site is open, although the area is not visually prominent. The area does not form a visually distinctive or important undeveloped skyline. There are some views across the site from Deville Park. Longer views to the east are limited by mature vegetation along Barkby Brook. 	L-M
Access and recreation	<ul style="list-style-type: none"> The site does not contain any open access areas or public rights of way. The site lies directly to the south of Deville Park, a Local Green Space. However, intervisibility is intermittent. A public footpath lies around 250m to the east, but intervisibility is screened by mature hedgerow vegetation following Barkby Brook. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The site is undeveloped and open and retains a rural character despite the proximity to development. Distant traffic noise, passing trains and intervisibility with the existing settlement edge slightly detracts from the rural character of the site. 	L-M

Representative images



Views across the open arable field with mature vegetation along Barkby Brook in the background



View to the south from the edge of Deville Park across the open countryside

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
Primary school		L-M			
Notes on any variations in landscape sensitivity					
There are no significant variations in landscape sensitivity within the site.					

Syston Primary School 3 - Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The site comprises part of a medium sized, relatively flat arable field. Elevation is between 55m and 60m AOD. The site is open with low-cut hedgerows creating a large-scale character. A small stream runs along the wavy southern site boundary. 	L-M
Natural character	<ul style="list-style-type: none"> The site is under arable cultivation, enclosed by hedgerow boundaries along Queniborough Road to the east. The southern boundary along the stream is also formed of a low-cut hedgerow but contains numerous mature hedgerow trees. On the opposite side of Queniborough Road to the east is a narrow strip of deciduous woodland. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC identifies the field pattern to be re-organised piecemeal enclosure. There are no known heritage features within this site, and it does not make a significant contribution to any heritage features within the wider landscape. 	L
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The site is undeveloped countryside and has a limited association with existing settlement in Syston and is separated from the main settlement by agricultural land to the west. Development of the site would encroach into an open, agricultural landscape and would not be in keeping with the existing settlement form. The eastern settlement edge of Syston is visually prominent in views from the site. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> The flat, open landscape allows long distance views across the surrounding fields. Skylines within the site are marked by hedgerow trees. The area does not form a visually distinctive or important undeveloped skyline. 	M
Access and recreation	<ul style="list-style-type: none"> The site does not contain any open access areas or public rights of way. The site is partially visible in views from a public footpath 200m to the west and from part of the Local Green Space to the north-west on the settlement edge. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The site has a rural character and a strong association with the surrounding open arable land. Distant traffic noise and intervisibility with the existing settlement edge slightly detracts from the rural character of the site. 	M

Representative images



View west across the site to new development on the edge of Syston



View south-west across the site showing adjacent countryside and mature vegetation in field boundaries and along Barkby Brook

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
Primary school			M		
Notes on any variations in landscape sensitivity					
There are no significant variations in landscape sensitivity within the site.					

Syston Primary School 4 - Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The site comprises a gently sloping field at an elevation of around 65m AOD. The landform slopes down to the north. Although the field is relatively small in size, the low-cut hedgerows create the perception of a more expansive landscape. 	L-M
Natural character	<ul style="list-style-type: none"> The field currently rough grassland and is enclosed by hedgerows with frequent hedgerow trees. The site does not contain any identified areas of priority habitat or designated natural heritage sites. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC indicates that the site is strongly influenced by the wider agricultural setting, lying within an area defined as re-organised piecemeal enclosure. The site does not contain or make a significant contribution to the setting of any nearby heritage features. 	L
Form, density, identity and setting of existing settlement/ development¹	<ul style="list-style-type: none"> The site is adjacent to dense modern development on the eastern edge of Syston, although development of the site would protrude into the open countryside. The site does not make a significant contribution to the setting of existing settlement. The settlement edge of Syston overlooks the site. The site does not make a significant contribution to the sense of separation between Syston and neighbouring settlements. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> The roofs of residential properties at the urban edge of Syston are prominent above scattered trees and boundary vegetation. The site is semi-enclosed by surrounding hedgerow vegetation. The open arable character of the surrounding landscape allows views to the north and south, although views to the east are screened by vegetation. Views extend to the south, including the landmark spire of the Church of St Mary in Barkby, a Grade I listed building. 	L-M
Access and recreation	<ul style="list-style-type: none"> The site does not contain any open access areas or public rights of way. A public footpath passes the site around 100m to the south, enabling glimpsed views into the site. A Local Green Space is located approximately 100m to the south-west, although there is limited intervisibility with the site. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The landscape has a generally open character due to the low-cut hedgerows and gentle landform. Distant traffic noise and intervisibility with the existing settlement edge slightly detracts from the rural character of the site. 	L-M

¹ Please note that the score of this criterion may change depending on whether the site between Melton Road and Barkby Road is developed. Should this area be developed, the landscape impact of the school would be reduced. The current assessment is based upon the extent of the settlement at the time of assessment.

Representative images



Mature boundary vegetation limits views into the site from the edge of the settlement



There are glimpsed views into the site from a footpath located 100 metres to the south

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
Primary school		L-M			
Notes on any variations in landscape sensitivity					
There are no significant variations in landscape sensitivity within the site.					

Syston Primary School 5 - Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The site comprises part of a medium sized pasture field located on flat land at an elevation of around 55m AOD. The site has an open character as the north-eastern hedgerow boundary of the field has been removed and replaced by pony tape. 	L-M
Natural character	<ul style="list-style-type: none"> The site is currently used as grazing for horses/ponies and has been sub-divided by pony tape. Most boundaries are marked by hawthorn hedgerows, excepting the south-western boundary which is marked by garden vegetation. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC identifies the field pattern to be planned enclosure. There are no known heritage features within this site, and it does not make a significant contribution to any heritage features within the wider landscape. 	L
Form, density, identity and setting of existing settlement/ development²	<ul style="list-style-type: none"> The site lies on the northern settlement edge Syston, adjacent to dense modern residential development. Development of this site would significantly reduce the remaining sense of separation between Syston and Queniborough to the north. However, development would not be at odds with the existing settlement form. The northern settlement edge of Syston is visually prominent in views from the site. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> There are views into the site from Melton Road (adjacent to the west) due to low-cut hedgerows. There are prominent views of the northern edge of Syston and Homestead Farm. Views to the east are limited by hedgerow vegetation. 	L-M
Access and recreation	<ul style="list-style-type: none"> The site does not contain any open access areas or public rights of way. A public footpath passes the site approximately 50 metres to the south-east, although there are limited views into the site. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The site is undeveloped with some remaining rural qualities, although it is also strongly associated with the existing settlement to the north and south. Distant traffic noise and intervisibility with the existing settlement edge slightly detracts from the rural character of the site. 	L-M

² Please note that the score of this criterion may change depending on whether the site between Melton Road and Barkby Road is developed. Should this area be developed, the landscape impact of the school would be reduced. The current assessment is based upon the extent of the settlement at the time of assessment.

Representative images



The site is overlooked by modern development on the northern edge of Syston



There is little intervisibility with the site from the footpath located 50 metres to the south-east

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
Primary school		L-M			
Notes on any variations in landscape sensitivity					
There are no significant variations in landscape sensitivity within the site.					

Syston Primary School 6 - Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The site lies on a flat area of land at around 55m AOD. The site forms part of Homestead Farm and is developed with agricultural buildings and mature trees. 	L
Natural character	<ul style="list-style-type: none"> The site is occupied by a Homestead Farm, containing several agricultural buildings a farmhouse and a small area of mowed grassland with a large pond and some mature trees. The site is enclosed by mature hedgerow boundaries to the south and west. A large pond lies within the site. Surrounding land is primarily used as horse paddocks. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC identifies the site to be a farm complex. None of the historic farm buildings remain. There are no known heritage features within this site, and it does not make a significant contribution to any heritage features within the wider landscape 	L
Form, density, identity and setting of existing settlement/ development³	<ul style="list-style-type: none"> The site is already developed as a farm, containing a farmhouse and several large agricultural buildings. The site is associated with existing industrial development to the north of the site on the edge of Queniborough. The site is located within the gap between Syston to the south and Queniborough to the north. Although the site is already developed, the re-development of the site as a school would result in a change in the character and appearance of the site from the current agricultural uses. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> Hawthorn hedgerow boundaries and large agricultural buildings partially enclose the site. The site is set in an open agricultural landscape and is visible from adjacent fields. Views from Melton Road are partially screened by boundary vegetation. The flat open surrounding arable landscape allows long distance views to the south and east. There are views of the church spire in Queniborough to the east. 	L-M
Access and recreation	<ul style="list-style-type: none"> The site does not contain any open access areas or public rights of way. A public footpath passes the site approximately 50 metres to the south-east, enabling views of the agricultural buildings on the site. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The site has a working, agricultural character. However, the proximity to residential and industrial development also contributes a suburban character to the area. Distant traffic noise and intervisibility with the existing settlement edge slightly detracts from the rural character of the site. 	L-M

³ Please note that the score of this criterion may change depending on whether the site between Melton Road and Barkby Road is developed. Should this area be developed, the landscape impact of the school would be reduced. The current assessment is based upon the extent of the settlement at the time of assessment.

Representative images



The agricultural buildings on the site are surrounded by horse paddocks



The entrance to the site from Hawthorn Road. Mature vegetation partially screens views from this direction.

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
Primary school		L-M			
Notes on any variations in landscape sensitivity					
There are no significant variations in landscape sensitivity within the site.					

Syston Primary School 7 - Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The site comprises the eastern extent of a flat arable field at an elevation of around 60m AOD. The medium-sized field is enclosed by low-cut hedgerows creating the perception of a more open landscape. 	L-M
Natural character	<ul style="list-style-type: none"> The site is under arable cultivation, enclosed by low-cut hawthorn hedgerows. Some mature trees are located along the hedgerow which forms the southern boundary of the site. 	L-M
Historic landscape character	<ul style="list-style-type: none"> There are no known heritage features within the site although the whole of the site is identified as an Archaeological Interest Site. The HLC identifies the site to be planned enclosure. 	L-M
Form, density, identity and setting of existing settlement/ development⁴	<ul style="list-style-type: none"> The site is undeveloped. Several isolated dwellings are located to the south of the site. An area of new residential development in Queniborough is located adjacent to the east on the opposite side of Barkby Road and is visually prominent. The site contributes to the sense of separation between Syston to the south-west and Queniborough to the north and east. The site is separated from the existing settlement edge of Queniborough and Syston, development here would not be in keeping with the existing settlement form. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> The flat and open surrounding landscape allows views across the site to nearby development in Syston and Queniborough. The site is overlooked by existing dwellings on the edges of these settlements. In views to the west the edge of Syston is prominent with more distant views to the distinct landform of the Charnwood Forest. The low-cut hedgerows enable clear views of the site from Barkby Road. The church spire in Queniborough to the north-east is visible from the site. Skylines are expansive and undeveloped, although skylines are not particularly distinctive. The rooftops of nearby residential development are visible to the north, west and east. 	M
Access and recreation	<ul style="list-style-type: none"> The site does not contain any open access areas or public rights of way. A public footpath crosses to the north-west of the site, with views across the site to the settlement edge of Queniborough. Syston Rugby Club is a Local Green Space located to the east of the site on the opposite side of Barkby Road. There is limited intervisibility with the site due to the presence of mature vegetation along the eastern side of Barkby Road. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The low-cut hedgerow boundaries of the site and adjacent fields create an open and expansive landscape. The site retains a rural character despite the proximity to settlement. Distant traffic noise and intervisibility with the existing settlement edge slightly detracts from the rural character of the site. 	M

⁴ Please note that the score of this criterion may change depending on whether the site to the north is developed. Should this area be developed, the landscape impact of the school would be reduced. The current assessment is based upon the extent of the settlement at the time of assessment.

Representative images



New development in Queniborough is prominent in views to the east.



The site has an open character and an association with the surrounding countryside.

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
Primary school			M		
Notes on any variations in landscape sensitivity					
There are no significant variations in landscape sensitivity within the site.					

Key landscape sensitivities

The following provides a summary of the special landscape qualities and key features/attributes that would be sensitive to change as a result of new development:

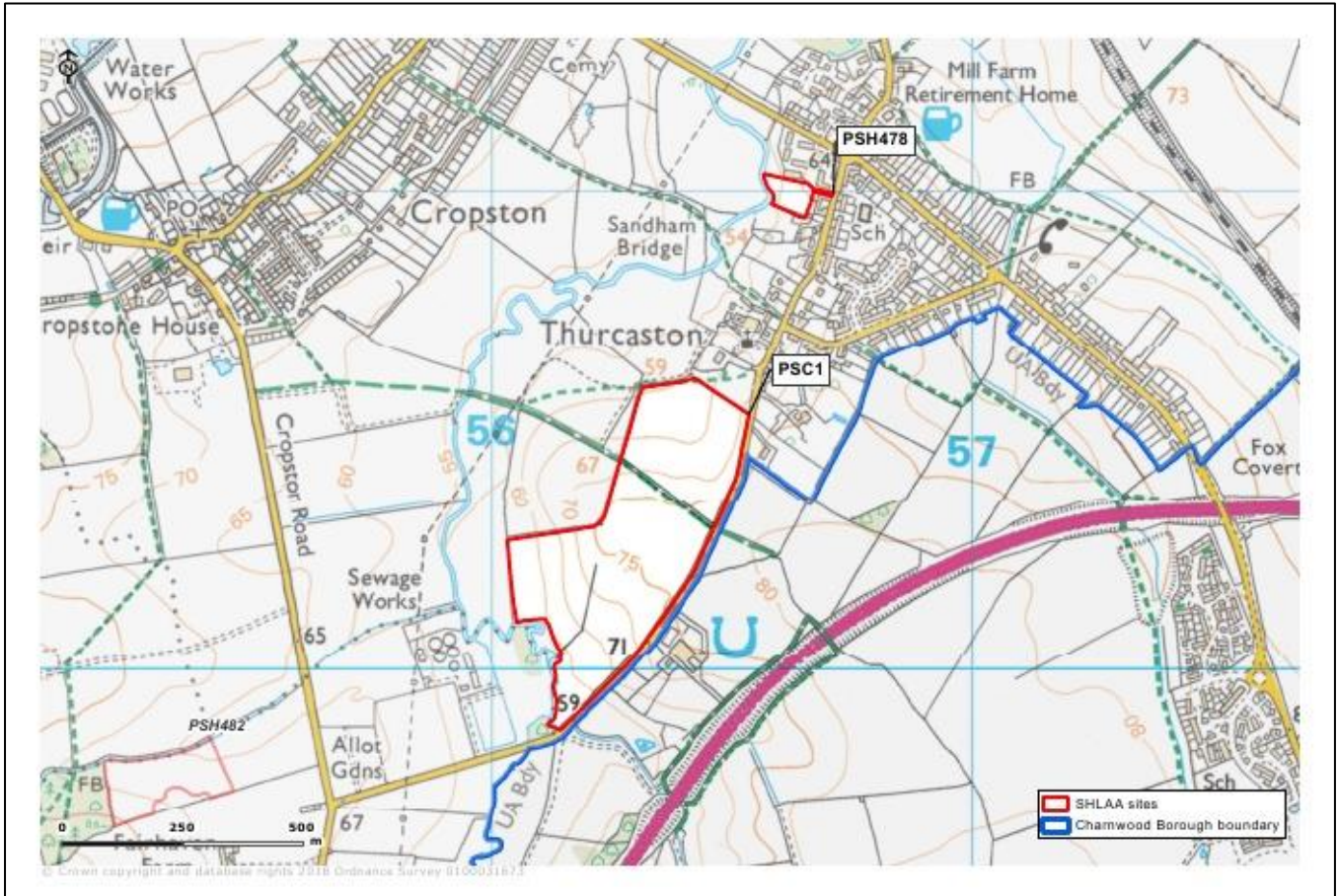
- The role the site play in retaining the sense of separation between Syston and Queniborough to the north-east, Barkby to the south-east and Thurmaston to the south.
- The open and expansive character of some sites, which are likely to have localised visual prominence if developed.
- Well-developed hedgerow boundaries often containing mature hedgerow trees which enforce the structure of the landscape. Some sites also include areas of deciduous woodland, adding to the landscape diversity.
- The limited association Site 1 has with existing development separated from the settlement edge by woodland following the railway line which acts as a containing boundary feature. Site 3 is also maintains a poor relationship with existing settlement, removed from the settlement edge.
- Long distance views across the relatively flat and open agricultural landscape to surrounding settlements and some key skyline features including church spires in Queniborough and Barkby.
- The undeveloped setting the landscape provides to surrounding settlement, public rights of way and open access areas.
- The rural working agricultural character, with of some sites having little association with existing development.

Opportunities for mitigation or landscape enhancement

Guidance and opportunities to consider for any future development within area include:

- Retain the sense of separation between Syston and surrounding settlements and seek to ensure they retain their unique identities.
- Seek to screen development when positioned in open and exposed areas which may have localised visual prominence.
- Conserve existing hedgerow boundaries, mature hedgerow trees and deciduous woodland to protect the structure of the landscape, help screen new development and enhance habitat networks.
- Where possible ensure development does not breach boundary features containing the existing settlement edge. Where this is unavoidable new planting of boundary features should be considered to preserve the existing settlement form and soften the new settlement edge.
- Preserve views to distinctive skyline features including church spires and ensure new development does not block them from public rights of way or open access areas.
- Seek to retain the rural agricultural character of the landscape.

Thurcaston



Location and Description

Thurcaston is a predominantly linear settlement within the Charnwood Forest LCA as defined in the Borough of Charnwood Landscape Character Assessment (2012). Key characteristics of this LCA include its largely rectangular pattern of parliamentary enclosed fields bound by stone walls and large hedges as well as its long straight roads. The area is also particularly wooded in character and contains many wildlife areas.

PSH478 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The site is a small field which slopes gently to the west to meet Rothley Brook. Elevation ranges from 55m to 60m AOD. The small size of the field and frequent hedgerows and mature trees create a small-scale physical character. 	L-M
Natural character	<ul style="list-style-type: none"> The site contains a singular irregular shaped meadow field. The western boundary of the Site follows the sinuous route of Rothley Brook, which is a Site of Nature Conservation Interest. The northern and southern boundaries of the Site are defined by mature hedgerows with frequent mature trees, with a riparian hedgerow along the western edge. A garden fence marks the eastern boundary of the site. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The Site is within Thurcaston Conservation Area. Three Grade II listed properties are located directly to the east of the Site and overlook it. The eastern half of the Site is within an Archaeological Alert Site. 	M-H
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The Site lies on the western settlement edge of Thurcaston, within the Conservation Area. Properties directly north consist of 20th century bungalows along Walls Close. To the east, dwellings along Anstey Lane include three Grade II listed large detached properties. The current historic settlement follows a haphazard linear pattern with houses set back from the road along Anstey Lane. Buildings are set into the landscape rather than dominating it¹. The Site does not play a major role in retaining the sense of separation between other settlements and has a strong relationship with the existing settlement pattern which is confined by Rothley Brook to the west. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> The settlement edge of Cropston is located 500m to the west. Woodland often screens visibility, although there are glimpsed views of Cropston. Pylons are present and visually intrusive on skylines directly north-west of the site. Skyline features within the site include mature hedgerow trees. 	L-M
Access and recreation	<ul style="list-style-type: none"> There are no public rights of way within this site and it does not provide setting for any areas of public access. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> Generally, the Site retains a rural character despite the proximity of settlement with a naturalistic feel provided by Rothley Brook. The site is well associated with the existing settlement. Large pylons to the east detract from the rural qualities of the wider landscape to the west. 	L-M

¹ Thurcaston Conservation Area Appraisal 2019

Representative images



View of the site from the path crossing Rothley Brook



The site is part of a wider pastoral landscape

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
2-3 storey residential housing			M		
Notes on any variations in landscape sensitivity					
There are no significant variations in landscape sensitivity within the Site					

PSC1 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The Site is situated on the eastern sloping valley side of Rothley Brook. Elevation ranges from 60m AOD in the west to 75m AOD in the east. The Site has an open and large-scale character due to the large fields with low field boundaries and its elevated position. 	M
Natural character	<ul style="list-style-type: none"> The Site is comprised of three moderate-large scale arable fields, bound by hedgerows. Hedgerow boundaries are sometimes gappy and have been replaced by fences in places. They often contain mature trees, particularly along Anstey Lane. There is an area of deciduous woodland outside the south-west corner of the Site, following the course of Rothley Brook. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC identifies these fields to be planned enclosure. The Site lies directly to the south of Thurcaston Conservation Area and provides a rural backdrop to this historically significant area of the village. Several listed buildings including the Grade II* listed Church of All Saints are situated to the north of the site. Due to the tall mature trees (including many evergreens) surrounding the southern settlement edge and the churchyard these buildings are screened from the site. The Site lies directly south of an Archaeological Alert Site. 	M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> There is limited intervisibility between the Site and existing settlement in Thurcaston due to mature trees within boundaries on the southern settlement edge. The undeveloped slopes of the Site are visually prominent from Cropston to the north-west and provides the village with a rural backdrop. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> Views to the west are extensive and extend across the nearby settlement of Cropston, new development on the northern edge of Anstey and to the distant undeveloped skylines of Bradgate Park (a Grade II Registered Park and Garden). The site itself is visually prominent due to the elevated sloping landform. The pylon route situated less than 200m to the west is visually prominent and intrusive on skylines. Skyline features within the Site are limited to infrequent mature hedgerow trees. 	M-H
Access and recreation	<ul style="list-style-type: none"> A bridleway passes through the centre of the site, while a public footpath crosses into the north-eastern corner of the site. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The Site has strong rural characteristics with undeveloped agricultural fields divided by hedgerows containing mature trees. The Site has a strong sense of openness and expansive character. It is associated with the wider countryside which is visible to the west. Features such as pylons to the west and traffic noise from the A46 to the south-east detract from the rural perceptual qualities of this area. 	M

Representative images



Expansive, open views across the site to the wider countryside



View towards the church in Thurcaston, screened by woodland.

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
Proposed cemetery			M		
Notes on any variations in landscape sensitivity					
<p>While the development of a cemetery is similar to a green space rather than typical residential or employment development, the introduction of regular features within the landscape and a manicured appearance will change the character of the landscape. Development on the north part of the site where the ridgeline slopes towards Thurcaston would have reduced landscape sensitivity as it would be better associated with the church in Thurcaston and less visually prominent than development in the south of the site.</p>					

Key landscape sensitivities

<p>The following provides a summary of the special landscape qualities and key features/attributes that would be sensitive to change as a result of new development:</p> <ul style="list-style-type: none"> ■ The relationship of the landscape with Rothley Brook, which is a valued habitat and Site of Nature Conservation Interest. ■ Important habitat networks including mature hedgerows. ■ The rural setting the landscape provides to the Conservation Area and adjacent listed buildings ■ Views to the west across the undeveloped countryside. ■ The rural character of the landscape despite its proximity to existing settlement.

Opportunities for mitigation or landscape enhancement

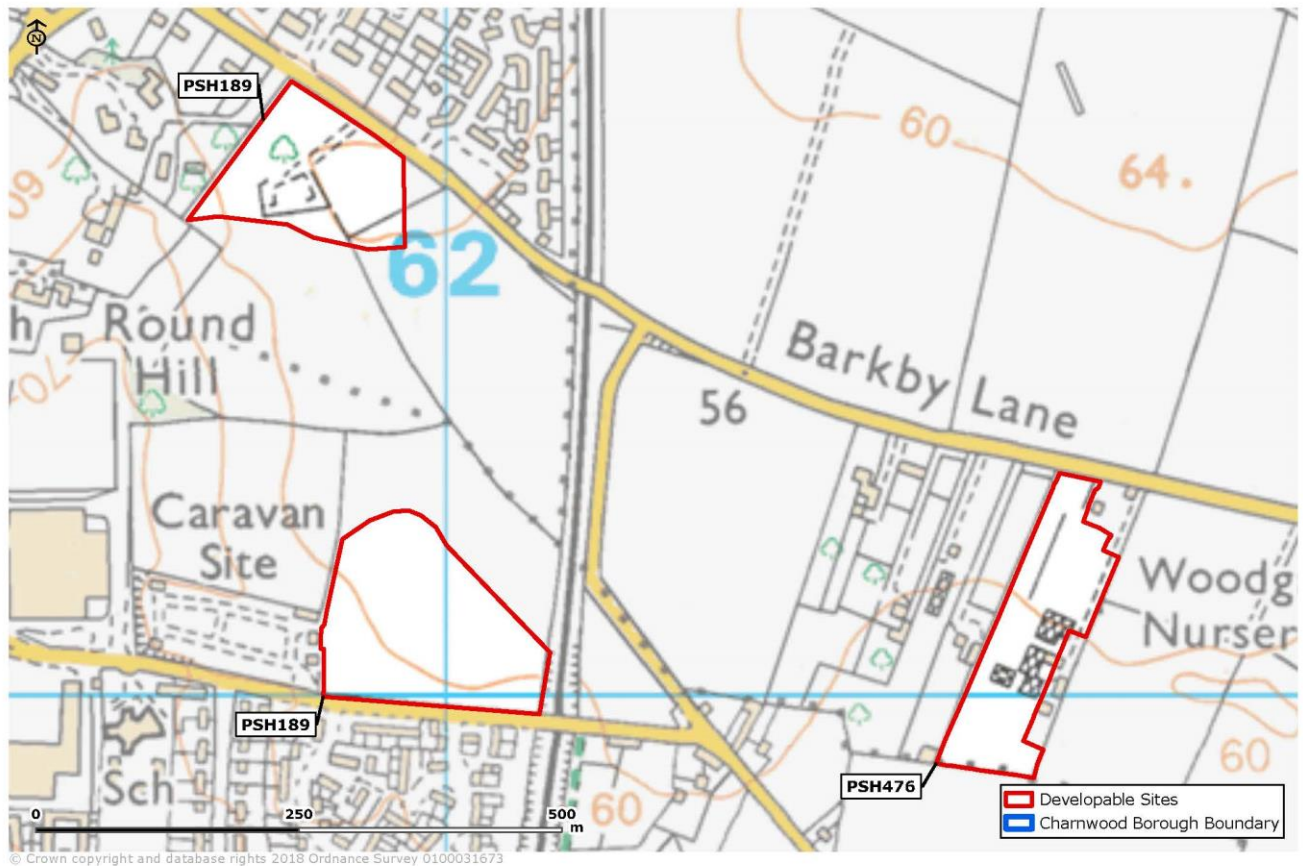
Guidance and opportunities to consider for any future residential development within the area include:

- Protect and conserve existing hedgerows and mature trees where possible for their ecological significance.
- Ensure development is of an appropriate scale and using appropriate building materials to match the traditional building vernacular of Thurcaston Conservation Area.
- Focus development close to the existing settlement edge and limit the impact of development on the setting of Rothley Brook.
- Protect the rural character of the landscape and seek to retain views across the undeveloped countryside to the west, noted as a key feature of the Thurcaston Conservation Area.

Guidance and opportunities to consider for any future cemetery development within the area include:

- Focus the cemetery on the northern part of the site where it will be better associated with the church in Thurcaston and less prominent in the wider landscape.
- Design the cemetery to fit the landscape contours and incorporate existing landscape features such as hedgerows and mature trees.
- Utilise tree and hedgerows planting around the boundaries and within the cemetery to integrate it into the wider landscape.

Thurmaston



Location and Description

The large village of Thurmaston lies on the south eastern slope of the Soar Valley Landscape Character Area with its easternmost extent in the High Leicestershire Landscape Character Area, as defined in the *Borough of Charwood Landscape Character Assessment (2012)*. *Key characteristics* of the Soar Valley LCA include its flat wide river floodplain, which experiences regular flooding with built development visible on its gentle valley slopes. The area also holds valuable areas for recreation such as Watermead Country Park. High Leicestershire LCA contrasts this by having *key characteristics* such as a remote and tranquil character. High Leicestershire is also an undulating ridge landform with open and extensive views.

PSH476 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The site is almost flat, lying within a predominantly flat wider landscape. It forms part of the wider floodplain of Barkby Brook (flood zone 2). Elevation is around 60m AOD. Frequent mature trees and shrubbery create a human scale within the site. This contrasts the large scale open agricultural landscape which surrounds the site. 	L
Natural character	<ul style="list-style-type: none"> The site is the former site of Woodgate Nurseries, which includes areas of overgrown grassland and allotments, with frequent mature trees, hedgerows and shrubbery. Mature trees include tall conifers and poplars as well as many other deciduous trees. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The site contains no identified features of historical significance and does not make a significant contribution to any surrounding historic features. 	L
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The site contains some disused outbuildings, polytunnels and greenhouses. Surrounding the site are several large detached properties, situated in large gardens. The site has little association with existing settlement within Thurmaston and is situated 400 metres to the north east of the main settlement. As this is a largely brownfield site it does not play a significant role in retaining the sense of separation between Thurmaston and Barkby to the east. 	L
Views and visual character including skylines	<ul style="list-style-type: none"> The spire of the Grade I listed Church of St Mary in Barkby is visible on skylines to the east of the site. The large wind turbine at Wanlip is visible on the skyline to the west. Skylines within the site are marked by mature trees. Views in and out of the site are generally limited by the surrounding vegetation. Where surrounding vegetation allows, there are some views across the surrounding large-scale agricultural fields. 	L-M
Access and recreation	<ul style="list-style-type: none"> The site contains no public access routes and is well screened from surrounding roads. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> The site has enclosed and secluded perceptual qualities as a result of the dense trees and vegetation on the site. This is in contrast to the open agricultural perceptual qualities of the surrounding area. The site appears neglected and overgrown. It is negatively influenced by traffic noise from Barkby Lane and Barkby Thorpe Lane. 	L-M

Representative images



The site is characterised by dense mature vegetation



Views towards Barkby from the entrance to the site

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
2-3 storey residential housing	L				
Notes on any variations in landscape sensitivity					
There are no variations in landscape sensitivity across this site.					

PSH189 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The southern section slopes down gently towards the east at an elevation of around 60m AOD. The northern section gently slopes downhill to the north-east with elevation ranging from around 55m to 60m AOD. The underlying landform is broad and large scale. This is emphasised by the low-cut hedgerows which enclose fields. 	L-M
Natural character	<ul style="list-style-type: none"> Land use comprises arable agriculture, as well as a pasture field and a small, overgrown copse of trees in the northern section. Fields are enclosed by a mixture of low cut and sometimes gappy hedgerows as well as areas of fencing. There are occasional mature trees in field boundaries, most notably following the railway line. 	L-M
Historic landscape character	<ul style="list-style-type: none"> There are no known heritage features within the site. The HLC indicates that the enclosures within the site are <i>Piecemeal Enclosure</i>. 	L
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The site straddles the settlement boundary between Syston and Thurmaston. With the northern section within Syston and the southern section within Thurmaston. Development here would therefore reduce the sense of separation between the two settlements. There is already a limited sense of separation between these two settlements, with development along Melton Road (to the west of the site) causing their coalescence. The Site provides an undeveloped setting to existing development in Thurmaston to the south and Syston to the north. Adjacent development comprises 20th century residential estates. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> There are long views from Barkby Lane across the site in a southerly direction. The settlement edge of Thurmaston and Syston are both visible from both sections of the site. A mast adjacent to the railway line is a locally prominent skyline feature. 	L-M
Access and recreation	<ul style="list-style-type: none"> The site is not publicly accessible. Some small areas of public green space lie adjacent to the site on the settlement edge of Syston to the north and the settlement edge of Thurmaston to the south. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> The site is undeveloped and retains some rural elements, although it is influenced by the adjacent urban development and traffic on adjacent roads including Barkby Thorpe Lane and Barkby Lane. The adjacent railway line also introduces noise and movement to the landscape. The site has a strong visual connection with surrounding residential areas giving it a slightly suburban feel. 	L-M

Representative images



View north across the southern section of the site and towards the northern section, showing properties on the existing settlement edge of Syston.



View north east across the southern section of the site showing the route of the railway line and mast.

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity				
2-3 storey residential housing			M		
Notes on any variations in landscape sensitivity					
There are no significant variations in landscape sensitivity within the site.					

Key landscape sensitivities

The following provides a summary of the special landscape qualities and key features/attributes that would be sensitive to change as a result of new development:

- The role the PHS189 plays in retaining the limited remaining sense of separation between Syston and Thurmaston.
- The mature hedgerows and high frequency of mature trees in a wider landscape which is largely devoid of naturalistic features.
- Extensive views across the flat landscape surrounding the site, including important skyline features such as the spire of the Grade I listed Church of St Mary in Barkby to the east form PSH476.
- The enclosed and secluded perceptual qualities of the site.
- The role the landscape plays in providing a rural setting to the existing settlement edge and neighbouring public access areas.

Opportunities for mitigation or landscape enhancement

Guidance and opportunities to consider for any future development within the area include:

- Seek to conserve the sense of separation between Syston and Thurmaston so they retain their unique identities by protecting and enhancing undeveloped land between the settlements.
- Conserve and where possible enhance existing hedgerow boundaries and hedgerow trees to protect the structure of the landscape, help screen new development and enhance habitat networks.
- Ensure new development does not detract from views across the surrounding flat agricultural landscape.
- Ensure development does not degrade the landscape as a rural setting existing settlement and publicly accessible areas.

Wymeswold



Location and Description

The settlement of Wymeswold lies within The Wolds LCA, as defined within the Borough of Charnwood Landscape Character Assessment (2012). The Key Characteristics of this LCA include large scale rolling landform containing a pattern of nucleated villages, limited woodland cover and mixed farming. Open views are afforded from ridgeline roads with settlement extensions at Barrow upon Soar and Sileby apparent in the wider landscape of the Leicestershire Wolds.

PSH479 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The site is almost flat, situated near the top of the gently sloping northern valley side of the River Mantle at an elevation of around 90m AOD. The strong association with settlement in Wymeswold and the presence of trees, hedgerows and equestrian structures creates a small, human-scale landscape. 	L-M
Natural character	<ul style="list-style-type: none"> The site includes several small rectangular fields and paddocks defined by wooden fencing for horse and cattle grazing. The boundaries of the site are defined by well-established hedgerows containing frequent mature trees. To the south of the site lies a young woodland strip. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC identifies these fields to be planned enclosure. An Archaeological Interest Site is situated on the south-eastern boundary of the site. The site lies 150m north of Wymeswold Conservation Area, although intervisibility is screened by properties on the settlement edge. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> Development within the site currently consists of Lovrin Equine Stables and associated equine buildings. The site lies on the northern settlement edge of Wymeswold, adjacent to 21st century detached and semi-detached properties. There is some intervisibility between the site and the settlement edge although screened by young woodland. Wymeswold has a nucleated settlement pattern, whilst the site is situated to the north of the main settlement extent. The site does not contribute to the sense of separation of Wymeswold from nearby settlements. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> The elevated location of the site provides extensive views to the south including the roofline of Wymeswold and extending to the undeveloped countryside beyond. The site has some intervisibility with the surrounding undeveloped countryside. Skylines within the site are marked by occasional mature hedgerow trees and small-scale overhead power lines. To the east and south-east of the site lie two wind turbines, visible in skylines. 	M
Access and recreation	<ul style="list-style-type: none"> The Cross Britain Way (PRoW H64) long distance recreational route crosses through the west of the site. The site lies north of a small play park on Home Leys Way, on the northern settlement edge of Wymeswold. 	M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The site retains a rural undeveloped character, with a good association with the surrounding countryside. Small-scale paddocks separated by fencing contrast with the surrounding hedged rolling countryside. The site is influenced by distant traffic noise from East Road (A6006) to the south. 	M

Representative images



View south towards settlement edge of Wymeswold



View east across the site

Overall assessment of landscape sensitivity to development scenarios

Development Scenario	Sensitivity			
2-3 residential housing			M	
Notes on any variations in landscape sensitivity				
There are no significant variations in landscape sensitivity within the site.				

Key landscape sensitivities

The following provides a summary of the special landscape qualities and key features/attributes that would be sensitive to change as a result of new development:

- Nucleated settlement pattern nestled with the large-scale rolling landscape of the Wolds.
- The setting the landscape provides setting to the northern settlement edge of Wymeswold.
- Hedgerow boundaries containing mature trees which form part of an important habitat network.
- The Cross Britain Way long distance recreational route.

Opportunities for mitigation or landscape enhancement

Guidance and opportunities to consider for any future development within the area include:

- Reinforce the existing nucleated settlement pattern through careful design and integration of the settlement edge.
- Seek to ensure new development is of an appropriate scale and style to appropriately fit with existing settlement.
- Protect views to surrounding countryside and over the village.
- Seek to conserve protect and where possible enhance habitats such as hedgerows and mature trees.
- The Cross Britain Way should be conserved for its recreational value.

Appendix B
Landscape Sensitivity
Assessment Overall Sensitivity
Map

Appendix 4. Sensitivity of allocated sites

- Charnwood Borough boundary
- Developable site
- Site sensitivity
 - Low
 - Low-Moderate
 - Moderate
 - Moderate-High

Map scale 1:25,000 @ A0

