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Landscape Sensitivity Assessment of SHLAA Sites

For Charnwood Borough

Final Report
Prepared for Charnwood Borough by LUC
March 2019



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1 Introduction and Context

Background

- 1.1 LUC was commissioned by Charnwood Borough Council in August 2018 to provide landscape capacity and sensitivity evidence to inform the preparation of its new Local Plan to 2036.
- 1.2 Charnwood has a population of over 166,000 and sits centrally between the major cities of Derby, Nottingham and Leicester. It extends from the main town of Loughborough in the north to the edge of Leicester to the south. Just over a third of the population lives in the university town of Loughborough which is an important centre for business, commerce and retailing. A string of larger settlements extend along the valleys of the two largest rivers in the Borough, the River Soar and the River Wreake while the more rural areas are on the higher rolling landscapes of the Charnwood Forest to the west and the Leicestershire Wolds to the east.
- 1.3 The Charnwood Core Strategy was adopted in November 2015 and provides a development strategy to 2028 setting out where, and how, new development should take place in the Borough. Whilst the Council is working with its partners to deliver that plan, work has also commenced on a new local plan to cover the longer period to 2036. This new Local Plan will respond to the Leicester and Leicestershire Strategic Growth Plan and new evidence of the need for homes and jobs.
- 1.4 The Charnwood Local Plan will, amongst other things, identify specific sites to meet development needs up to 2036. Landscape sensitivity information is needed to inform the sustainability appraisal of options to inform the preparation of the new Charnwood Local Plan.
- 1.5 The analysis of landscape sensitivity to housing development drew on information contained within the Charnwood Landscape Character Assessment (2012). It used a criteria based process to ensure consistent and transparent analysis of sensitivity, drawing on additional spatial analysis and field based survey.

Project objectives

- 1.6 The objectives of the assessment were:
 - To provide Charnwood Borough Council with a clear and robust evidence to inform the Sustainability Appraisal process and the associated decision making process on site allocations; and,
 - To provide broad guidelines for the development of potential site options which may have the potential to impact on landscape.

Policy context

International

- 1.7 The European Landscape Convention (ELC) came into force 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.
- 1.8 The ELC definition of 'landscape' recognises that all landscapes matter, be they ordinary, degraded or outstanding:

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

- 1.9 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

- 1.10 The Government published an updated and revised National Planning Policy Framework (NPPF) in July 2018, which sets out the environmental, social and economic planning policies for England. The July 2018 NPPF 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.
- 1.11 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.*"
- 1.12 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).
- 1.13 The NPPF is 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*".
- 1.14 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

- 1.15 The Charnwood Local Plan 2011 to 2028 Core Strategy was adopted in November 2015 and will be replaced by the emerging Charnwood Local Plan.
- 1.16 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

1.17 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.

2 Methodology

Introduction

- 2.1 This chapter summarises the method that was used to undertake the landscape sensitivity 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 Charnwood Borough Strategic Housing Land Availability Assessment 2017.

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%

Confirm the approach to assessing landscape sensitivity

Background and definitions

- 2.6 There is currently no prescribed method for assessing landscape sensitivity. However, the *Landscape Character Assessment Guidance for England and Scotland Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity* (Scottish Natural Heritage and the former Countryside Agency, 2004) is a discussion paper on landscape sensitivity and capacity and has informed LUC's approach over the years, along with experience of undertaking similar studies.
- 2.7 Paragraph 4.2 of Topic Paper 6 states that:
- 'Judging landscape character sensitivity requires professional judgement about the degree to which the landscape in question is robust, in that it is able to accommodate change without adverse impacts on character. This involves making decisions about whether or not significant characteristic elements of the landscape will be liable to loss... and whether important aesthetic aspects of character will be liable to change'.*
- 2.8 In this study the following definition of sensitivity has been used, which is based on the principles set out in Topic Paper 6. It is also compliant with the third edition of the Guidelines for Landscape and Visual Impact Assessment (GLVIA 3, 2013) as well as definitions used in other landscape sensitivity studies of this type:

Landscape sensitivity is the relative extent to which the character and quality of an area (including its visual attributes) is likely to change.

- 2.9 Historic England's publication *The Setting of Heritage Assets* (2017) identifies that views can be valued for reasons other than their contribution to heritage significance. They may, for example, be related to the appreciation of the wider landscape, where there may be little or no association with heritage assets. Landscape character and visual amenity are also related planning considerations. The assessment and management of views in the planning process may therefore be partly or wholly separate from any consideration of the significance of heritage assets. This study does not assess the significance of heritage assets or the impact of development on this significance.

A criteria-based assessment

- 2.10 In line with the recommendations in Topic Paper 6 and NPPF, 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 sensitivity¹. The criteria used by this study are defined in **Table 2.2**, 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

- 2.11 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.

¹ Note that in assessing visual sensitivity we considered the visual character of the landscape. A study of visual receptors was not part of this study and will be required at the site level for an LVIA.

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 scoring 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 factors.

Landscape Sensitivity Assessment Criteria				
Physical character (including topography and scale)				
<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
<i>e.g. the landscape has smooth, gently undulating or featureless landform with uniform large-scale landscape pattern and low density of overlying landscape features.</i>		<i>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.</i>		<i>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.</i>
Natural character				
<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
<i>e.g. much of the landscape is intensively farmed or developed with little semi-natural habitat coverage and few valued natural features.</i>		<i>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.</i>		<i>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.</i>

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

- 2.12 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.
- 2.13 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

- 2.14 The SHLAA sites were grouped based on the settlement the site is most associated with.
- 2.15 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

- 2.16 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.*

3 Results

Overall Landscape Sensitivity Assessment Results

- 3.1 **Table 3.1** provides a summary of the overall landscape sensitivity scores for each of the SHLAA sites.
- 3.2 Please note that the overall judgement scores should always be interpreted in conjunction with the information contained in the detailed profile for each site.

Table 3.1: Overall landscape sensitivity score for the SHLAA sites

Settlement	Site code(s)	Overall sensitivity rating
Anstey	PSH387, PSH388, PSH389	M
	PSH144, PSH2	M
	PSH154, PSH297	L-M
Barkby	PSH8	M-H
	PSH7	M-H
Barrow upon Soar	PSH177, PSH280, PSH283, PSH321	L-M
	PSH237	L-M
	PSH281	L-M
	PSH282, PSH410, PSH342, PSH392, PSH391, PSH242	M
Birstall / Wanlip	PSH79, PSH80, PSH72	M-H
	PSH241	L
	PSH411	L
Burton on the Wolds	PSH13, PSH289	M
	PSH97, PSH163, PSH182	L-M
Cossington	PSH393	L-M
	PSH260	M
Cotes	PSH123, PSH158	M-H
Hamilton	PSH345, PSH409, PSH178	M
Hathern	PSH305, PSH152	L-M
	PSH413	L-M
Hoton	PSH87	M
	PS394, PSH159, PSH180,	L-M

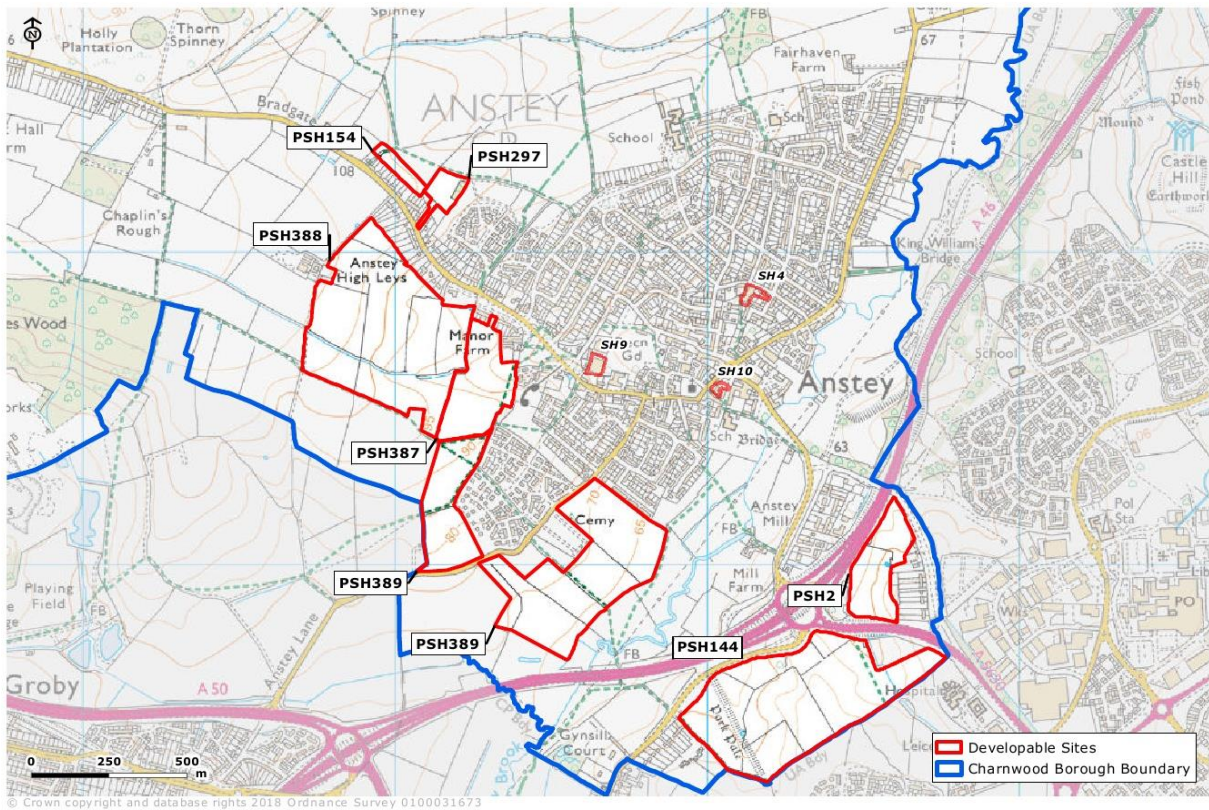
Loughborough	PSH106, PSH21, PSH284, PSH25	M-H
	PSH133, PSH447	M
	PSH418	L
	PSH255	M
	PSH251, PSH27, PSH108, PSH253, PSH254	L-M
Markfield (on Charnwood boundary)	PSH40, PSH320	L-M
	PSH238, PSH41, PSH430, PSH347	L-M
Mountsorrel	PSH161, PSH428	L-M
	PSH209	L
	PSH49	M
Newton Linford	PSH184, PSH99	M
	PSH429	M
	PSH257, PSH258,	M-H
Queniborough	PSH183	L-M
	PSH42, PSH221, PSH316, PSH287, PS446	M
Quorn	PSH399, PSH343, PSH98, PSH432	L-M
	PSH107	L
	PSH44	L-M
	PSH433, PSH309	M
	PSH248	M-H
Ratcliffe on the Wreake	PSH445, PSH46	M
Rearsby / East Goscote	PSH381, PSH100	M
	PSH88, PSH412	M-H
	SH31	L
	PSH378	M
	PSH259	L-M
Rothley	PSH53, PSH128, SH117	L-M
	PSH288, PSH145	L-M
	PSH55, PSH434, PSH435	M
	PSH377, PSH300, PSH400	M
Seagrave	PSH401	M
	PSH58, PSH151, PSH252	M

Shepshed	PSH141, PSH155, PSH405, PSH138, PSH349, PSH436, PSH437, PSH348, PSH322, PSH157, PSH149, PSH438	L-M
	PSH404	M
	PSH62	M
	PSH291	M
	PSH293, PSH174	M
	PSH24	L-M
Sileby	PSH76, PSH354, PSH379, PSH439	M
	PSH64, PSH150, PSH318, PSH346	L-M
	SH138, PSH179, PSH261, PSH262, PSH353	L-M
Syston	PSH69	M-H
	PSH70, PSH441	L-M
	SH152, PSH102	L
Thrussington	PSH376, PSH147, PSH71, PSH165	L-M
Thurcaston / Cropston	PSH120	M-H
	PSH235, PSH239, PSH236	M-H
	PSH16	L-M
	PSH47	L-M
Thurmaston	PSH189, PSH294, PSH57	M
	PSH208, PSH207, PSH77, SH168, PSH357	L-M
Walton on the Wolds	PSH78	M
Woodhouse Eaves/Woodhouse	PSH444	M-H
	PSH168, PSH443	M-H
	PSH82	M
Wymeswold	PSH186, PSH187, PSH188	M
	PSH250	M
	PSH185, PSH167, PSH407, PSH296	M

Appendix 1

Detailed landscape sensitivity assessment profiles

Anstey



Location and summary of landscape character

Anstey is situated north-west of Leicester within the Landscape Character Area Charnwood Forest, 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.

PSH144 and PSH2 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Gently undulating land which generally slopes up towards the south. The Sites form part of the valley on the south-eastern side of Rothley Brook; the existing settlement at Anstey is located on the opposing side of the river valley. Elevation is between 60 metres and 90 metres AOD. 	M
Natural character	<ul style="list-style-type: none"> Land use is primarily agricultural, with fields given over to pasture or hay-cropping. The fields are enclosed by thick hedgerows with frequent mature trees which contribute to the natural character of the landscape and provide an important habitat network. There are no Priority Habitats within the Sites. 	L-M
Historic landscape character	<ul style="list-style-type: none"> Remains of a Park Pale, which formed part of the boundary of a medieval deer park, crosses along the western side of the area. Two Archaeological Alert Areas are located within the Sites. The HLC indicates that the enclosures within this area are primarily small-scale irregular enclosures and planned enclosures. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The Sites make a strong contribution to the sense of separation between the suburbs of Leicester to the south and Anstey to the north. Both Sites fall within a Green Wedge. The Sites are not strongly associated with the existing settlement at Anstey, although several pockets of modern residential development at Gorse Hill and Gynshill Close are adjacent to PSH2. The A46 dual carriageway separates these Sites from existing development within Anstey. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> Pylons and overhead lines are visible on the skyline to the north of the area. The roofscape of existing development at Anstey is also visible, but less prominent. Mature trees within hedgerows and in field create a wooded skyline. This area is not particularly visually prominent in the wider landscape. The Sites are overlooked from higher ground within Charnwood Forest to the north, including areas within Bradgate Park. 	M
Access and recreation	<ul style="list-style-type: none"> An isolated footpath crosses through the centre of PSH144, although it is not joined up to a wider footpath network. A separate footpath forms the south western boundary of this Site. A bridleway is located on the eastern edge of PSH2. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The Sites are generally undeveloped with a remaining rural character. The Sites are not strongly associated with existing development. The area is strongly influenced by traffic noise and movement from adjacent major roads including the A46 and A5630. Some areas are visually enclosed by the surrounding vegetation 	M

Representative photographs



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 Sites.					

PSH387, PSH388 and PSH389 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Gently sloping land which rises from approximately 65 metres AOD in the south to 110 metres AOD in the north. PSH389 is located to the north of Rothley Brook and is gently sloping; the landform becomes steeper to the north west (PSH388). The scale of the landscape varies; higher ground tends to be open and expansive, while areas adjacent to the settlement are smaller scale with more frequent hedges and trees. 	M
Natural character	<ul style="list-style-type: none"> Land use is primarily a mix of arable and pastoral farming. Hedgerows form field boundaries and often contain mature trees. A small stream crosses through the centre of PSH388. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The northern parts of the Site provide a direct part of the landscape setting to Anstey Conservation Area and the listed buildings contained within. An Archaeological Interest Site is located in the north of PSH387. The HLC indicates that the fields which comprise these Sites are a mix of <i>Planned Enclosure</i> and <i>Piecemeal Enclosure</i>. 	M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The southern part of these Sites forms part of the sense of separation between Anstey and Groby (Leicester). A recent residential development is located on the northern side of Anstey Lane between PSH389 and PSH387. The Sites form part of the setting to the historic core of Anstey, as well as more recent additions to the settlement. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> A pylon line to the south is visible on the skyline. Two small wind turbines are also visible to the south. Skylines are mostly undeveloped and are often marked by mature trees within the field boundaries. From higher ground, there are views over the existing settlement in Anstey. There are also long views west over the adjacent countryside. The higher ground in the north of the area is more visually prominent in the wider landscape. This part of the landscape is also overlooked from higher ground within Bradgate Park to the north. 	M
Access and recreation	<ul style="list-style-type: none"> Several footpaths cross the area and link Anstey to nearby settlements including Groby, Newtown Linford and Glenfield. A number of Local Green Spaces are adjacent to the Sites, including Millfield Close and Groby Road. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> Much of the area retains a strong rural character despite the close proximity of development in Anstey. On higher ground, the landscape is open and expansive. Traffic on the A46 introduces noise and movement to the south of PSH389. 	M

Representative photographs



Overall assessment of landscape sensitivity to development scenarios

Development scenario	Sensitivity				
2-3 storey residential housing			M		
Notes on any variations in landscape sensitivity					
<p>The higher ground of PSH388 has increased landscape sensitivity to residential development (moderate-high); development would likely be out of keeping with the existing settlement of Anstey and would be visually prominent in the wider landscape and visible on skylines.</p>					

PSH154 and PSH297 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> • Mostly flat, small scale fields to the north of Anstey. Elevation ranges between 110 metres and 115 metres AOD. • The small scale of the landscape is emphasised by the frequent trees and hedgerows which create a sense of enclosure. 	L-M
Natural character	<ul style="list-style-type: none"> • The boundaries of the Sites are defined by thick hedgerows and rows of mature broadleaved trees. • PSH154 is currently scrub habitat with several trees of varying ages. PSH297 comprises rough grassland. 	L-M
Historic landscape character	<ul style="list-style-type: none"> • A small part of an Archaeological Interest Site overlaps with the edge of PSH297. • There are no known heritage features within the Sites, and these areas do not make a significant contribution to the setting of any nearby features. 	L-M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> • These Sites are both strongly associated with the existing edge of Anstey. • Existing adjacent development primarily comprises modern residential development, including linear development along Bradgate Road. • The Sites do not make a significant contribution to the sense of separation between settlements. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> • Views in and out of the Site are limited by the existing woodland cover. • Skylines are undeveloped, and are marked by the mature trees. Where woodland allows, there are glimpse of adjacent development. • The Sites are not visually prominent within the wider landscape. • There are views to high ground in Bradgate Park, with Old John Tower visible on the skyline. 	M
Access and recreation	<ul style="list-style-type: none"> • A public footpath crosses the north-western part of PSH154. There is no other public access, although the area provides part of the wider setting to a number of nearby public rights of way. • The Local Green Space at Long Close is also adjacent to the Site. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> • Although these Sites are currently undeveloped, they are strongly associated with the existing settlement at Anstey. • The Sites are enclosed and well-screened by the existing mature woodland. 	L-M

Representative photographs



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 Sites.				

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 residential development:

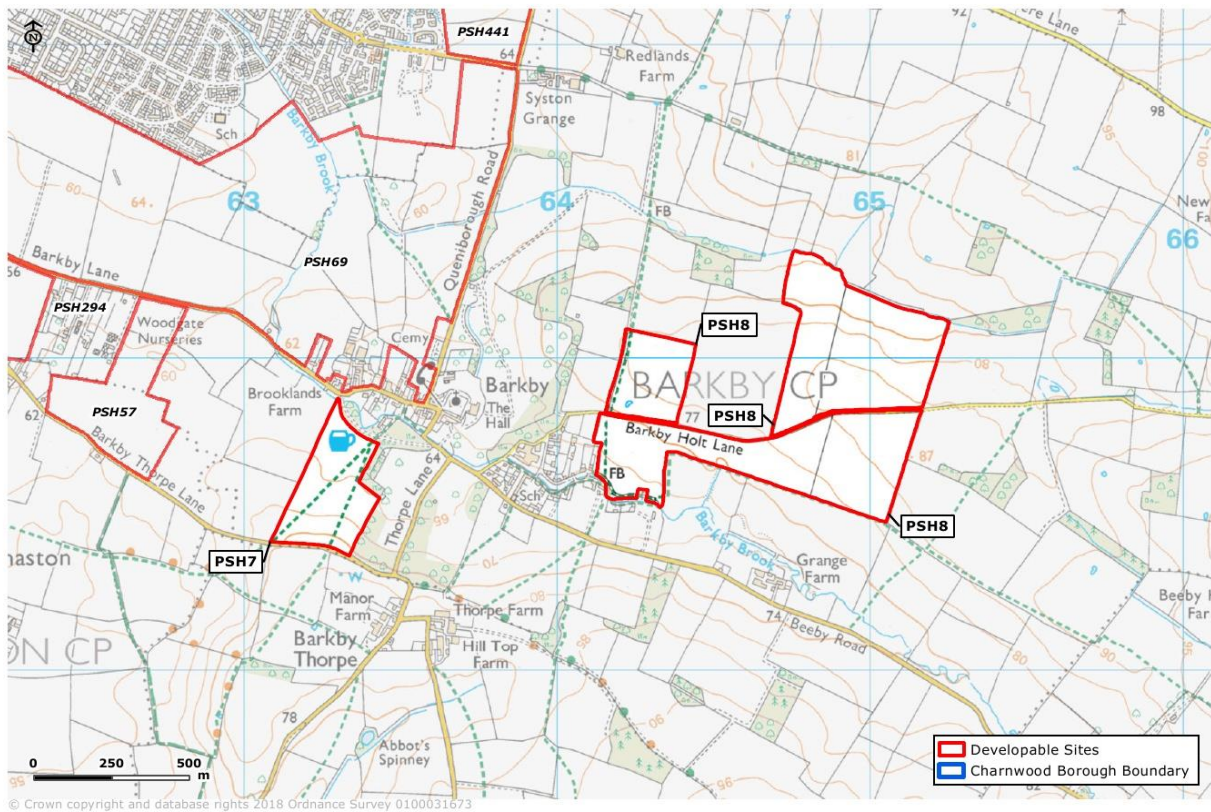
- The sloping valley landform of Rothley Brook.
- Undeveloped skylines which are often marked by woodland.
- Views to and from the distinctive landform of Grade II Registered Bradgate Park.
- Trees and hedgerows surrounding field boundaries which form important habitat networks.
- The setting the landscape provides to the historic core of Anstey, designated as a Conservation Area.
- Long views across the surrounding landscape, particularly from higher ground.

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 settlements to protect their distinct identities.
- Retain hedgerows and woodlands to preserve the structure of the landscape, to help screen development and to provide habitat networks.
- Protect the setting of heritage features including Bradgate Park and Anstey Conservation Area.
- Avoid development on higher or sloping ground where it would be visually prominent.

Barkby



Location and summary of landscape character

Summary of landscape character

The settlement of Barkby lies within High Leicestershire LCA, as defined within the *Borough of Charnwood Landscape Character Assessment (2012)*. The *Key Characteristics* of this LCA include undulating ridge and valley landscape where mixed farming predominates, comprised of large regular shaped fields delineated by hedgerows. Isolated farmsteads are also scattered across the agricultural landscape of the LCA.

PSH7 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Land slopes downwards gently from the south of the Site adjacent to Barkby Thorpe Lane to the woodland surrounding Barkby Brooke at the north of the Site. Elevation ranges from 65 to 75 metres AOD. This is a large-scale post-war field, although it retains many human scale features including mature hedgerow trees. 	L-M
Natural character	<ul style="list-style-type: none"> Land use is arable agriculture. The field is enclosed by thick high hedges with mature hedgerow trees. The hedges along the northern and eastern sides are adjacent to strips of deciduous woodland with mature trees. The land directly to the east is wood pasture and parkland Priority Habitat. 	L-M
Historic landscape character	<ul style="list-style-type: none"> There are no heritage features within the Site; however the Site provides part of the wider setting to Barkby Conservation Area adjacent to the north and east. 	M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The Site maintains a degree of rural separation between Barkby, Barkby Thorpe and Thurmaston. Its role in separating Barkby and Barkby Thorpe is particularly significant. The Site provides an undeveloped setting to the houses to the north. Barkby and Barkby Thorpe are small, nucleated settlements which have not significantly expanded beyond their historic extent. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> The Site is visible from Barkby Lane (to the north) but is mostly visually screened by the high hedgerows. Mature trees along the northern and eastern hedgerows are visible on the skyline. Thurmaston to the south-west is visible from this area as is dense high rise built form of Leicester city, and the large scale wind turbine at Wanlip is also visible on the skyline to the west. 	M
Access and recreation	<ul style="list-style-type: none"> Two public rights of way cross the Site, providing a linkage between Thurmaston, Barkby and the wider countryside. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The Site has an undeveloped rural character, although it is influenced by the adjacent Barkby village and the busy Barkby Thorpe lane. The rural feel of the area is detracted from by views back to the dense urban development of Leicester. 	L-M

Representative photographs



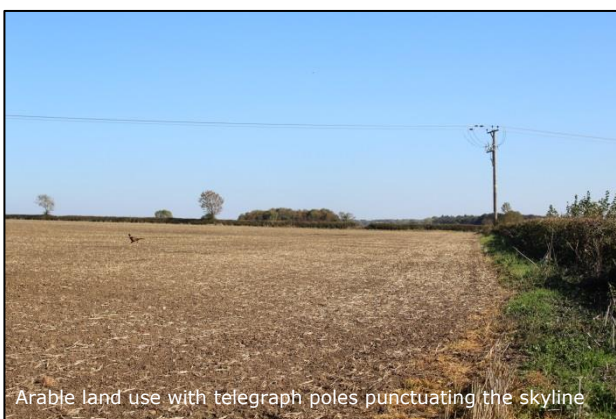
Overall assessment of landscape sensitivity to development scenarios

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.				

PSH8 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The Site lies in the gently meandering valley of Barkby Brook, a tributary of the River Wreake. Elevation ranges from 68 m AOD adjacent to the watercourse to 87 m AOD at the Site's eastern extent. The large scale of the fields contrasts with the presence of smaller scale features including the hedgerows and trees. 	M
Natural character	<ul style="list-style-type: none"> The Site is set within a context of arable land use and localised woodland. Tree cover is extensive, associated with hedgerow field boundary treatments and vegetation parallel the channel of Barkby Brook. Intact hedge boundaries and a wide grass verge characterise the alignment of Barkby Holt Lane. The extent of woodland tracts and hedgerows trees often form a wooded backdrop in background views. The Site itself encompasses a rectilinear area of tree cover adjacent Barkby Holt Lane. The Site is devoid of vegetation contained within the Priority Habitat Inventory. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The south western extent of the Site to the south of Barkby Holt Lane adjoins the boundary of Barkby Conservation Area. Two Archaeological Interest Sites are incorporated within the boundary of the Site. The HLC indicates that the Site is strongly influenced by the agricultural setting, lying within land use defined as <i>Planned Enclosure</i>. 	M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> Development of the Site would extend the settlement of Barkby on to higher ground which currently visually contains it to the east. The nucleated settlement pattern would also be disrupted. Barkby exhibits a linear settlement form, centred on Main Street and bisected by the parkland of Barkby Hall. Existing residential properties border the Site to the south, located along opposing sides of Barkby Brook and accessible via Brookside lying parallel to the watercourse itself. Buildings are on a slight terrace in the valley side which restricts views from the wider landscape. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> Long distance views are available, albeit filtered by vegetation at Barkby Hall. There are partial north westerly views towards Syston and the high ground to the north east of Mountsorrel and south towards Leicester and the urbanised valley of the River Soar. The skylines in easterly views are largely undeveloped. The Site offers views across to pastoral land use and woodland tracts forming the opposing valley sides. The southern portion of the Site offers sequential views along the valley of Barkby Brook. Limited views are afforded from the public footpath forming the lower valley sides and southern extent of the Site itself. Skyline features include the spire of St. Mary's Church on Main Street to the west and telegraph poles which cross the site. 	M
Access and recreation	<ul style="list-style-type: none"> The Site is bisected by the route of Barkby Holt Lane, a rural lane accessed via Barkby village. Crossing the route of Barkby Holt Lane, an additional public footpath forms the Site's western extent. A public footpath radiates from the settlement, following the course of Barkby Brook before forming the Site's southern boundary. Benches following the alignment of Barkby Holt Lane indicate the area's recreational value. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The Site and surrounding context is characterised by strong rural qualities with few urbanising features which contributes to an increase in perceived tranquillity. Limited noise intrusion is provided from traffic on Ridgemere Road, located approximately 800 m from the Site's northernmost edge. 	M-H

Representative photographs



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					
Despite the large scale of the Site, there are no significant variations in landscape 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 residential development:

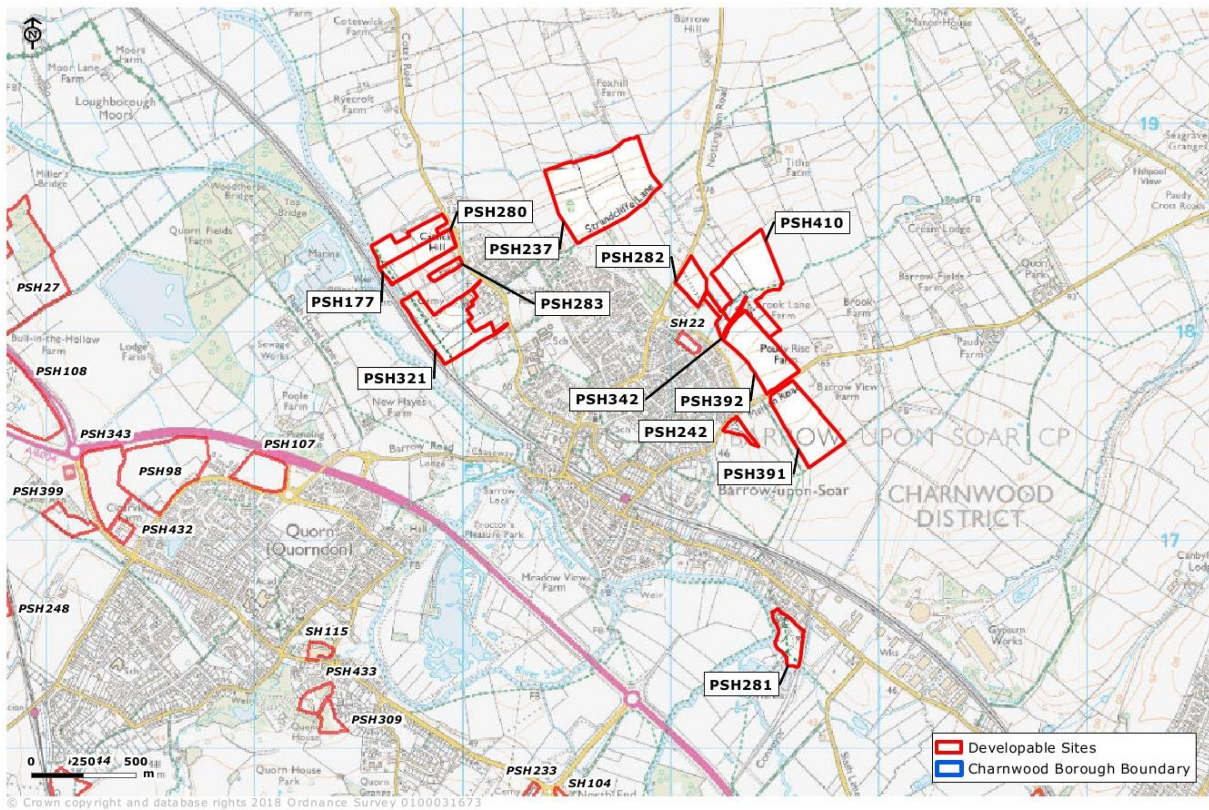
- Well wooded character of Barkby Brook as it emerges from the settlement edge.
- Presence of woodland tracts and hedgerows trees which form a wooded backdrop in background views.
- Open and extensive views afforded by ridge and valley landform, emphasised by large scale field patterns.
- Delineation of field boundaries with intact hedgerows which contribute to the rural character.
- Intervisibility with Barkby village, including views of the spire of St. Mary's Church on Main Street.

Opportunities for mitigation or landscape enhancement

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

- Conserve the remote and tranquil character of the agricultural landscape.
- Maintain views across the undulating landscape.
- Retain the character of Barkby Holt Lane by retaining the undefined carriageway edge, grassy verge and roadside hedges with trees.
- Conserve the form and built character of villages by using materials and colours that complement the local vernacular.
- Encourage the conservation of existing fields and hedgerows.
- Consider the opportunity to reintroduce orchards into the landscape as these have largely now disappeared from the landscape of Barkby.

Barrow upon Soar



Location and summary of landscape character

Summary of landscape character

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.

PSH177, PSH280, PSH283 and PSH321 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The Sites occupy the gently rising valley sides to the east of the River Soar. PSH177 lies east of the confluence of the River Soar and Grand Union Canal at Pilling's Lock. The vegetated embankment accommodating the Midland Mainline railway forms a major engineered feature at the south western edge of the Sites. 	L-M
Natural character	<ul style="list-style-type: none"> The landform is overlain by a mosaic of small to medium sized, rectilinear fields occupied by pastures and lowland wet grassland / scrub. The Sites have a relatively well wooded character with trees and shrubs along the railway embankment and along the strong network of hedgerows. Wet grassland reflects the floodplain setting, particularly in the lower, western parts of these fields. PSH321 borders a deciduous woodland identified within the Priority Habitat Inventory. An area of lowland fen lies within the western part of PSH280. PSH321 and PSH280 include Sites of Nature Conservation Interest along their western boundaries. 	M
Historic landscape character	<ul style="list-style-type: none"> The HLC indicates that the Sites are strongly influenced by the wider agricultural setting of the settlement edge, lying within land use defined as having <i>Planned Enclosure</i> field pattern. The influence of the River Soar is reflected in land identified as <i>Miscellaneous Floodplain Fields</i> which forms the Site's south western boundary. Parts of PSH283 and PSH321 also include areas of <i>Pre-1960s Detached settlement</i>. 	L
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The Sites occupy land lying between Cotes Road and the Midland Mainline railway line. The Soar Valley forms a wider transport corridor, associated with the railway, the Grand Union Canal and the A6. Cotes Road, to the north east of the sites, is predominantly residential in character, with some commercial properties. The Sites are influenced by their proximity to the residential edge of Barrow upon Soar and its linear settlement form. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> Views from the public footpath crossing the Sites are constrained by the rising land to the east and the railway embankment to the west. The combination of low lying landform and boundary vegetation contributes to a degree of visual enclosure. Views south west include a line of electricity pylons to the west of the River Soar. 	L-M
Access and recreation	<ul style="list-style-type: none"> A footpath runs parallel the Midland Mainline railway line, crossing the western parts of the Sites, with the exception of PSH283. A Local Green Space (Barrow upon Soar Cemetery) borders PSH321 and forms the frontage on Cotes Road. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The proximity of the railway embankment, coupled with views of electricity pylons to the west, detracts from scenic quality. Noise from the railway also reduces tranquillity. Development would form infill and a continuation of linear development along Cotes Road, albeit contributing to localised urbanisation. Barrow upon Soar would still be contained by the railway line and the Grand Union Canal / River Soar corridor, limiting perceptions of expansion and coalescence with settlement to the west. 	L-M

Representative photographs



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 Sites.				

PSH237 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> A minor tributary of the River Soar forms the Site's northern boundary, marked by a hedgerow along the field boundary. The Site occupies well-defined, rising valley slopes. The overlying field pattern is broadly rectilinear and medium in scale. 	M
Natural character	<ul style="list-style-type: none"> Pastoral agricultural land dominates the wider floodplain of the River Soar. Mature and largely intact hedgerows delineate the boundaries of the Site. The Site does not include vegetation contained within the Priority Habitat Inventory. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC indicates that the Site is strongly influenced by the agricultural setting, lying within land use defined as fields of <i>Piecemeal Enclosure</i>. 	L
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> The existing settlement edge comprises modern residential developments, organised largely in cul-de-sac arrangements. Following recent residential development and ongoing construction activities, the existing settlement edge borders the route of the bridleway forming the Site's southern boundary. Pastoral fields provide a gap between the Site and the existing settlement edge at the Site's western boundary. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> There are limited views into the site with views contained by mature vegetation along the bridleway to the south. Views from Nottingham Road are screened by the topography and intervening hedgerow along the Site's eastern edge. 	M
Access and recreation	<ul style="list-style-type: none"> A bridleway along Strandcliffe Lane borders the Site to the south. An area of land defined as Local Green Space borders the Site at its southernmost extent. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> Noise pollution from transport infrastructure, including the Midland Mainline railway line, detracts from tranquillity. Construction activities immediately south of the Site further detract from the rural character of the Site itself. 	L-M

Representative photographs



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.				

PSH242, PSH282, PSH342, PSH391, PSH392 and PSH410 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The immediate landscape is influenced by Fishpool Brook, forming a tributary of the River Soar where it directly crosses PSH410 and PSH342. The Sites occupy the valley sides of this watercourse forming part of the wider valley of the River Soar. The intricate pattern of land cover and hedges create a small scale landscape. 	M
Natural character	<ul style="list-style-type: none"> Land use is dominated by agricultural pastures, interspersed with isolated residential dwellings and Brook Lane Farm. PSH242 is partially domesticated and allotments comprise PSH282. Equestrian development forms a feature of the Sites, with timber post and rail fencing evident. Fields are enclosed by a network of hedgerows, which are largely intact. However, some boundaries are degraded and no longer stock-proof. The Site does not contain any vegetation within Priority Habitat Inventory. 	L-M
Historic landscape character	<ul style="list-style-type: none"> PSH391 include an Archaeological Interest Site at its southern part. The HLC is consistent with the existing land use on site, defined largely by agricultural fields, with PSH392, PSH410 and PSH342 exhibiting <i>Piecemeal Enclosure</i> field pattern and PSH391 as having <i>Very Large Post-War Fields</i>. PSH282 is identified as <i>Pre-War Allotments</i> whilst land included within the existing footprint of Brook Lane Farm is defined as <i>Farm Complex Settlement</i>. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The Sites are located on sloping land forming the fringes of Barrow upon Soar. The settlement itself is located on an elevated ridge on the edge of the valley of the River Soar. Twentieth century infill and residential development on the fringes of the village are currently contained by Fishpool Way. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> The distinct topography of Barrow upon Soar is evident on the approach to the village from both Melton Road and Nottingham Road. Views towards the historic centre of Barrow upon Soar are limited by the landform and topography as well as the screening and filtering effect of vegetation cover. Visual enclosure is provided by the extent of hedgerows. However, the greater availability of views to the east emphasises the area's the rural setting. The chimney stack at the British Gypsum plant at Barrow upon Soar is visible from PSH 391 and forms a distinctive local feature. Industrial land uses adjoining settlements are characteristic of the valley sides of the wider River Soar floodplain. PSH 242 affords limited visual permeability into the Site along Melton Road. 	M
Access and recreation	<ul style="list-style-type: none"> The Sites are crossed or lie adjacent to a number of PRoW, including a bridleway linking Melton Road with Nottingham Road. A public footpath borders Fishpool Brook, radiating from the eastern edge of Barrow upon Soar. PSH 391 is bordered to the south by a public footpath which forms a wider network of PRoW connecting Barrow upon Soar with Seagrave. Millennium Park separates this Site from the eastern edge of Barrow upon Soar. Allotments form a well-used recreational resource at PSH282, identified as Local Green Space. Local Green Space also borders PSH342 and PSH392 on their western boundaries. 	M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The landscape exhibits some rural qualities but is influenced by human activity and the proximity to the eastern residential edge of Barrow upon Soar. Noise intrusion from the Midland Mainline railway line running along the valley floor impacts on the area's tranquillity. 	M

Representative photographs



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 Sites.				

PSH281 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The Site lies immediately east of the meandering route of the River Soar, bounded to the south by Meadow Farm Marina and Newton Top Lock. The proximity of the adjacent watercourse results in low lying landform traversed by a sinuous access track. 	L
Natural character	<ul style="list-style-type: none"> The River Soar and its vegetated banks contribute to scenic quality, whilst other parts are intensively developed. The Site does not include vegetation contained within the Priority Habitat Inventory. 	L-M
Historic landscape character	<ul style="list-style-type: none"> An Archaeological Interest Site lies within the Site. The Site is identified as 'Other' Parkland within the HLC. 	L-M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> Human influence is evident with the layout of Meadow Farm Marina and Caravan Park, located on restored areas of former gravel extraction. The layout of caravans dominates the landscape of the Site although a commercial property (Buster's Café) lies at the Site's northern edge. The north of the Site adjoins residential land use on Huston Close and River View. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> The contrast provided between the white caravans and the wider floodplain setting increases the perceived visibility of the Site within the immediate landscape. Despite providing an auditory influence, the Midland Mainline railway line is not visible from the Site due to the screening effect of cut slopes on the southern edge of Barrow upon Soar. The land use of the Site forms a discordant element in views, affecting the unity of the wider agricultural and riparian landscape. Industrial development at Barrow Railhead on Sileby Road as well as the associated conveyor which forms the Site's eastern boundary is barely perceptible from this location. 	M
Access and recreation	<ul style="list-style-type: none"> A public footpath bisects the Site and diverges to the south, providing a connection to Slash Lane and land running parallel with the A6. The Site forms an area of formal recreational provision associated with the proximity to the riverside. The Site supports several recreational facilities, including a well-signposted PRoW as well as Meadow Farm Marina and Caravan Park. 	M
Perceptual and experiential qualities	<ul style="list-style-type: none"> Noise from traffic along the A6 road corridor reduces the area's tranquillity. Development of the Site would result in the perceived urbanisation of the River Soar floodplain. However, the settlement extent of Barrow upon Soar would still be contained by the route of the Grand Union Canal / River Soar. 	L

Representative photographs



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				
The riverside setting contrasts with the human influence evident within Meadow Farm Marina and Caravan Park which dominates the land use of 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 residential development:

- River floodplain which creates the recognisable character of the Soar Valley.
- Pastoral landscape of fields and wetlands adjacent tributaries of the River Soar.
- Semi-natural habitats, including Sites of Nature Conservation Interest.
- Recreational facilities.

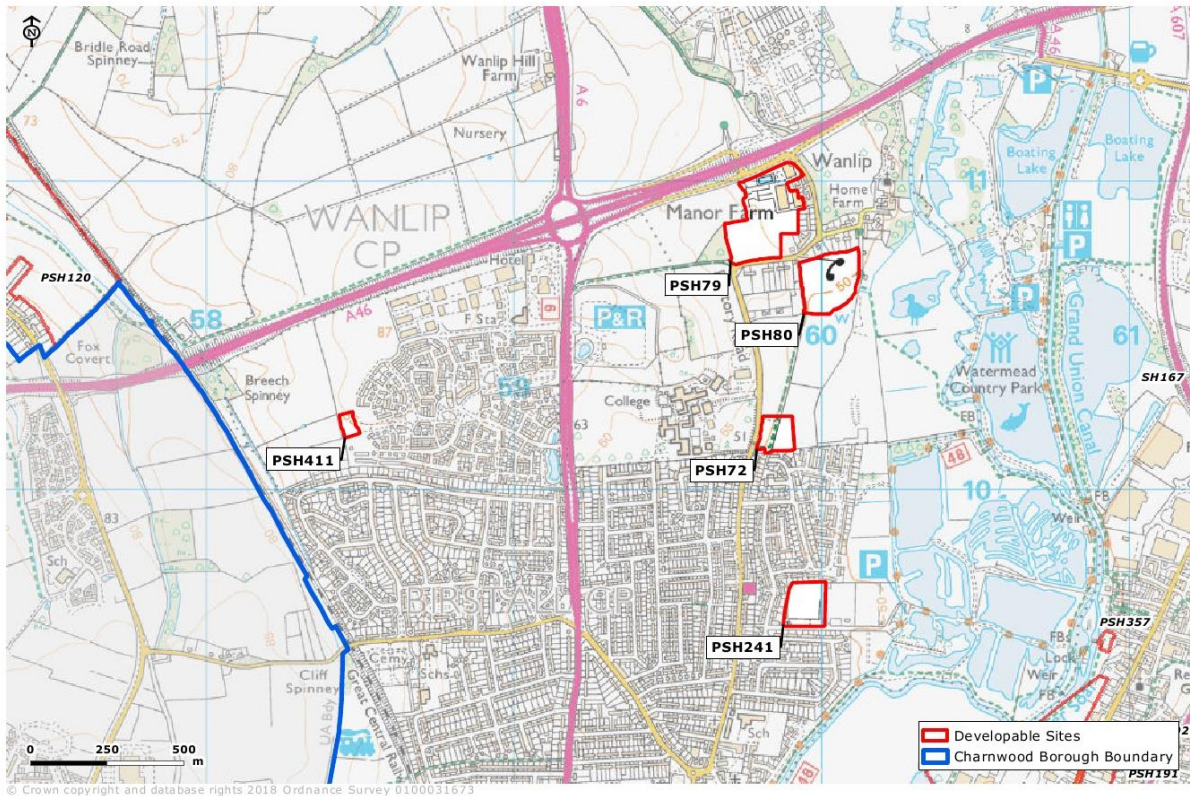
Opportunities for mitigation or landscape enhancement

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

Barrow upon Soar

- Conserve existing mature hedgerows and restore fragmented or poorly managed field boundary treatments.
- 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.
- Conserve and enhance the pastoral landscape of the River Soar floodplain.
- Reduce the potential for discordant landscape features which conflict with the rural character of the wider landscape.
- Avoid formation of a hard edge to the adjoining landscape through appropriate design of the settlement edge.
- 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 and Wanlip



Location and summary of landscape character

Summary of landscape character

Birstall and Wanlip are 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.

PSH79, PSH80 and PSH72 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Almost flat land located between Birstall and Wanlip. The Sites are associated with the bottom of the broad Soar Valley. Elevation is approximately 50 to 55 metres AOD. There are many existing human scale features in the landscape including trees, hedgerows and adjacent development. 	L-M
Natural character	<ul style="list-style-type: none"> All of the Sites are in close proximity to the Wanlip Meadows Wildlife Trust Reserve and Site of Nature Conservation Interest, which is located to the east. An arable agricultural landscape, with fields mostly bound by low cut hedgerows with occasional large mature trees. A band of mature woodland is located along the western edge of PSH79. 	L-M
Historic landscape character	<ul style="list-style-type: none"> PSH80 and PSH72 contribute to the wider landscape setting of the historic Church of St Nicholas in Wanlip (Grade II listed), the tower of which is glimpsed through trees. Much of the settlement of Wanlip is identified as an Archaeological Alert Zone. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> These Sites contribute to the sense of separation between the small village of Wanlip and the larger settlement of Birstall. All of these Sites form part of an Area of Local Separation. The Sites form part of the rural setting to existing settlement in Birstall and Wanlip. Contrasting form of existing settlement; Birstall comprises dense urban development with straight settlement edges, while Wanlip comprises more sparse development in a linear form along roads. Several large-scale agricultural structures are located in the north of PSH79. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> A large wind turbine (132 metres to blade tip) is visible on the skyline to the north of Wanlip. The Sites are not visually prominent in the wider landscape. Low cut hedgerow allow views across the Sites; there is intervisibility between Wanlip and Birstall, particularly across PSH72 and PSH80. The roofs of the existing houses are visible on the skyline. Skylines in the surrounding landscape are characterised by mature woodland. 	M
Access and recreation	<ul style="list-style-type: none"> There is no public access to PSH79. A public footpath crosses through PSH72; the same footpath forms the western edge of PSH80. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The Sites retain a rural quality despite the close proximity to urban development. Traffic noise from the nearby A6 and A46 dual carriageways can be a detracting feature, particularly in PSH72. 	M

Representative photographs



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>PSH79 has lower landscape sensitivity than PSH72 and PSH80, as Moderate rather than Moderate-High, primarily to the sense of separation between Wanlip and Birstall. The landscape sensitivity of PSH79 to residential development is moderate.</p>				

PSH241 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Small, flat parcel of land on the eastern edge of Birstall, adjacent to the Soar Valley. Elevation is approximately 50 metres AOD. A human-scale landscape, with trees, goalposts, and fencing, as well as prominent views of existing housing. 	L
Natural character	<ul style="list-style-type: none"> Limited natural features; land cover comprises low cut grass pitches. Thick hedgerows and trees form the outer boundary to the Site and contribute to natural character and local habitat networks. 	L-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 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 parcel is surrounded by existing urban development to the north, west and south. This development mostly comprises modern red-brick bungalows and houses. The Site does not make a significant contribution to the setting of existing development or the sense of separation between distinct settlements. Development in this area would not be out of keeping with the existing settlement form of Birstall. 	L
Views and visual character including skylines	<ul style="list-style-type: none"> The Site is not visually prominent within the wider landscape, and the surrounding thick hedgerows/trees screen views into and out of the Site. The roofscape of the surrounding development is often visible on skylines. 	L
Access and recreation	<ul style="list-style-type: none"> The Site forms part of the larger Meadow Lane Local Green Space. The current land use is a number of football pitches. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> Suburban feel, due to the presence of sports pitches, metal fencing and the surrounding urban development. Traffic noise from nearby major roads can be heard from the Site. 	L

Representative photograph



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.				

PSH411 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Small-scale parcel of flat ground on the north western edge of Birstall. Elevation is approximately 85 metres AOD. The adjacent residential development gives a human scale to this small area of land. 	L
Natural character	<ul style="list-style-type: none"> Land cover is rough grassland, with a thick hedgerows running along the western edge. A number of trees are located along the western boundary. 	L-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 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 does not make a significant contribution to the setting of existing development in Birstall. An extensive area of modern residential development is located immediately adjacent to the east of the Site. This parcel of land is strongly associated with this development rather than the wider countryside. 	L
Views and visual character including skylines	<ul style="list-style-type: none"> The Site is not visually prominent within the wider landscape. The hedgerow and trees along the western edge of the Site limit views in from the west. Views to the residential development to the east and south of the Site are prominent. There are distant views to the wooded skylines of the elevated Charnwood Forest. 	L-M
Access and recreation	<ul style="list-style-type: none"> There is no public access to this Site. It is adjacent to the Harrowgate Drive Local Green Space. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> The Site is strongly associated with the existing settlement and it does not retain any significant rural qualities. The hedgerow along the western edge contains the Site from the wider countryside. Traffic noise from the nearby A46 can be heard from the Site. 	L

Representative photographs



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 residential development:

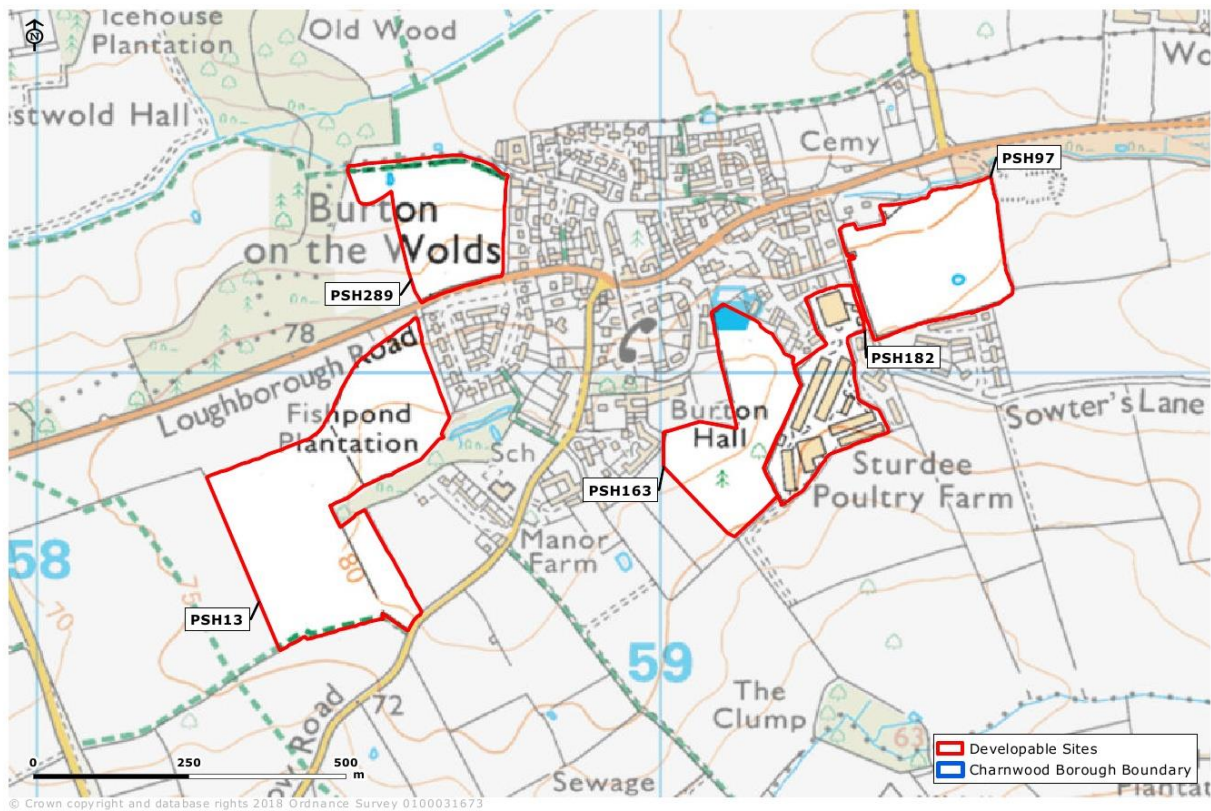
- The contribution that the landscape makes to the sense of separation between Birstall and Wanlip (PSH79, PSH80 and PSH72).
- Hedgerows with mature trees which contribute to the natural character of the landscape.
- The setting the landscape provides to historic features including the Grade II listed Church of St Nicholas.
- The recreational function of the landscape due to the presence of access routes and sports facilities.

Opportunities for mitigation or landscape enhancement

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

- Retain the sense of separation between distinct settlements.
- Conserve the network of existing hedgerows with mature trees which contribute to natural character. Utilise these features to screen any new development and integrate it into the landscape.
- Retain public access to the landscape, providing enhanced opportunities where possible.
- Respect the setting the landscape provides to historic features.
- Any new development should be in keeping with the form and vernacular of the existing settlements.

Burton on the Wolds



Location and summary of landscape character

Summary of landscape character

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.

PSH13 and PSH289 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The Sites occupy part of the large scale rolling landform to the western edge of the settlement. The Sites comprise two parcels; one to the north of Loughborough road and a larger parcel to the south. The overlying field pattern is medium scale, although long views create the perception of larger scale landscape. 	L-M
Natural character	<ul style="list-style-type: none"> Arable agricultural land comprises the land use of both Sites. An intact hedgerow bordering the alignment of Barrow Road supplements the route of a public footpath forming the southern boundary of PSH13. Fishpond Plantation, a linear tract of woodland designated as a Site of Nature Conservation Interest borders PSH13 on its eastern limit. A tract of deciduous woodland parallel Loughborough Road forms the northern extent of this PSH13. The tract of vegetation at Old Wood forms the western boundary of PSH289. Wood pasture priority habitat is adjacent to the west. 	M
Historic landscape character	<ul style="list-style-type: none"> The north western extent of PSH289 runs parallel the boundary of Prestwold Hall Registered Park and Garden (Grade II) and forms part of the setting of this landscape. Both Sites partially encompass Archaeological Interest Sites on the settlement edge. The HLC indicates that the Sites are strongly influenced by wider agricultural context, lying within land use defined as <i>Planned Enclosure</i> (PSH289) and <i>Very Large Post-War Fields</i> (PSH13). 	M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The Sites form the western extent of Burton on the Wolds settlement, divided by the route of Loughborough Road. Whilst development of PSH289 would form an extension of the village to the west, PSH13 would result in disruption to the nucleated settlement pattern of the village. The majority of existing structures in the village are constructed of red brick. The Sites do not make a significant contribution to the sense of separation between Burton and the Wolds and nearby settlements. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> The vegetated boundaries of PSH289 create a sense of enclosure, with views foreshortened by the extent of this hedge / tree coverage. The public footpath forming the southern boundary of PSH13 offers a locally elevated vantage point with views available to the urban edge of Loughborough. The industrial units of Falcon Business Park provide visual contrast with the surrounding valley floor with electricity pylons discernible against the skyline. Fishpond Plantation partially obstructs views towards the settlement of Burton on the Wolds from the route of the public footpath which forms the southern limit of PSH13. Recent residential development on the rising valley sides around Hubbard Road are apparent in some views and create a discordant element. 	M
Access and recreation	<ul style="list-style-type: none"> The northern extent of PSH289 is defined by a public right of way, radiating from the settlement of Burton-on-the-Wolds and forming the perimeter of Prestwold Hall. A public footpath also forms the southern limit of PSH13, traversing a public footpath which runs broadly north-south connecting Loughborough Road with Walton on the Wolds. A Local Green Space encompassing a children's playground is located on land lying at the eastern boundary of PSH13. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> Woodland forming the northern, western and southern boundaries of PSH289 provides visual enclosure, with outward views contained towards the arable land use. The Sites retain a rural, agricultural character despite their proximity to the settlement edge of Burton on the Wolds. 	M

Representative photographs



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 Sites.				

PSH97, PSH163 and PSH182 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Lying in a gently rolling landscape, the Sites lie at the south eastern fringes of Burton on the Wolds village. The Sites are characterised by limited topographical variation, ranging from 74 m AOD at the north western corner of PSH97 to 81 m AOD where PSH163 lies close to the boundary with Burton Hall. The strong association with the settlement creates a small, relatively human scale landscape. 	L-M
Natural character	<ul style="list-style-type: none"> Whilst PSH182 is characterised by built form associated with Sturdee Poultry Farm, pastoral land use defines both PSH97 and PSH182. A hedgerow supplemented with timber post and rail fencing forms the boundary of PSH97 with Sowters Lane. The Sites are devoid of vegetation contained within the Priority Habitat Inventory. 	L-M
Historic landscape character	<ul style="list-style-type: none"> An Archaeological Interest Site borders PSH97 along its eastern boundary. The HLC is consistent with the existing land use on site, defined largely by the wider agricultural setting. Both PSH97 and PSH163 occupy land defined as <i>Re-organised Piecemeal Enclosure</i> and <i>Other Small Rectilinear Fields</i> whilst land encompassed within the existing footprint of Sturdee Poultry Farm is defined as <i>Settlement</i>. Historically both PSH163 and PSH182 were part of parkland associated with Burton Hall. PSH163 retains a sense of this past use to its edge south of Burton Hall. 	L-M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> PSH182 comprises buildings associated with Sturdee Poultry Farm, accessed via a gate on Sowters Lane Residential properties on Seals Close form a hard edge to PSH97. PSH163 adjoins the settlement edge of Burton on the Wolds to the south. The existing settlement has a nucleated form and most of the structures are constructed of red brick. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> Glimpsed views of both PSH182 and PSH97 are available from Sowters Lane. Views of residential development on St. Philips Road are perceptible through gaps in the extent of intervening built form at PSH182. A lines of telegraph poles dissects the pastures within PSH97. Easterly views from Sowters Lane afford partial views of isolated farm dwellings at Hurst Hill Farm on the rising valley slopes of the middle and background view. An area of light industrial land use accessed via Melton Road is also visible from this location. The proliferation of vegetation forming the northern boundary of PSH97 precludes northerly views from Sowters Lane. 	L-M
Access and recreation	<ul style="list-style-type: none"> The Sites are devoid of public access. A Local Green Space forms the frontage of Melton Road to the immediate north of PSH97. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> PSH97 and PSH182 are undeveloped and retain some rural qualities despite the close proximity of development in Burton on the Wolds. The working poultry farm currently occupying PSH182 is a source of odour and noise typically associated with this form of agriculture which negatively affects the perceptual qualities of the site and adjacent areas. Development of these Sites would be perceived as both the incremental expansion of the settlement edge and village infill. 	L-M

Representative photographs



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				
The presence of existing built form at PSH182 means this Site has low landscape sensitivity when compared with the undeveloped agricultural character of PSH97 and PSH163.				

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 residential development:

- Nucleated settlement pattern nestled into the large scale rolling landscape.
- The extensive views from the settlement edges across the rolling landscape of the Wolds.
- The strong network of hedgerow field boundary treatments.
- The setting the landscape provides to nearby heritage features including the Grade II Registered Park and Garden of Prestwold Hall.

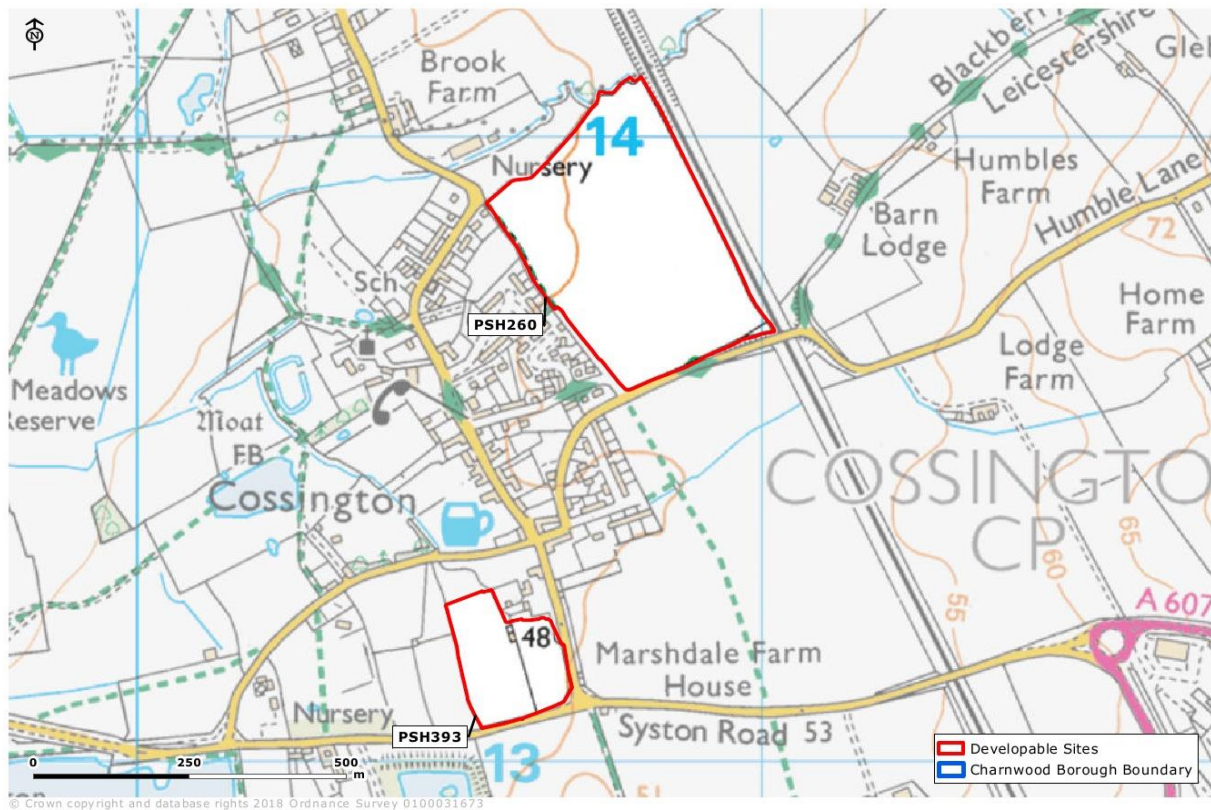
Opportunities for mitigation or landscape enhancement

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

Burton on the Wolds

- Conserve and enhance the rural character of the rolling Leicestershire Wolds landscape.
- Retain the nucleated settlement pattern of Burton on the Wolds through appropriate landscape integration at the settlement edges.
- Minimise the impact on the characteristic rolling topography by focussing development within valleys and lower slopes to avoid the interruption of horizon lines.
- Incorporate proposed vegetation to aid in the assimilation of development into the wider landform of the Leicestershire Wolds.
- Protect the setting and views towards Prestwold Hall and the wider estate.
- Opportunities for biodiversity and landscape enhancement through redevelopment of the existing poultry farm.

Cossington



Location and summary of landscape character

Cossington is a linear village on the floor of the Soar valley, less than half a kilometre south of Sileby. The settlement of Cossington 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.

PSH393 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The land here is relatively flat at approximately 50 metres AOD. The fields within PSH393 are small scale, intimate and enclosed, with a hedgerow passing north to south through the centre of this Site, dividing the two fields. The hedgerows and existing structures give a human scale to the landscape. 	M
Natural character	<ul style="list-style-type: none"> The field within the eastern side of this Site is currently grassland. The field to the western side is divided into pony paddocks. The hedgerows surrounding this field are gappy in places, although there are many mature trees within them that enclose the area. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC indicates that the fields within the Site are <i>Piecemeal Enclosures</i>, likely to be of late medieval or post-medieval origin. The Site shares its boundary with that of the Conservation Area on its eastern and northern edge. The Site contributes to the rural setting of the Conservation Area. In the north eastern corner of the Site there is part of an Archaeological Interest Site. There is also an Archaeological Alert Zone crossing into the north of the Site. 	L-M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> This area feels isolated from the rest of Cossington with none of the village being visible from the Site (excluding the one large country villa house in the north eastern corner). Housing within Cossington is generally one or two storey structures with varying vernacular styles and a relatively low housing density. The area, although undeveloped, does not contribute significantly to separating Cossington from any nearby settlements. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> Much of the area is enclosed and hidden from view by the surrounding hedgerows and mature trees; however there are views into the Site where hedges are gappy. Mature trees are prominent on the undeveloped skyline. Views to the village are screened by vegetation. 	L-M
Access and recreation	<ul style="list-style-type: none"> There is no public access to the Site and it is not visually prominent from nearby rights of way. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> The area has rural character; however traffic on the busy Syston Road along the south edge of the area introduces traffic noise and movement which detracts from this quality. 	L-M

Representative photographs



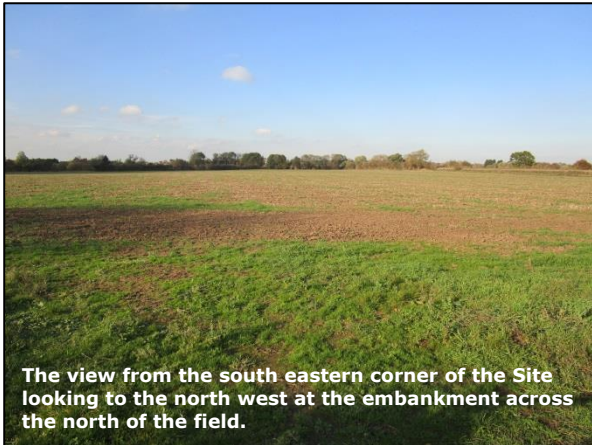
Overall assessment of landscape sensitivity to development scenarios

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.				

PSH260 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The area is expansive and mostly flat with a slight slope from 45 metres in the north western corner to 55 metres AOD in the south eastern corner. 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 and hedgerows introduce a human scale to the landscape. 	L-M
Natural character	<ul style="list-style-type: none"> The land is currently under agricultural arable and is surrounded for the most part, by hedgerows. This hedgerow is gappy and low cut on the southern edge adjacent to Humble Lane, but more established with many mature hedgerow trees on the western and northern edge, following the course of a small stream. There is also a tall copse of trees visible over the railway line in the south eastern corner. There are no nearby natural heritage designations. 	L-M
Historic landscape character	<ul style="list-style-type: none"> There are no cultural heritage designations within the site area; however it provides a rural setting to the Conservation Area in Cossington. 	L-M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> The area provides a level of separation from the nearby town Sileby, part of which is visible in the distance from this Site. The area feels connected to the existing part of Cossington with the rooftops of the village visible from the Site. The existing settlement form is linear; development on this Site may be out of keeping with the existing settlement form. Housing within Cossington to the south west is generally one or two story with varying vernacular styles and a relatively low housing density. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> The relatively exposed nature of this area means that it is visible from many surrounding areas, notably the railway bridge on Humble lane and the housing immediately adjacent to the south west. The roofs of the houses to the south west are visible from the site although much of the village is screened by the mature hedgerow trees separating the area from the existing village. To the south views are open with distant houses and a wind turbine visible. The area has an undeveloped skyline with few prominent features, beyond the mature trees present within hedgerows. 	M
Access and recreation	<ul style="list-style-type: none"> A public right of way which forms part of the Leicestershire Round Trail runs across the south-western edge of the area. 	M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The area is rural in character, but surrounded by road, rail and housing which reduces levels of tranquillity and remoteness. Trains on the adjacent railway line are intrusive, and produce significant noise and visual disruption as there is no buffering between the field and the train tracks along the embankment. 	L

Representative photographs



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 residential development:

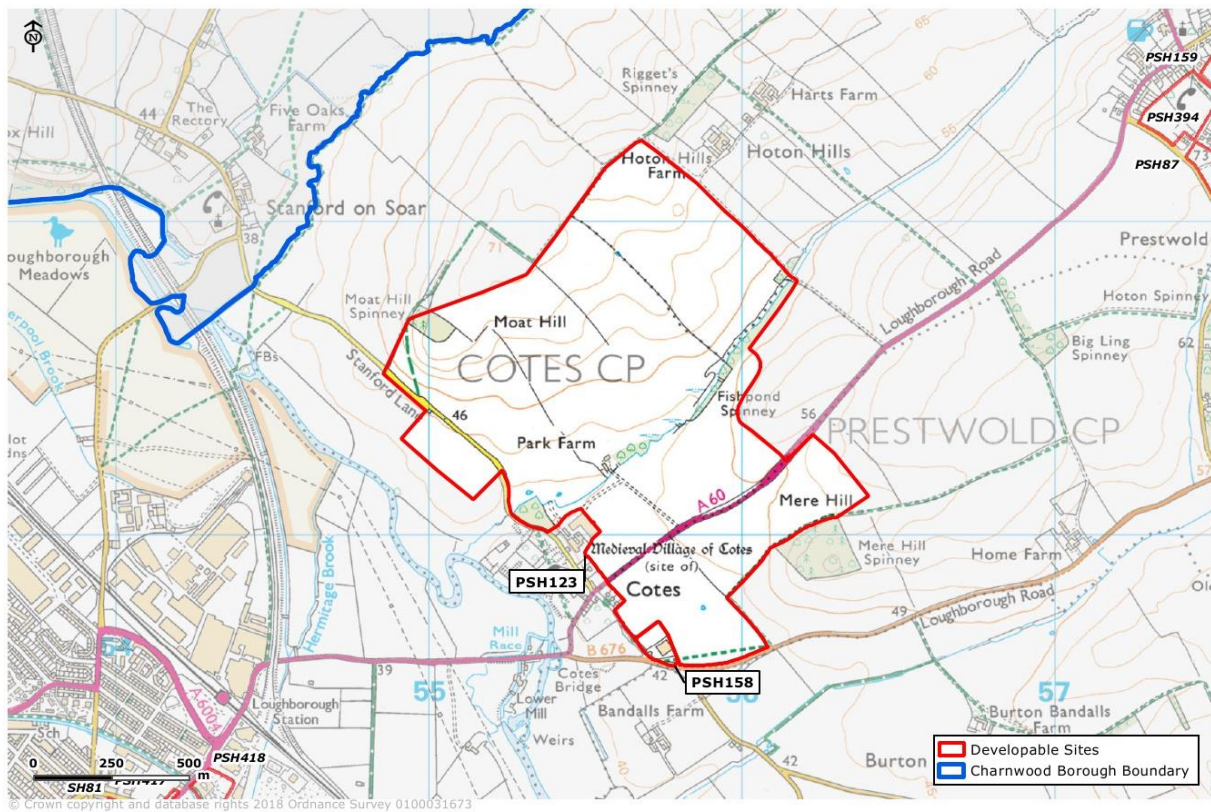
- The setting the landscape provides to heritage features including Cossington Conservation Area.
- Hedgerows and trees which contribute to semi-natural character and integrate the existing development into the landscape.
- The traditional vernacular styles and low density of existing structure in Cossington.
- The sense of separation between the distinct settlements of Cossington and Sibleby.
- The rural setting surrounding the village, with relatively undeveloped skylines.

Opportunities for mitigation or landscape enhancement

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

- Conserve and enhance existing hedgerows and trees which contribute to natural character and to help screen and integrate any development into the landscape.
- Development should respect the heritage features, including the setting to Cossington Conservation Area.
- Housing should be in keeping with the current vernacular of Cossington and be of an appropriate scale and density so as not to dominate or overwhelm the existing buildings within the village.
- Housing should not infill areas crucial for maintaining a sense of separation between Cossington and other settlements.
- Development should be limited to two storeys to be in keeping with the existing structural styles and to minimise the impact of structures on undeveloped skylines.

Cotes



Location and summary of landscape character

Summary of landscape character

The settlement of Cotes 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 as well as the infrastructure corridor associated with the valley floor. Developments on the rising valley sides are prominent in localised views.

PSH123 and PSH158 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The Site occupies low-lying landform located immediately east of the meandering course of the River Soar. Elevation ranges between 35 and 70 metres AOD. Topographical undulations are evident in the landscape immediately north of the carriageway of the A60. 	L-M
Natural character	<ul style="list-style-type: none"> A tributary of the River Soar runs broadly north east to south west through PSH123, bordered by a linear tract of deciduous woodland named Fishpond Spinney. The channel of the River Soar is defined as a Site of Nature Conservation Interest. Arable agricultural land comprises the dominant land use of PSH123. The perimeter of fields is often marked by hedgerows with mature trees. The Site encompasses two parcels of land immediately adjacent the River Soar which are identified as areas of Coastal and Floodplain Grazing Marsh within the Priority Habitat Inventory. Deciduous woodland at Mere Hill Spinney also bounds the Site to the south east. 	M
Historic landscape character	<ul style="list-style-type: none"> Lying on land bound by the River Soar and the carriageway of Stanford Lane, the Site is located within close proximity to a Scheduled Monument (Cotes deserted medieval village) and is likely to directly impact on the significance of the setting of this heritage asset. PSH123 contains parts of Areas of Archaeological Interest. The HLC indicates that the Site is dominated by <i>Very Large Post-war Fields</i> in virtue of its agricultural context. Pockets of land bordering the meanders of the River Soar are also identified as <i>Miscellaneous Floodplain Fields</i>. 	M-H
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> Development of PSH123 would retain a portion of land separating Cotes from Stanford on Soar. The existing nucleated settlement form of Cotes would be significantly disrupted and is likely to cause loss of settlement identity to what is currently a small hamlet. PSH158 is comprised of a parcel of light industrial land use on the junction of Back Lane with Loughborough Road. Built form at PSH123 is limited to Park Farm. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> The combination of low lying landform with large scale field patterns provides open views across the wider landscape. Land lying to the east of PSH123 is more visually prominent than the western extent due to the nature of the sloping topography. There are westerly views across the low-lying floodplain of the River Soar. Built development at Falcon Business Park is prominent in views. A network of electricity pylons also interrupt the skyline. The upper extent of All Saints Church in Loughborough is visible from Stanford Lane. Mature vegetation bordering the eastern alignment of Stanford Lane interrupts views to the agricultural land use beyond. Northerly views are dominated by the localised high ground of Fox Hill, with the church tower at Stanford on Soar forming a landmark feature. Located beyond the southern perimeter of the Site, Mere Hill Spinney is prominent in views looking south from the route of the A6004. 	M
Access and recreation	<ul style="list-style-type: none"> A network of PRoW border and cross the Site at its southern and western extents. Although not crossing the Site directly, the Cross Britain Way is accommodated on the route of Stanford Lane. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The Sites retains a rural character and relative levels of tranquillity. The urban edge of Loughborough introduces human influence in westerly views and reduces perceived tranquillity. Located approximately 700 m south west of PSH123, the route of the Midland Mainline rail line results in noise intrusion which detracts from tranquillity. Traffic on the A60 which bisects PSH123 can also temporarily detract from the rural quality of the Site. The Great Central Railway forms the north western limit of the Site. 	M

Representative photographs



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					
PSH123 exhibits localised variations in landscape sensitivity due to the scale of the Site and existing land use. The developed nature of PSH158 (low-moderate landscape sensitivity) contrasts with the largely agricultural character of PSH123 (moderate-high landscape 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 residential development:

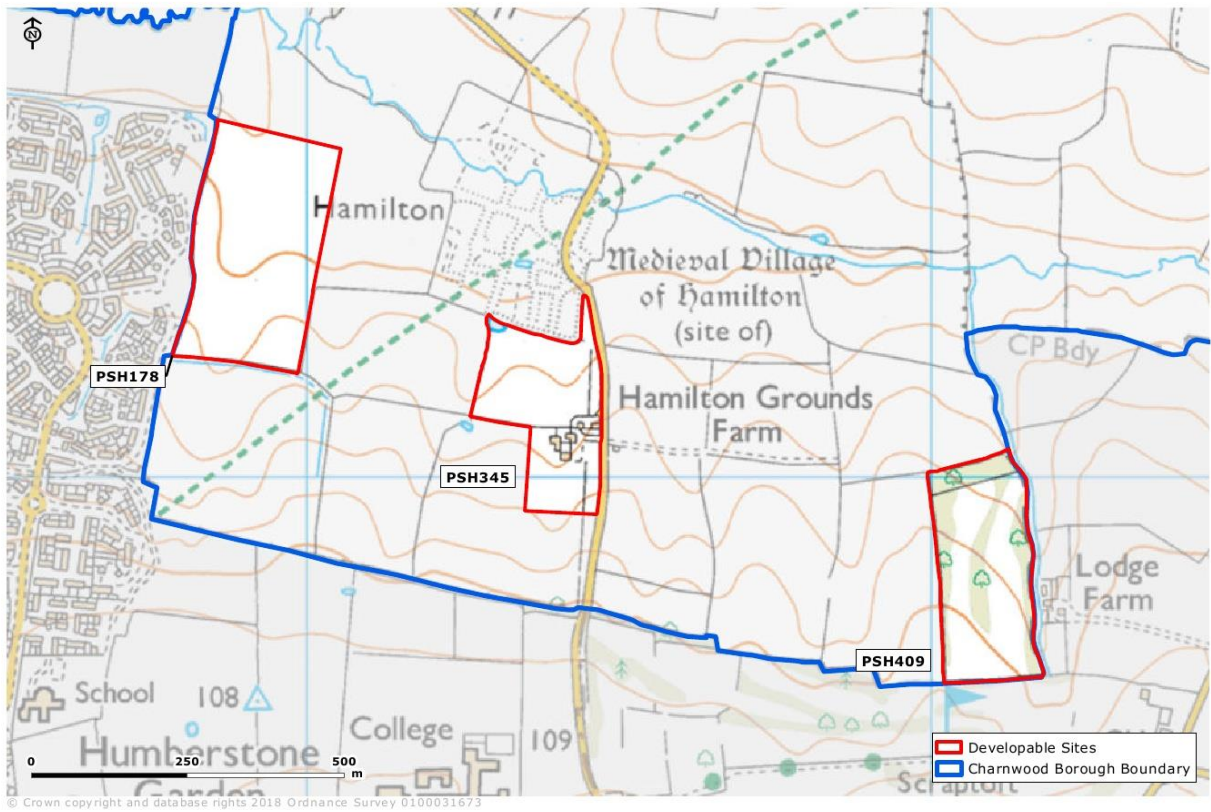
- River floodplain which creates the recognisable character of the Soar Valley.
- Arable landscape of fields and wetlands adjacent tributaries of the River Soar.
- Large scale field patterns bound by largely intact hedgerow boundaries and small woodland tracts which provide a wooded backdrop to views.
- Availability of open views across the vegetated corridor of the River Soar.
- The rural backdrop the landscape provides to nearby settlements and the sense of separation that it provides between Cotes and Stanford on Soar.
- Nearby heritage features, including the Scheduled Cotes deserted medieval village site.

Opportunities for mitigation or landscape enhancement

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

- Retain the sense of separation between the distinct settlements of Cotes and Stanford on Soar.
- Retain and enhance mature vegetation, particularly forming the banks of the unnamed watercourse and lying on the eastern alignment of Stanford Lane.
- Conserve the distinctive floodplain character.
- Ensure the conservation of historical landscape features, including Cotes deserted medieval village.
- Strengthen the function of small watercourses as wildlife corridors across the landscape.

Hamilton



Location and summary of landscape character

Summary of landscape character

The settlement of Hamilton lies within High Leicestershire LCA, as defined within the *Borough of Charnwood Landscape Character Assessment (2012)*. The *Key Characteristics* of this LCA include undulating ridge and valley landscape which affords open views to the urban edges of Thurmaston and Leicester. Mixed farming predominates, comprising large, regular shaped fields delineated by hedgerows. Isolated farmsteads are also scattered across the agricultural landscape of the LCA.

PSH178, PSH345 and PSH409 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The Sites lie on the south side of a valley where an unnamed tributary of the River Soar close to the edge of Hamilton. The Sites are characterised by sloping topography, rising to the south. 	M
Natural character	<ul style="list-style-type: none"> PSH178 and PSH345 comprise arable and pastoral agriculture at the eastern edge of Hamilton. Fields are defined by hedgerows which are supplemented by post and wire fencing in places. PSH409 is rectilinear in shape and currently forms part of Scraftoft Golf Club, characterised by a combination of amenity grass, woodland belts and golf course infrastructure. The Site does not contain vegetation within the Priority Habitat Inventory. 	L-M
Historic landscape character	<ul style="list-style-type: none"> PSH345 lies partly within the boundary of the Deserted Medieval Village of Hamilton Scheduled Monument. PSH345 includes part of an Archaeological Interest Site bisected by the corridor of Hamilton Lane. The HLC indicates that the Sites area strongly influenced by the agricultural setting, lying within land use defined as <i>Piecemeal Enclosure</i>. 	M-H
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> PSH178 lies adjacent to urban edge of Hamilton. Public open space associated with the modern residential development centred on Heritage Way forms the western boundary of PSH178. PSH435 and PSH409 do not adjoin the settlement edge at Hamilton or nearby Humberstone Green. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> Vegetation along the western boundary of PSH178 screens views towards the Site. Gaps in the hedgerow running along Hamilton Lane allow glimpsed views towards the pastures forming PSH345. There are limited views of PSH409 from publically accessible viewpoints. Northerly views across to the opposite valley sides are possible from Hamilton Lane. 	L-M
Access and recreation	<ul style="list-style-type: none"> The Sites are not publically accessible. PSH409 forms part of Scraftoft Golf Club, accessible to private members only. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> Traffic on Hamilton Lane is evident in views from the western boundary of PSH178. This carriageway forms the eastern extent of PSH345 and results in a degree of noise intrusion. Built development and human influences at Hamilton Grounds Farm detract from localised tranquillity and a sense of remoteness. This is exacerbated by the proximity to and views across to the urban edge of Hamilton. Although partially urbanised, development of the Site would increase the perception of urbanisation. Although PSH178 is not settled, the proximity to modern development at the settlement edge of Hamilton creates a suburban character. 	L-M

Representative photographs



Overall assessment of landscape sensitivity to development scenarios

Development scenario	Sensitivity			
2-3 storey residential housing			M	
Notes on any variations in landscape sensitivity				
Both PSH179 and PSH345 are characterised by agricultural land use which contrasts with the recreational setting of PSH409 at Scraftoft Golf Club. Landscape sensitivity is increased in PSH345 to moderate-high by the presence of the Deserted Medieval Village of Hamilton Scheduled Monument.				

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 residential development:

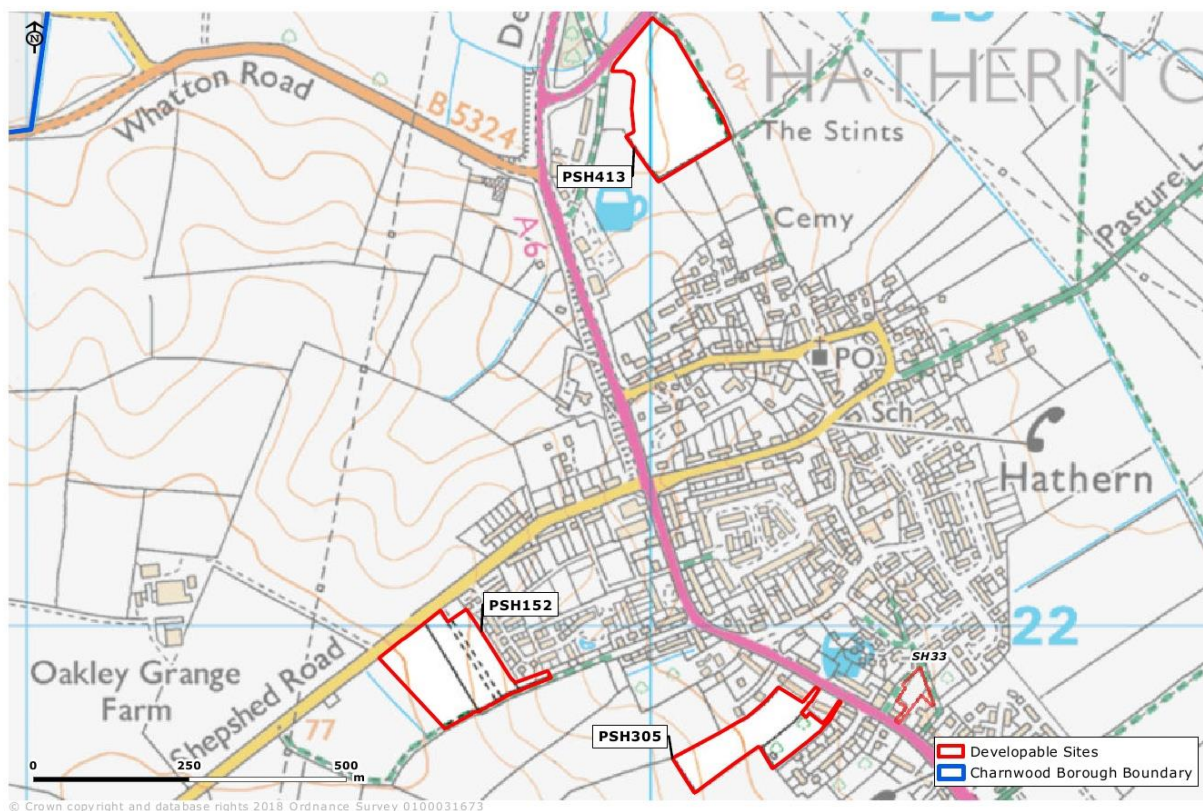
- Well wooded character of river valleys.
- The sloping topography of the river valley sides.
- Open and extensive views afforded by ridge and valley landform.
- Nationally important heritage at the Deserted Medieval Village of Hamilton Scheduled Monument.

Opportunities for mitigation or landscape enhancement

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

- Avoid the Deserted Medieval Village of Hamilton Scheduled Monument and development which would adversely affect its historic landscape setting.
- Conserve the availability of views across the undulating landscape and enhance the character of remaining agricultural land.
- Seek to mitigate the hard urban edge of the Leicester urban conurbation.
- Carefully manage development in prominent locations to minimise the impact on the undulating character of high Leicestershire.
- Retain existing field hedgerows and restore fragmented sections along road corridors.

Hathern



Location and summary of landscape character

Summary of landscape character

The settlement of Hathern 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.

PSH152 and PSH305 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The topography of the Sites gently falls broadly west to east, located on the river gravel terraces forming the rising valley sides of the River Soar floodplain. The piecemeal enclosures create a small to medium scale landscape, with views of trees, hedgerows and existing buildings in Hathern which give the landscape a human scale. 	L-M
Natural character	<ul style="list-style-type: none"> Arable farmland contained by hedgerows comprises the land use of PSH152. Rectilinear agricultural pastures characterise PSH305, with a tract of woodland forming the border with Garendon Avenue. PSH152 is devoid of vegetation contained within the Priority Habitat Inventory. However, an area of deciduous woodland occupies the south eastern portion of PSH305. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The boundary of Hathern Conservation Area lies on the corridor of the A6, approximately 25 metres from PSH305. The HLC indicates that the Sites are influenced by the agricultural setting, lying within land use defined as <i>Piecemeal Enclosure</i> (PSH305) and <i>Drained Wetlands</i> (PSH413). The eastern extent of PSH152 lies at the settlement edge of Hathern and also incorporates land use defined as <i>Woodland</i>. 	M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> Hathern exhibits a nucleated settlement pattern and development of the Sites would not significantly disrupt this urban form. The sites do not make a significant contribution to the sense of separation between Hathern and nearby settlements. The existing vernacular within Hathern is primarily red brick with some stone and timber framed buildings. Development of PSH152 would form an extension of the urban edge whereas PSH305 would be perceived as partial infill. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> Glimpsed south easterly views are available from the route of Shepshed Road where vegetation along Hathern Drive forms a wooded backdrop. The north westerly extent of the PSH152 bordering Shepshed Road affords a locally elevated vantage point. Views are available towards Bishop Meadow Industrial Estate which occupies the valley floor adjoining the settlement of Loughborough in the middle distance. Electricity pylons and telegraph poles interrupt the skyline and form visual detractors in both northerly and easterly views. Views towards PSH305 are restricted due to the extent of the surrounding vegetation. 	M
Access and recreation	<ul style="list-style-type: none"> A public footpath bounds PSH152 to the immediate south. Defined as Local Green Space, a rectilinear area of allotments forms the eastern extent of PSH152. Occupying land to the rear of residential properties on the A6, PSH305 is not publically accessible. 	M
Perceptual and experiential qualities	<ul style="list-style-type: none"> Although these Sites are undeveloped and retain some rural qualities, they are influenced by the adjacent settlement. Traffic on Shepshed Road introduces noise and movement adjacent to PSH152. 	L-M

Representative photographs



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 Sites.				
<p>Please note: A proposed Sustainable Urban Extension with Outline Planning Permission is located to the south of these Sites. The construction of the Sustainable Urban Extension is likely to impact on some of the criteria used to assess the sensitivity of the Sites, in particular the <i>Form, density, identity and setting of existing settlement/ development</i> criterion.</p>				

PSH413 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The Site comprises an area of sloping land associated with the broad valley of the River Soar. Elevation is between 35 and 45 metres AOD. The settlement sits on a terrace of sand and gravel lying between the floodplain of the River Soar and a steeper area of land lying to the west of the village. 	L-M
Natural character	<ul style="list-style-type: none"> Comprised of a single pastoral field, both the southern and western boundaries are demarcated by recently planted hedgerows with timber post and rail fencing. A mature hedgerow interrupts direct views towards the Site from users of the A6006 which runs parallel to the Site's north western boundary. The Site is devoid of vegetation contained within the Priority Habitat Inventory. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The Site does not contain any known heritage features or make a significant contribution to the landscape setting of any heritage features. The HLC indicates that the Site is strongly influenced by the agricultural setting, lying within land use defined as <i>Fields and Enclosed Land</i>. 	L
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> Recently constructed residential development on Goodacre Road borders the Site to the South. Although undeveloped, the Site is located at the settlement edge of Hathern. The Site does not make a strong contribution to the setting of the historic core of Hathern or the sense of separation between Hathern and nearby settlements. The Site is contained from the countryside to the north by the A6006. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> A network of electricity pylons between the Site and the River Soar are prominent in north easterly views. Telegraph poles form additional vertical visual detractors along the eastern boundary of the Site. A mature hedgerow screens direct views of the Site from users of the A6006. The sloping nature of the topography limits views from the southern boundary. 	L-M
Access and recreation	<ul style="list-style-type: none"> The Site is bound by a public footpath and hedgerow on its eastern extent. Located approximately 50 metres from the Site itself, a public footpath connects the A6 and the A6006 to the north west of the Site. A children's playground is currently under construction on land forming the Site's south western extent. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> Although undeveloped, traffic from the corridors of both the A6 and A6006 contribute noise intrusion. The combination of the urban edge and movement of vehicles reduces perceived tranquillity. 	L-M

Representative photographs



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 residential development:

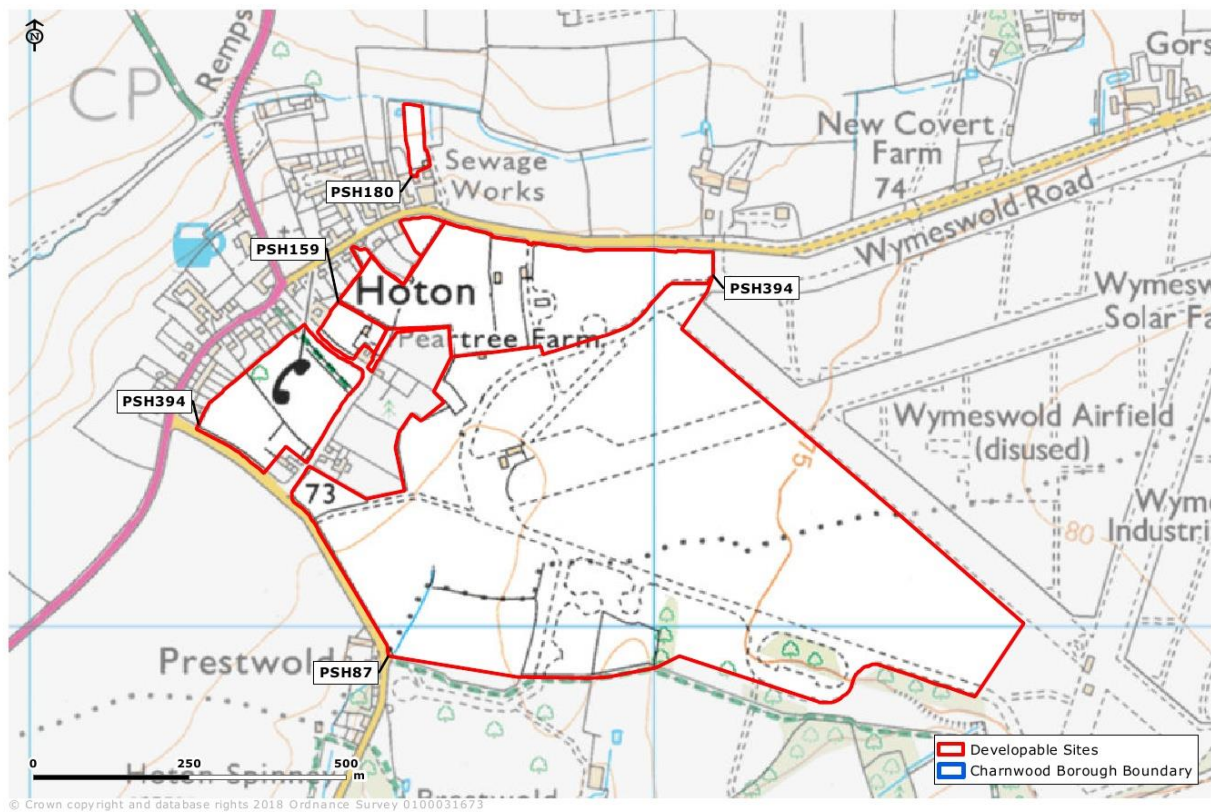
- River floodplain which creates the recognisable character of the Soar Valley.
- Pastoral landscape of fields and wetlands adjacent tributaries of the River Soar.
- The setting the landscape provides to Hathern Conservation Area.
- Strong rural character experienced away from the existing settlement.

Opportunities for mitigation or landscape enhancement

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

- Conserve and enhance the agricultural landscape of the floodplain.
- Maintain the current balance between the urban and rural character of the Soar Valley.
- Strategically locate development away from prominent valley slopes.
- Encourage public access along the corridor of the River Soar.
- Conserve the network of existing hedgerows forming field boundary treatments.
- Due to the close proximity of PSH305 to Hathern Conservation Area, consideration must be given to the scale of proposed built form.

Hoton



Location and summary of landscape character

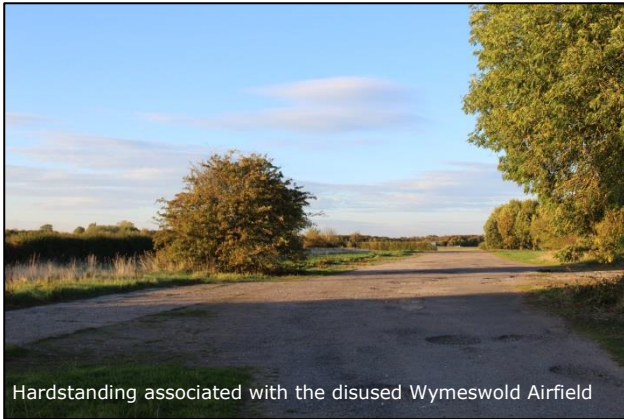
Summary of landscape character

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.

PSH87 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The Site is characterised by relatively flat topography at between 65 metres and 80 metres AOD. Located within the western extent of the Leicestershire Wolds, the landscape forms a watershed between the rivers Wreake, Soar and Trent. The Site is typified by flat linear expanses of hardstanding associated with the disused Wymeswold Airfield. The openness of the former airfield creates a large scale landscape. 	L
Natural character	<ul style="list-style-type: none"> Areas of hardstanding are interspersed with amenity grassland and discrete woodland blocks. The land use is also comprised of pockets of pastoral land use, divided by a hedgerows or linear woodland belts. Extensive tree cover with larger woodland plantations located at the Site's southern boundary provide enclosure to the parkland at Prestwold Hall and contribute positively to landscape character. The south of the Site contains deciduous woodland and wood pasture and parkland which is identified within the Priority Habitat Inventory. 	M
Historic landscape character	<ul style="list-style-type: none"> The north western section of the Site is partially within the Hoton Conservation Area. The Site is bound to the south by extensive wooded parkland forming Prestwold Hall Registered Park and Garden (Grade II). The Site forms part of the landscape setting to this designated site. In virtue of its former function, land occupying the site of the disused Wymeswold Airfield is identified as <i>Military</i> within the HLC. The western portion of the Site is defined as <i>Very Large Post-War Fields</i>. 	M-H
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 gap between Hoton and Burton on the Wolds. Development of this Site would adversely affect the form of the existing historic settlement edge of Hoton. The Site encompasses the western extent of Wymeswold Airfield, a disused Second World War facility lying to the south east of the settlement of Hoton. The Site currently accommodates recreational activities including the Kite Park and Prestwold Driving Centre. The Wymeswold Solar Farm lies to the immediate north east of the Site, with panels positioned between the former runways. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> The flat topography allows views across Site, although these are filtered by the surrounding vegetation. Visual character varies, depending on the pattern of vegetation. Mature hedgerows along both Wymeswold Road and Prestwold Lane limit views into the Site and contribute to a rural character. Skylines are mostly undeveloped and marked by woodland. 	L-M
Access and recreation	<ul style="list-style-type: none"> There is no public access to the Site. A public footpath lies at the southern boundary of the Site, forming part of a footpath network linking Hoton with Burton on the Wolds. A Local Green Space lies adjacent to the boundary of the Site, accessed via Vine Tree Terrace. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> The brownfield context gives the landscape a high degree of human influence with many urbanising features. This contrasts with the dense surrounding vegetation and views to the surrounding countryside. Due to the scale and location of the Site, the potential exists for perceived settlement coalescence between Hoton and Burton-on-the-Wolds. 	L-M

Representative photographs



Overall assessment of landscape sensitivity to development scenarios

Development scenario	Sensitivity			
2-3 storey residential housing			M	
Notes on any variations in landscape sensitivity				
<p>The Site exhibits localised variations in landscape sensitivity due to the scale of the Site and its existing functions. Development at these locations is more likely to erode the gap between Hoton and Prestwold. Areas immediately adjacent to heritage features (e.g. Hoton Conservation Area or Prestwold Hall Registered Park and Garden) have moderate landscape sensitivity to residential development. However, areas which are characterised by the presence of former runways and other urbanising features have low-moderate landscape sensitivity to residential development.</p>				

PSH159, PSH180 and PSH394 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The Sites comprise three small parcels of land around the edge of Hoton. The village occupies the valley sides which slope gently down to the north west. The Sites are on an area of predominantly level ground at the top of the western slopes of the Leicestershire Wolds. 	L-M
Natural character	<ul style="list-style-type: none"> Hoton village is surrounded by both pastoral and arable land, with private gardens contributing to vegetation cover. The Sites are defined by pastures on the settlement edge. Hedgerows are often supplemented with post and rail fences. The Sites do not contain any Priority Habitat vegetation. 	L-M
Historic landscape character	<ul style="list-style-type: none"> PSH394 and PSH159 lie within Hoton Conservation Area, whilst the southern boundary of PSH180 abuts it. As identified within the Hoton Conservation Area Character Appraisal, earthworks associated with a medieval road called the Holloway run from Old Parsonage Lane to Wymeswold Road. The HLC indicates that the Sites are strongly influenced by the wider agricultural setting, lying within land use defined as <i>Small rectilinear fields</i>. 	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 which connects Loughborough with Nottingham. It has not expanded significantly beyond its historic extent. The Sites are strongly associated with the existing settlement edge. The settlement pattern exhibits a strong relationship with the surrounding agricultural land use of pastures, meadows and arable fields. The scale and layout of buildings is varied, with unity achieved through the use of locally sourced materials. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> PSH394 is visually enclosed by hedgerows around the Site. Planting associated with private gardens restricts some views to residential dwellings to the north and east. Views to the south from Old Parsonage Lane are partially obscured by the bunds erected to screen Wymeswold Airfield. The Church of St Leonard (Grade II listed) tower is visible from around the village. The village affords glimpsed views across the Soar Valley to Charnwood Forest and to the north through to the Rempstone ridge. 	L-M
Access and recreation	<ul style="list-style-type: none"> A public footpath runs across the north eastern part of PSH394. A Local Green Space lies adjacent to the boundary of PSH159, accessed via Vine Tree Terrace. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> Although the sites are undeveloped, they are strongly associated with the existing village. Hoton village is influenced by the proximity of the A60 which introduces a degree of noise intrusion to the immediate setting. Development of the Sites would be largely perceived as infill development (PSH394) or urban edge expansion (PSH180). PSH159 would be a combination of both, constituting infill development in the west and urban edge expansion further east. 	L-M

Representative photographs



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 Sites.				

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 residential development:

- River floodplain which creates the recognisable character of the Soar Valley.
- The pastoral landscape of agricultural fields.
- The setting the landscape provides to heritage features including Hoton Conservation Area and Prestwold Hall.

Opportunities for mitigation or landscape enhancement

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

Hoton

- Minimise the effect of urban expansion by replicating the existing settlement pattern of Hoton, characterised by an existing network of boundary vegetation which enhances the rural quality of the settlement.
- Due to the proximity of Hoton to both Prestwold and Burton on the Wolds, avoid incremental settlement coalescence by careful design and placement of development.
- Contain new development close to the existing settlement edge to avoid detrimental effects on the setting of Prestwold Park Registered Park and Garden to the east of the south east of the settlement.
- Protect the setting and roadside glimpses of Prestwold Hall.
- Conserve and manage the existing woodlands that help integrate Wymeswold Airfield into the wider landscape.

PSH106, PSH21, PSH284 and PSH25 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 Buck Hill. Elevation ranges from 65 metres AOD (adjacent to Loughborough) to 115 metres AOD in the west of the sites. 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-H
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 Sites. A small strip of deciduous woodland Priority Habitat is located in the southern part of PSH106. There are also some small copses and occasional in-field trees. Outwoods is located directly adjacent to the west of the Sites; this large area of ancient woodland habitat forms part of the Beacon Hill, Hangingstone and Outwoods SSSI. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC indicates the enclosures within these Sites are a mixture of <i>Large Assarts with Sinuous Boundaries, Large Rectilinear Fields and Planned Enclosure</i>. Halfway House, a Grade II Listed Building, is an isolated building located in the southern part of PSH106. Moat House, a Grade II Listed Building is located to the east of PSH106. The southern parts of the Sites 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 Sites form 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. 	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. From higher ground there are views over Loughborough to the undulating landform of the Wolds beyond. The sloping landform is prominent in views from the existing edge of Loughborough. 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 cross the landscape, linking Loughborough with the wider countryside and nearby settlements. Jubilee Wood Country Park is adjacent to the west of PSH106. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The Sites retain a strong rural character despite the proximity to Loughborough. The Sites feel far 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. Traffic noise from the nearby M1 detracts from the rural qualities of the landscape. 	M

Representative photographs



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>Locations immediately adjacent to the existing settlement and on flatter ground will have moderate sensitivity to residential development. In particular, PSH25, PSH21 and the eastern parts of PSH106 are well associated with the existing development despite their undeveloped character. These Sites are located on relatively flat land and are visually enclosed, resulting in moderate landscape sensitivity.</p> <p>Parts of the Sites which are located on elevated, sloping land (particularly in the western parts of PSH106) have high sensitivity to residential development.</p> <p>PSH284 plays an important role in views from Nanpantan Road on the route out of Loughborough to the distinct landscape of Charnwood Forest which results in moderate-high landscape sensitivity.</p>				

PSH133 and PSH447 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> PSH133 comprises of two medium to large scale fields, which slope gently in a northerly direction. Elevation here is between 75 metres and 90 metres AOD PSH447 is a small field with rising to a small hill in its centre rising from 80 Meters AOD to 85 metres AOD from and under rough grassland. PSH447 is sandwiched between Burleigh Wood and the residential area of Leconfield Road. The low hedgerows as PSH133 enable long views to adjacent landscapes and create the perception of a large scale landscape. Despite being physically enclosed, the landform of PSH447 enables elevated views over the settlement. 	M
Natural character	<ul style="list-style-type: none"> In PSH133, land use is arable farming with the fields divided by low cut hedges. PSH447 comprises a field of rough grassland. Both sites are adjacent to Burleigh Wood; an area of ancient woodland which is locally recognised as a Local Wildlife Site, the woodland is also within the Priority Habitat Inventory. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC identifies the fields within both Sites as <i>Planned Enclosure</i>. The Grade II listed Burleigh Farmhouse is located between the two Sites. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> Forms part of the wider landscape setting to existing development. PSH133 is adjacent to the village of Nanpantan which is located on higher ground to the south west, while PSH447 is also on a slope. Development on these slopes may be out of keeping with the existing settlement pattern. Although there is existing coalescence of Loughborough and Nanpantan, development at PSH133 would result in increased merging of the settlements. Development in Nanpantan comprises large, sparsely spaced properties which contrast with dense urban development in Loughborough. The existing edges of Loughborough and Nanpantan are well-screened by woodland. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> The Site is overlooked from Rhododendron Hill to the south-west. PSH133 has expansive, undeveloped skylines which contrast with the views across Loughborough, characterised by development. The large power station chimneys at Ratcliffe-on-Soar are visible in distant views to the north. From higher ground, there are long views across Loughborough and the Soar Valley to the Wolds beyond. Roof tops of recently development on the edge of Nanpantan mark views to the south west. 	M
Access and recreation	<ul style="list-style-type: none"> There is no public access to the Site. A public footpath follows the south western boundary of the Site. Burleigh Wood is a Local Green Space adjacent to the Site. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> PSH133 retains a rural character despite its proximity to development. It has the perception of being disconnected from existing settlement. Despite its undeveloped character, PSH447 is influenced by the surrounding residential development. Traffic on Snell's Nook Lane and Nanpantan Road introduce noise and movement which detract from the sense of tranquillity. 	M

Representative photographs



Large scale arable field with Burleigh Wood visible on the right and Loughborough in the distance



Views to existing houses in Nanpantan to the south west from PSH133

Overall assessment of landscape sensitivity to development scenarios

Development scenario	Sensitivity			
2-3 storey residential housing			M	

Notes on any variations in landscape sensitivity

Development in the southern half of the PSH133 would be screened by the surrounding woodland and this is likely to reduce the perception of merging between Loughborough and Nanpantan. However, the southern part of the PSH133 is more elevated and development may be prominent in views from the north (e.g. along Snell’s Nook Lane). On balance, the whole Site has **moderate** landscape sensitivity.

PSH447 has **low-moderate** landscape sensitivity, as it is more closely associated with existing development and screened from the wider landscape by existing woodland.

PSH255 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The landform of the Site slopes gently up from lower ground to both the north. Elevation ranges between 50 metres and 70 metres AOD. The Site has a large-scale and broad landform, particularly in the context of the surrounding countryside. The low hedgerows dividing the fields also contribute to the perception of a large scale landform. 	M
Natural character	<ul style="list-style-type: none"> Land use is primarily arable cropping within large scale fields which are divided by low cut hedgerows with few trees. Ancient woodland within Mucklin Wood (also identified as deciduous woodland Priority Habitat) is adjacent to the west of the Site. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC indicates that the fields within the Site are <i>Re-organised Piecemeal Enclosure</i>. The Sites provide part of the setting to nearby farmhouses, including Reynall's Farm (Grade II listed). The Sites provide part of the wider landscape setting to Beaumanor Hall (Grade II* listed), located within a non-designated estate parkland. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The Site makes a significant contribution to the sense of separation between the southern extent of Loughborough and Quorn. The prominent edge of a large area of recent residential development on the north side of Loughborough is adjacent to the north. The sloping landform of the Site acts as containment to Loughborough. Development on the slopes is likely to be visually prominent within the wider landscape. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> From higher ground, there are long panoramic views. Views to the north east are characterised by expansive and undeveloped skylines. Woodland to the west restricts views in that direction and creates wooded skylines. From the ridge in the south of the Site there are views back to the settlement of Quorn, located to the south. 	M
Access and recreation	<ul style="list-style-type: none"> Allendale Road Local Green Space is adjacent to the north of the site. Several footpaths cross the Site, linking Loughborough to Quorn and the wider countryside. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The Site is open and expansive due to the broad landform and lack of extensive vegetation cover. The Site retains strong rural qualities despite the proximity of settlement. Distant traffic noise detracts from tranquillity and rural qualities. 	M

Representative photographs



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.				

PSH418 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Flat ground associated with the valley bottom of the River Soar which is located to the west. The current built character of the Site creates a human scale. 	L-M
Natural character	<ul style="list-style-type: none"> Several hedges with trees are located around the car parks within the site. A line of mature trees is located along the edge of the canal. The adjacent canal forms an important wildlife corridor within the urban area. 	L
Historic landscape character	<ul style="list-style-type: none"> The site is in proximity to a several listed buildings including Gainsborough House (Grade II) and Towles Mill (Grade II) There are glimpsed views to the historic core of Loughborough, including the tower of the Grade I listed Church Of All Saints. The Site does not form a significant part of the setting to the historic settlement core. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The Site is within the existing urban area of Loughborough. The Site does not make a significant contribution to the sense of separation between distinct settlements. 	L
Views and visual character including skylines	<ul style="list-style-type: none"> The brick chimney associated with the existing building on the Site is a landmark skyline feature. The Site is not visually prominent from the surrounding area. 	L-M
Access and recreation	<ul style="list-style-type: none"> There is no public access into the site; the footpath which runs along the adjacent canal runs along the edge of the site. The Soar Valley Canal Corridor is recognised as a Local Green Space. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> Currently the site contains an industrial building and associated car parking. It does not retain any rural qualities and is perceived as part of the Loughborough urban area. 	L

Representative photographs



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.					

PSH251, PSH27, PSH108, PSH253 and PSH254 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The Sites comprise five small, separate parcels of land on the south eastern edge of Loughborough. The landform slopes gently down towards the Soar Valley in the east. The landform of PSH251, PSH253 and PSH254 is flat. PSH253 and PSH254 are small scale areas, nestled between residential properties in an area of scrubby woodland. 	L-M
Natural character	<ul style="list-style-type: none"> The primary land use is a mix of pasture and arable farming. PSH251 comprises sports fields. PSH253 and PSH254 are areas of scrubby woodland. Deciduous woodland Priority Habitat is located in the north eastern part of PSH27. PSH108 is also characterised by frequent mature trees in fields and within boundaries. 	L-M
Historic landscape character	<ul style="list-style-type: none"> PSH251 is adjacent to the Loughborough Cemetery Chapels (Grade II listed buildings). The HLC indicates that the enclosures within the Sites are a mixture of <i>Re-organised Piecemeal Enclosure</i>, <i>Piecemeal Enclosure</i>, <i>Sports fields</i> and <i>Small Irregular Fields</i>. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The Sites contribute to the sense of separation between Loughborough and Quorn, although major roads also provide a barrier between the settlements. The Sites do not contribute significantly to the rural setting of existing settlement. Existing development on most of the Sites is limited to isolated farms and houses. Development at PSH253 and PSH254 is unlikely to impact the sense of separation between settlements and would be in keeping with the localised settlement pattern. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> Views into and out of the Sites are mostly restricted by the surrounding vegetation. The surrounding hedgerows and belts of trees mark skylines. The Sites are not prominent within the wider landscape. PSH253 and PSH254 are relatively visually contained. 	L-M
Access and recreation	<ul style="list-style-type: none"> There is no public access to any of the Sites. PSH251 is sports field which are used for private recreation. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> The surrounding vegetation creates a strong sense of enclosure in PSH253, PSH254 and PSH108. Although undeveloped, the Sites are associated with the adjacent settlement. The current use of PSH251 as a sports facility imparts a suburban character on this Site. PSH108 and PSH27 retain more rural qualities. Traffic noise and movement from adjacent major roads is a dominant feature. 	L-M

Representative photographs



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				
PSH251 has reduced landscape sensitivity to residential development as it currently used as sports pitches and has a stronger association with Loughborough than PSH27 and PSH108.				

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 residential development:

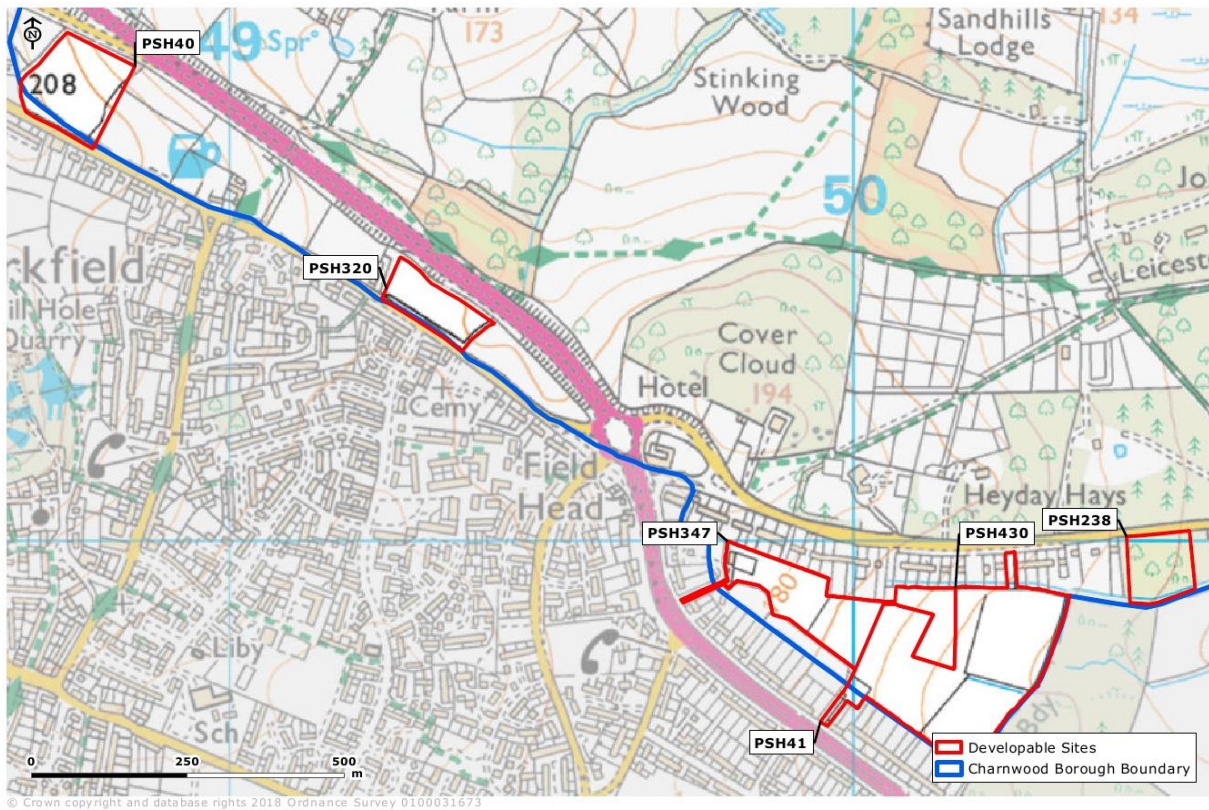
- The setting that the landscape provides to heritage features including historic farmhouses.
- The rural setting the landscape provides to existing settlement.
- The sense of separation between Loughborough and neighbouring settlements.
- Long distance views across Loughborough and the Soar Valley from vantage points.
- Frequent trees and hedgerows which form important habitat networks.

Opportunities for mitigation or landscape enhancement

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

- Retain the sense of separation between Loughborough and neighbouring settlements.
- Respect the setting of heritage features which the landscape provides a rural setting to.
- Conserve existing trees and hedgerows which form important habitat networks. Where appropriate, utilise these to screen and integrate new development into the landscape.
- Avoid development on elevated or sloping land where it would be visually prominent within the wider landscape.

Markfield



Location and summary of landscape character

Markfield is a settlement which lies to the south of the Charnwood Borough Boundary, within the Hinckley and Bosworth Borough. The Landscape Character Area within the Charnwood Borough to the south is identified in the *Borough of Charnwood Landscape Character Assessment (2012)* as the Charnwood Forest LCA. *Key Characteristics* of this area include it being the most densely wooded area of Charnwood Borough with coniferous and mixed deciduous woods. There is also a complex pattern of pasture, exposed hilltops of acidic grassland and bracken and heathland amongst this woodland. The M1 motorway passes through this character area with the busy associated A50 crossing into the Borough of Charnwood.

PSH40 & PSH320 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Elevated, gently sloping land, which reaches a maximum of 200 metres AOD (PSH40). The land slopes down in a north-easterly direction. The fields comprising the Sites are small scale, with numerous human scale features including trees, hedgerows, fences and stable buildings. 	L-M
Natural character	<ul style="list-style-type: none"> Land use comprises horse paddocks enclosed by fencing and subdivided by pony tape. Lines of mature trees are located on the edge of the Site. A number of Sites of Nature Conservation Interest are located adjacent or in close proximity to the Sites, including Fields South of Ulverscroft Wood, Home Farm and Field North of Leicester Road. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The Sites do not contain any heritage features or make a significant contribution to the setting of any nearby heritage features. 	L
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> These areas are located directly adjacent to the north of existing settlement in Markfield. They do not make a significant contribution to the landscape setting of the existing settlement. Existing adjacent settlement in Markfield is primarily modern residential development, with occasional structures demonstrating a historic vernacular. Structures associated with horses are located within the Sites. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> Although these areas are located on high ground, they are not visually prominent within the wider landscape, primarily due to the screening effect of existing woodland. Skylines are undeveloped and marked by the mature trees. There are views the high ground within Bradgate Park (Grade II Registered Park and Garden) and high ground within Charnwood Forest. 	M
Access and recreation	<ul style="list-style-type: none"> These areas are not publically accessible. The Leicestershire Round Trail crosses between the two parcels of land. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> These Sites are both strong associated with the existing settlement at Markfield; the A50 dual carriageway separates them from the wider countryside. Traffic noise and movement from the adjacent A50 dual carriageway is a dominant feature. 	L-M

Representative photographs



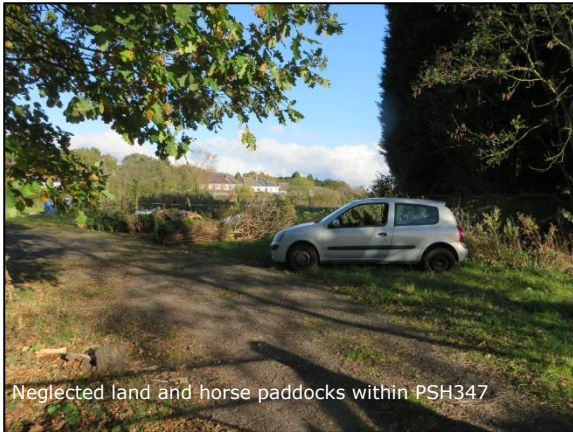
Overall assessment of landscape sensitivity to development scenarios

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.					

PSH238, PSH41, PSH430 and PSH347 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Elevated, gently sloping land located to the east of Markfield. It reaches a maximum of 180 metres AOD in the west, sloping down in a south-easterly direction to approximately 160 metres AOD. 	L-M
Natural character	<ul style="list-style-type: none"> Various parts of this area are characterised by the presence of woodland and scrub. Some parts of the area are used as horse paddocks. PSH238 is recognised as ancient woodland, an important and irreplaceable habitat 	M
Historic landscape character	<ul style="list-style-type: none"> This area does not contain any known heritage features and it does not make a significant contribution to the setting of any nearby heritage features. 	L
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> Existing linear settlement surrounds the area to the north and south. This comprises modern residential development along Markfield Road and the A50. These Sites contribute to the sense of separation between Markfield and Newtown Linford, although the intervening woodland and landform also contribute to the separation between the settlements. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> Views in and out of the area are often limited by the surrounding mature woodland. The roofs of adjacent residential development can be glimpsed through the trees. Skylines are undeveloped and are marked by the surrounding mature woodland. 	L-M
Access and recreation	<ul style="list-style-type: none"> These areas are not publically accessible and are not visible from nearby rights of way or open access land. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> Although undeveloped, traffic noise from the nearby A50 dual carriageway is a dominant feature in the landscape. The dense woodland and vegetation cover creates a sense of visual enclosure. 	L-M

Representative photographs



Neglected land and horse paddocks within PSH347



Existing residential development to the south of the Sites.

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					
The presence of ancient woodland within PSH238 increases the sensitivity of the landscape to high for residential development.					

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 residential development:

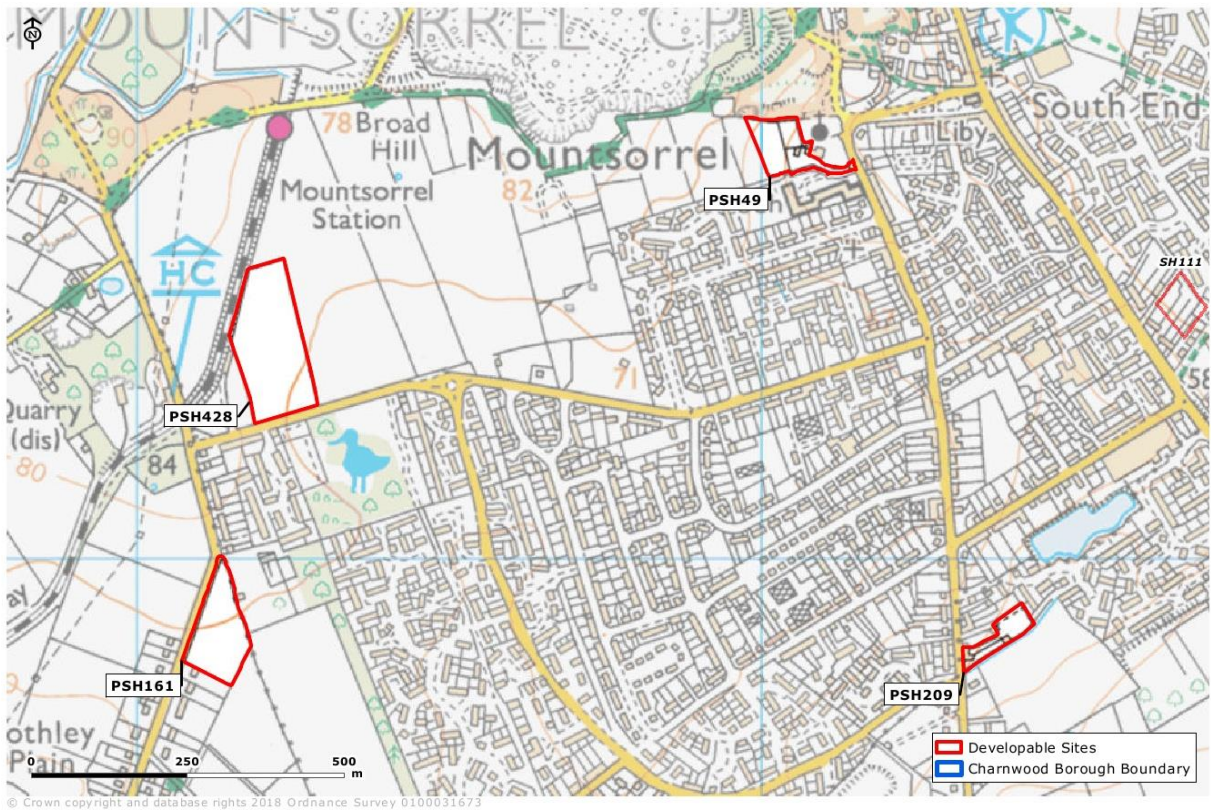
- Areas of ancient woodland which are a valued natural feature.
- The contribution that the landscape makes to the sense of separation between Newtown Linford and Markfield.
- The setting provided to parts of the Leicestershire Round Trail.

Opportunities for mitigation or landscape enhancement

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

- Retain existing vegetation and trees to screen and integrate development into the landscape.
- Retain the sense of separation between Markfield and Newtown Linford.
- Design any new development to be in keeping with the existing settlement form and density.

Mountsorrel



Location and summary of landscape character

Summary of landscape character

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.

PSH161 and PSH428 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The landform of the Sites is flat, low lying and generally influenced by the wider floodplain of the River Soar. Elevation is between 70 metres and 80 metres AOD. The Sites comprise small-scale fields with hedgerows and frequent trees which also contribute to the small scale of the landscape. 	L
Natural character	<ul style="list-style-type: none"> PSH161 comprises rough grassland / scrub and pastoral land use of varied condition. Residential properties and gardens form the Site's southern extent. A hedgerow marks the boundary of Halstead Road which forms the southern limit of pastoral land use at PSH428. The Halstead Road Centenary Pasture Local Nature Reserve is located immediately south of PSH428 on the opposite side of Halstead Road. The Sites do not contain vegetation within the Priority Habitat Inventory. 	L-M
Historic landscape character	<ul style="list-style-type: none"> PSH161 is adjacent to the boundary of Rothley Ridgeway Conservation Area. The former Mountsorrel Railway forms the north western boundary of PSH428, now used as a heritage route linking the granite quarries which characterise the wider landscape. The HLC indicates that PSH428 and the unsettled section of PSH161 are strongly influenced by the wider agricultural setting, lying within land use defined as <i>Planned Enclosure</i>. Land use defined as <i>Settlement</i> characterises the south western portion of PSH161. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> PSH161 lies within a New Area of Local Separation due to the key role it plays in maintaining the separation and identity of Mountsorrel and Rothley. Swithland Lane (PSH161) is characterised by detached houses on large plots, often set back from the road by vegetated barriers. Modern residential development and ongoing construction activity characterises land forming the eastern boundary of PSH428 on Halstead Road. The settlement pattern at the western limit of Mountsorrel is characterised by ribbon development focussed on Swithland Lane. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> Views from PSH428 are visually contained to the north east by the extent of vegetation along Mountsorrel Railway. A number of small scale agricultural sheds and electricity pylons are visible on the skyline. Views along Swithland Lane are framed due to the extent of vegetation within private gardens. Direct views towards PSH161 are also restricted due to the existing hedgerow parallel the route. 	L-M
Access and recreation	<ul style="list-style-type: none"> The Sites are devoid of public access. The Leicestershire Round long distance footpath is accommodated on Kinchley Lane to the north of the Sites, forming the southern boundary of Mountsorrel Quarry. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> Although they are undeveloped, the Sites are both strongly associated with the existing settlement. Noise intrusion due to the construction of residential development at the eastern extent of PSH428 detracts from tranquillity. The development itself will also permanently reinforce the built character of the settlement edge. 	L-M

Representative photographs



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				
PSH161 has moderate-high landscape sensitivity due its key role in separating Mountsorrel from Rothley Ridgeway Conservation Area.				

PSH209 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The Site lies at an elevation of approximately 60 m AOD on the southern settlement edge of Mountsorrel. An unnamed, culverted stream forms the Site's southern boundary. 	L
Natural character	<ul style="list-style-type: none"> The Site forms an area of scrub to the rear of residential properties forming the frontage to Mountsorrel Lane. The channel and immediate floodplain of the River Soar lies east of the Site, beyond the route of the A6. The Site does not contain any vegetation within the Priority Habitat Inventory. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The Site is devoid of historic landscape features. The HLC indicates that the Site is contained within land use defined as <i>Semi Detached Settlement</i>. 	L
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> Development of the Site would be perceived as infill development due to the recent extension of the settlement edge to the south, forming an incremental increase in built form within an already urban setting. The Site does not play a separation role. The Site lies on the settlement edge of Mountsorrel village, bound to the south by recently constructed residential properties accessed via Bier Way. These properties form a continuation of the settlement boundary of Mountsorrel to the south. The surrounding area is characterised by a suburban urban edge context, typified by semi-detached housing on medium sized plots. 	L
Views and visual character including skylines	<ul style="list-style-type: none"> Views of the Site are obtainable from the routes of Mountsorrel Lane and Whatton Oaks. Intervening built form restricts views towards the Site from wider vantage points. 	L
Access and recreation	<ul style="list-style-type: none"> There is no public access to the Site. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> The immediate landscape exhibits a degree of human influence as a consequence of its urban edge location. Existing construction activity adjacent the Site currently detracts from tranquillity. 	L

Representative photographs



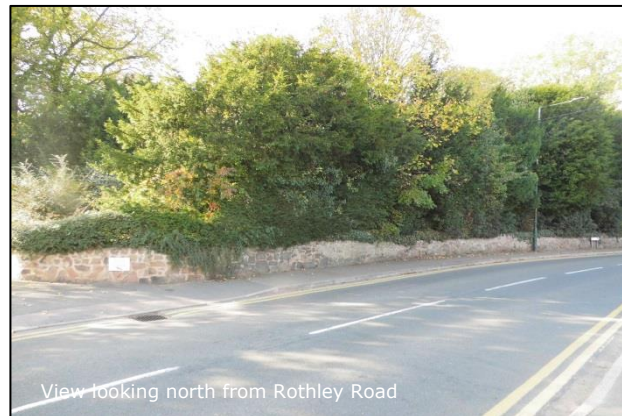
Overall assessment of landscape sensitivity to development scenarios

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.					

PSH49 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The Site gently slopes to the west, accessed by a track leading from the carriageway of Rothley Road. Elevation is between 60 metres and 70 metres AOD. The enclosures within the sites are small-scale, with hedgerows and trees also contributing to the small scale of the landscape. 	L-M
Natural character	<ul style="list-style-type: none"> An irregular shaped pastoral field characterises the land forming the Site's western extent. The boundaries of the Site are well vegetated, comprised of hedgerows and mature tree planting. The Site does not contain vegetation within the Priority Habitat Inventory. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The Site lies partly within the boundary of Mountsorrel Conservation Area and is adjacent to the Grade II listed Christ Church. Designated as a Scheduled Monument, the Mountsorrel Motte and Bailey castle lies approximately 125 m north east of the Site. The HLC indicates that the Site is within land use defined as <i>Planned Enclosure</i>. However, the eastern portion of the Site is included within <i>Religious</i> land use in virtue of its proximity to Christ Church. 	M-H
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> Development of the Site would be perceived as settlement infill within Mountsorrel. Due to the proximity of Mountsorrel Quarry to the north, the Site does not play a key separation role. The Site includes both the Vicarage and Old Vicarage (Grade II listed) to the rear of Christ Church in Mountsorrel. The Site is bound to the south by Christ Church and St. Peter's School at the settlement edge of Mountsorrel. An area of tree planting and the route of the Leicestershire Round long distance footpath follow the boundary of Mountsorrel Quarry to the north of the Site. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> The Site is visually contained due to the extent of vegetation forming the boundaries of the Site. Views looking into the Site from Rothley Road are generally limited by intervening vegetation and the rising nature of the land forming the access track. 	L
Access and recreation	<ul style="list-style-type: none"> The Site is partially defined as a Local Green Space but does not contain any public rights of way. The Leicestershire Round long distance footpath is located 40 metres to the north of the Site. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> Although undeveloped and set back from the carriageway, the degree of human influence at the settlement edge reduces perceived tranquillity. 	M

Representative photographs



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 residential development:

- Nucleated settlement pattern of low lying landscape associated with the floodplain of the River Soar.
- Hedgerows along roadsides and as field boundary treatments at the settlement edges.
- Well wooded character of the wider landscape which frames views.
- Close proximity and availability of views towards the historic urban fabric contained within Rothley Ridgeway Conservation Area.

Opportunities for mitigation or landscape enhancement

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

- Repair the fragmentation of landscape features at the fringes of the settlement.
- Enhance the existing woodland resource through improved woodland management and restoration.
- Retain the wooded character of Charnwood Forest by retaining and enhancing broadleaved woodland.
- Increase tree coverage at the settlement edges to provide shelter and assimilate the development into the wider landscape.

PSH184 and PSH99 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> These Sites comprise two small parcels of land which are immediately adjacent on the south western edge of Newtown Linford. The fields are very small scale piecemeal enclosures. Trees and views of the existing settlement create a small-scale, intimate landscape. 	L-M
Natural character	<ul style="list-style-type: none"> The boundaries of these sites are defined by thick hedgerows which many mature broadleaved trees. A stream crosses along the south western edge of PSH99. Beech Farm Site of Nature Conservation Importance is directly adjacent to PSH184. 	L-M
Historic landscape character	<ul style="list-style-type: none"> PSH184 is located within Newtown Linford Conservation Area and is in close proximity to the Grade II* listed Church of All Saints. PSH99 is directly adjacent to the Newtown Linford Conservation Area. Bradgate Park (Grade II Registered Park and Garden) is adjacent to the north of Newtown Linford and overlooks the Sites. 	M-H
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> Both Sites are strongly associated with the existing settlement at Newtown Linford. Newtown Linford is a linear settlement which is primarily located along Bradgate Road. Most of the settlement is designated as a Conservation Area. The majority of buildings in Newtown Linford are constructed in a vernacular of local stone which creates a strong sense of place. The Sites do not make a significant contribution to the sense of separation between Newtown Linford and neighbouring settlements. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> The Sites are not visually prominent within the wider landscape. Views in and out of the sites are limited by the dense vegetation along the Site boundaries. The village and the Sites are overlooked from Bradgate Park to the north. Views to the north from the Sites are characterised by wooded skylines. 	M
Access and recreation	<ul style="list-style-type: none"> Part of the Leicestershire Round trail crosses along the edge of PSH184. There is no public access to PSH99. 	M
Perceptual and experiential qualities	<ul style="list-style-type: none"> Although both Sites are undeveloped, they are strongly associated with the existing development at Newtown Linford. The dense vegetation creates a sense of enclosure and intimacy. There are high levels of relative tranquillity 	M

Representative photographs



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 Sites.				

PSH257 and PSH258 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The topography of these sites ranges from moderately sloping land in the east which starts to plateau and becomes flatter in the west. Elevation ranges from 115 metres AOD in the east to 140 metres AOD in the west. Fields are medium-large in size. 	M
Natural character	<ul style="list-style-type: none"> The main land use is agricultural, with the majority of fields used for pasture. Several small streams/brooks cross through the sites or trace around the site boundary. Mature woodland is located along the water courses. The fields which comprise the sites are bound by thick hedgerows with frequent mature broadleaved trees. The Lane End Farm Hedgerows are locally designated as a Site of Nature Conservation Interest. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The sites contribute significantly to the landscape setting of Newtown Linford Conservation Area and several of the listed buildings that it contains. Much of Newtown Linford is also an Archaeological Alert Zone, including parts of PSH258. Forms part of the wider countryside setting the Grade II Registered Park and Garden of Bradgate Park, located adjacent to the north of Newtown Linford. 	M-H
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> Contributes to the sense of separation between Newtown Linford and Markfield (within Hinckley and Bosworth district). Newton Linford is primarily a linear settlement. The majority of buildings in the village are constructed in a vernacular of local stone which creates a strong sense of place. PSH258 wraps around the edge of Lane End Farm. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> From higher ground there are views across the existing settlement at Newtown Linford to the hills beyond within Bradgate Park. Higher ground in the west of the area is more visually prominent in the wider landscape and overlooks the existing settlement. Mature trees within the field boundaries mark the skylines. 	M-H
Access and recreation	<ul style="list-style-type: none"> Part of the Leicestershire Round trail crosses through this area (PSH284). There is no other public access. 	M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The sites retain a rural, agricultural character despite the close proximity of existing development in Newtown Linford. The Sites are part of the Charnwood Forest landscape. There is an open and expansive character on higher ground with extensive views. On the lower ground the landscape feels more enclosed. Traffic noise from Markfield Lane can detract from the sense of relative tranquillity experienced in this area. 	M

Representative photographs



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.					

PSH429 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Small-scale parcel of gently sloping land located approximately 650 metres to the south of Newton Linford. Existing features including a residential building, polytunnels and trees also create the perception of a small scale landscape. 	L-M
Natural character	<ul style="list-style-type: none"> Existing land use is hardstanding and poly-tunnels associated with a former garden centre and a small grassland field. The perimeter of the Site is marked by hedgerows, fences and lines of mature trees. A dense area of woodland to the south (Sheet Hedges Wood) also influences the natural character of the area. 	L-M
Historic landscape character	<ul style="list-style-type: none"> There are no known heritage assets within the site, and the site does not form a significant part of the landscape setting to any nearby heritage assets. The HLC indicates that this area comprises Post-1880s Nursery/Horticulture; it is currently a garden centre. 	L
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> This area is disconnected and does not have a relationship with the existing settlement and does not make a significant contribution to the sense of separation between distinct settlements. There are poly-tunnels, buildings and hardstanding associated with the former garden centre. A single large dwelling is located to the north of the site. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> The low-lying structures associated with the garden centre are not prominent in views or on the skyline. Adjacent woodland is visible on the skyline, and also restricts views into the area. The area is not visually prominent within the wider landscape. 	L-M
Access and recreation	<ul style="list-style-type: none"> This area is not publically accessible; however Sheet Hedges Country Park is located adjacent to the south of the site. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> The Site is not associated with any existing settlement or urban area. The adjacent road is minor and influence from traffic on this road is limited. There is a sense of enclosure as a result of the surrounding woodland. 	M

Representative photographs



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 residential development:

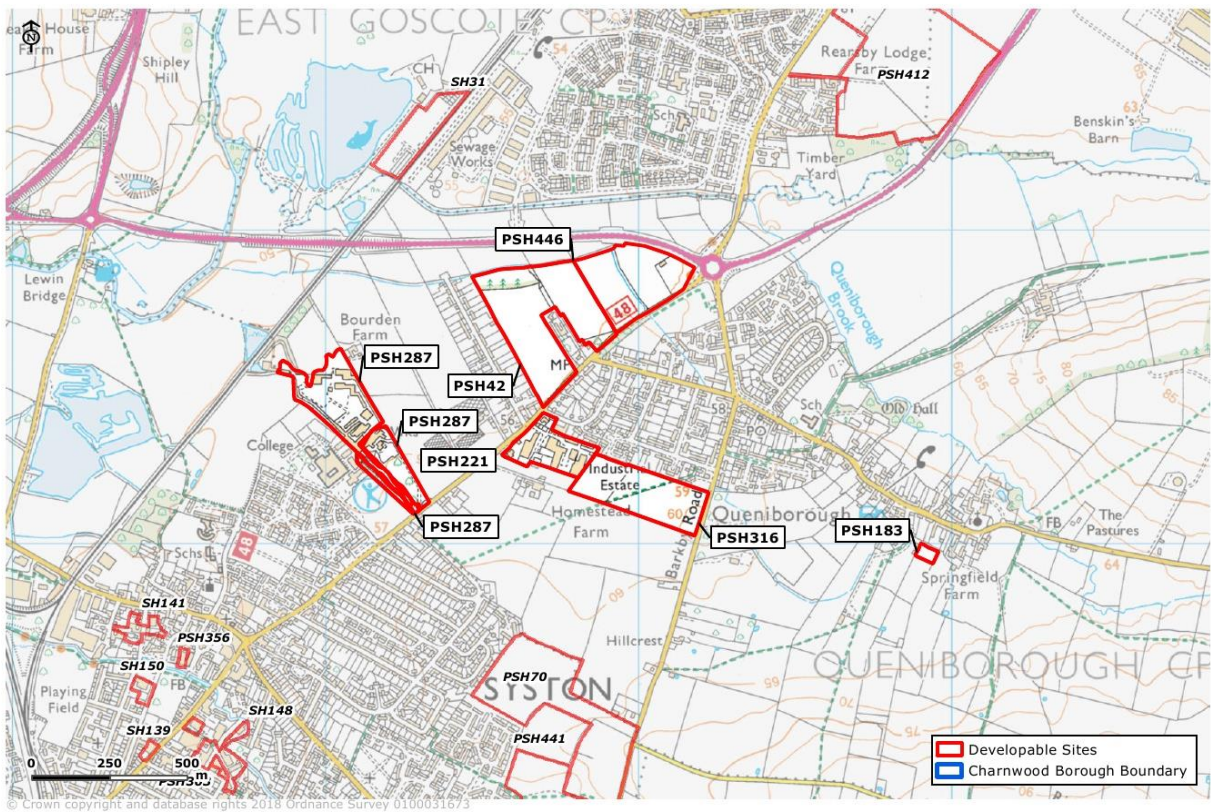
- The setting provided to nearby heritage features including Bradgate Park (Grade II Registered Park and Garden) and Newtown Linford Conservation Area.
- Pastoral character, hedgerows and trees which contribute to the natural character of the area
- Rural backdrop provided to existing settlement.
- Distinctive linear form of Newtown Linford, with a vernacular of local stone which creates a strong sense of place.
- The positive contribution the landscape makes to the sense of separation between Newtown Linford and Markfield.
- Strong rural character with high levels of relative tranquillity.

Opportunities for mitigation or landscape enhancement

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

- Respect the setting and integrity of nearby heritage features, including Bradgate Park and Newtown Linford Conservation Area.
- Retain existing hedgerows and trees that contribute to natural character.
- Avoid siting development on higher ground where it would not be in keeping with the existing settlement pattern.
- Utilise local materials and design any new development to be in keeping with the existing vernacular and form in Newtown Linford.
- Retain the overall rural and pastoral character of the landscape.
- Maintain the sense of separation between the distinct settlements of Newtown Linford and Markfield.

Queniborough



Location and summary of landscape character

Summary of landscape character

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.

PSH183 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The Site lies on a gravel terrace at an elevation of approximately 60m AOD, comprising a gently sloping landscape of agricultural pasture. An existing access track forms the northern boundary of the Site, running parallel the southern limit of residential properties on Main Street. Queniborough Brook bisects the agricultural landscape to the north of the Site, crossing the route of Croxton Road approximately 300 m east of the Site. 	L-M
Natural character	<ul style="list-style-type: none"> The Site comprises rectilinear paddocks, enclosed by post and rail fencing. A hedgerow forms the Site's eastern boundary adjacent Springfield Farm. Mere Lane Field is located 50m south west of the Site and is a designated Local Wildlife Site, notified for its flowering plant assemblage. The Site is devoid of vegetation contained within the Priority Habitat Inventory. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The Site abuts the southern extent of Queniborough Conservation Area. The Site forms part of the rural setting to the Conservation Area, which is particularly apparent in views of the village from Ridgemere Road. The Queniborough Conservation Area Appraisal states that the original settlement pattern of the village likely included a historic network of back lanes, of which Mere Lane forms a surviving example. A cluster of Grade II and II* listed buildings lie within Queniborough village, including a number of properties on Main Street. The HLC indicates that the Site is strongly influenced by the wider agricultural setting defined as <i>Planned Enclosure</i>. 	M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The Site is associated with the existing settlement edge. The Site does not play a role in the perception of a gap between settlements. The linear settlement form of Queniborough extends along Main Street, running broadly north west to south east. Main Street and Mere Lane are characterised by small two storey cottages. Two recently constructed red brick houses lie at the end of Mere Lane, forming a boundary with the Site. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> The Site is generally visually contained, with direct views limited to the route of Mere Lane and residential properties on Main Street which form the southern limit of the Site. Ridgemere Lane affords a locally elevated vantage point, offering views towards the Site and the wider settlement of Queniborough. The spire of St. Mary's Church is visible in views from this location, as identified within Queniborough Conservation Appraisal. Views towards construction activity and farm machinery adjacent Springfield Farm are available in easterly views from the Site. The landscape rises gently to the south, with glimpsed views available to hedgerow field boundaries which form the horizon. 	L
Access and recreation	<ul style="list-style-type: none"> There is no public access to the site. A public footpath lying approximately 30m from the Site connects Mere Lane with Ridgemere Lane to the south. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> The rural character of the Site is influenced by the proximity of the settlement edge and visibility of associated human activity. 	M

Representative photographs



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.				

PSH42, PSH221, PSH316, PSH287 and PSH446 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The Sites occupy a gravel terrace to the south of Queniborough Brook, located at the settlement edges of Queniborough village. An unnamed tributary of Queniborough Brook forms the northern boundary of PSH42 to the south of the A607. 	L
Natural character	<ul style="list-style-type: none"> Land use at PSH42 and PSH446 is comprised of large scale pastoral fields bound by mature hedgerows. Sections of municipal boundary treatments characterise the limit of Three Ways Farm. PSH446 also contains some agricultural buildings. A row of poplars at the northern extent of PSH42 provides a vegetated backdrop and precludes long distance views looking north from Melton Road. PSH316 is comprised of an arable and pastoral field, divided by a hedgerow field boundary. Portions of the land dividing the settlements of Queniborough and Syston are characterised by horticultural nurseries. PSH316 is typified by this land use. PSH221 is wholly comprised of urban land use. The Sites do not contain any areas within the Priority Habitat Inventory. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The Sites are not contained within the boundary of Queniborough Conservation Area, lying approximately 250m north east of PSH316 at its closest extent. The HLC indicates that PSH42, PSH316 and PSH446 are strongly influenced by the wider agricultural setting, lying within land use defined as <i>Planned Enclosure</i>. Land use defined as <i>Settlement</i> characterises the southern portion of PSH287 whereas Industry comprises PSH221 and the northern section of PSH287. 	L
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> PSH42, PSH316 and PSH446 lie within land defined as a New Area of Local Separation and play a positive role in maintaining the separation and identity of Syston and Queniborough. PSH42 includes buildings at Three Ways Farm on its northern, eastern and western boundaries. PSH221 encompasses the boundary of Queniborough Industrial Estate, comprised of commercial and light industrial units at the south western extent of Queniborough. The existing built form at PSH221 is set back slightly from Melton Road and is characterised by car parking and a petrol station forecourt. The southern portion of PSH287 is typified by the access track, gardens and built form associated with Queniborough Lodge. Industrial land use / farm buildings are located to the rear of this property with the grounds of Wreake Valley Academy forming the Site's south western extent. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> Views towards residential properties on New Zealand Lane are partially filtered by extent of vegetation on the western boundary of PSH42. Hedges on Melton Road are low cut, and therefore the road is clearly visible from PSH446. The lack of topographical variation at PSH316 affords south westerly views from PSH316 across to residential properties on the settlement edge of Syston and industrial units at Queniborough Industrial Estate. Vegetation within private gardens at residential properties on Avenue Road softens the northern boundary of PSH316 	L-M
Access and recreation	<ul style="list-style-type: none"> With the exception of PSH316 which is crossed by a public footpath linking Queniborough with Syston, the Sites are devoid of public access. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The undeveloped sites of PSH42, PSH316, PSH287 and PSH446 retain rural characteristics, despite their close association with existing development. Signage and street clutter associated with the light industrial and commercial land use at PSH221 contributes to the urban edge character. PSH221 is influenced by the degree of human activity which reduces perceived tranquillity along Melton Road. 	M

Representative photographs



Overall assessment of landscape sensitivity to development scenarios

Development scenario	Sensitivity			
2-3 storey residential housing			M	
Notes on any variations in landscape sensitivity				
<p>The Sites are characterised by a number of land uses resulting in variations in landscape sensitivity. The existing commercial / light industrial setting of PSH221 results in low landscape sensitivity when compared with the undeveloped character of the other Sites (moderate 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 residential development:

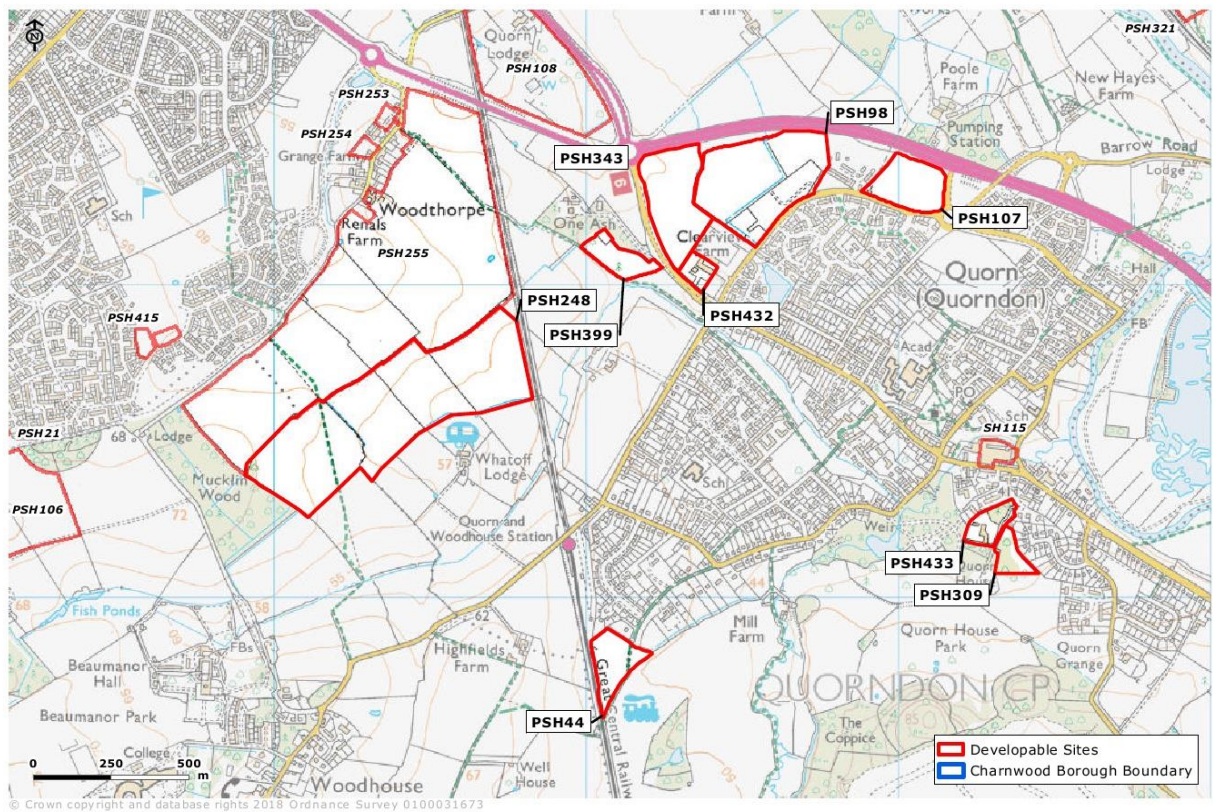
- Rural character of the river valley landscape, agricultural land forming the settlement edges.
- Linear settlement pattern of Queniborough centred on the corridor of Main Street.
- The well wooded nature of the river valley.
- Views towards the historic core of Queniborough, designated as a Conservation Area.

Opportunities for mitigation or landscape enhancement

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

- Retain and enhance the linear settlement pattern of Queniborough and respect the rural setting to the settlement.
- Maintain the broad open aspect of views towards the village, including vistas towards the spire of St. Mary's Church.
- Increase tree cover at the settlement edges to enhance the well wooded character of Queniborough village and self-contained character of the Wreake Valley.

Quorn



Location and summary of landscape character

Quorn is a large village located less than two kilometres south-east of Loughborough. The village straddles two Landscape Character Areas (LCAs); Charnwood Forest LCA (south-west) Soar Valley LCA (north-west) as defined within the *Borough of Charnwood Landscape Character Assessment* (2012). *Key Characteristics* of the Charnwood forest LCA include the area being densely wooded with coniferous and mixed deciduous woods, as well as having many wildlife areas. The Soar Valley LCA is characterised by features such as restored gravel worked landscapes for recreation, farmland and wildlife benefit, combined with its use as a major transport corridor.

PSH399, PSH343, PSH98 and PSH432 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Generally flat land associated with the bottom of the valley of the River Soar, which begins to rise up to the south-west. Elevation ranges between 40 metres and 50 metres AOD. Scale varies between the Sites; PSH343 and PSH98 comprise broad and open fields, whereas PSH432 and PSH399 are more enclosed and have a domestic scale. 	L-M
Natural character	<ul style="list-style-type: none"> Mostly mixed agricultural use with both arable cropping and livestock grazing on grassland. Some land is used as horse paddocks. Fields within these Sites are mostly bound by thick hedgerows with frequent mature trees. PSH399 is characterised by frequent mature trees. A coniferous woodland belt on the boundary between PSH343 and PSH432 is a prominent feature. 	L-M
Historic landscape character	<ul style="list-style-type: none"> PSH399 is close to the Grade II Listed Building of One Ash and has an ornamental parkland character. The HLC indicates that the fields which comprise these Sites are <i>re-organised piecemeal enclosure</i> and <i>small rectilinear fields</i>. These are generally post-medieval in origin and have been modified in modern times. 	L-M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> These Sites contribute significantly to the sense of separation between Quorn and the suburbs of Loughborough to the north. Clearview Farm (PSH432) contains the only existing structures within this group of Sites. The remaining Sites are undeveloped. The A6 dual carriageway contains the settlement from the wider Soar Valley. The Sites do not make a notable contribution to the setting of existing development. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> The surrounding hedgerows with trees tend to limit views into and out of the Sites. In views towards PSH399, skylines are undeveloped and marked by the tops of trees. Masts and floodlights are associated with the adjacent football pitch form skyline features above the trees. Large signage along the adjacent roads is also prominent in views. Pylon lines running the length of the Soar Valley are visible to the east. 	L-M
Access and recreation	<ul style="list-style-type: none"> There is no public accessibility to any of these Sites. A public footpath crosses the south western edge of PSH399. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> The surrounding major roads including the A6 and A6004 introduce traffic noise and movement which detract from the remaining rural qualities of the landscape. Metal security fencing surrounding Clearview Farm emphasises the semi-urban character of the area. The Sites are associated with the adjacent development as opposed to the wider countryside within the Soar Valley. 	L-M

Representative photographs



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				
<p>PSH399 has moderate landscape sensitivity to residential development as it is more removed from the existing settlement than the other Sites. PSH432 has low landscape sensitivity to residential development as it is a brownfield site.</p>				

PSH107 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Flat parcel of land on the northern edge of Quorn, which forms part of the Soar Valley bottom. Elevation is between 40 and 45 metres AOD. The site is relatively enclosed and small in scale with frequent human scale features visible including residential development. 	L
Natural character	<ul style="list-style-type: none"> The Site is currently used as grazing pasture for horses. Thick hedgerows with mature trees form the boundaries of the Site, although some sections of hedgerow have been replaced with fencing. 	L-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 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 adjacent to the existing built edge of Quorn, with the adjacent development comprising modern residential development. The Site is strongly associated with the existing urban edge, as the A6 dual carriageway separates it from the adjacent countryside. The Site does not make a significant contribution to the sense of separation between distinct settlements. 	L
Views and visual character including skylines	<ul style="list-style-type: none"> Small-scale overhead lines cross the western part of the Site. There are prominent views to recent residential development to the west of the Site, in addition to the urban development to the south. The Site is not visually prominent within the wider landscape. 	L-M
Access and recreation	<ul style="list-style-type: none"> There is no public access to this Site. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> Although undeveloped, the Site is contained from the wider countryside by the A6 dual carriageway and is strongly associated with the existing settlement. Traffic noise and movement from the nearby major roads are a dominant feature from within the Site. 	L-M

Representative photographs



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.				

PSH44 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Relatively flat parcel of land located on the south-western edge of Quorn. The Site is small-scale, particularly when compared to the surrounding large-scale field pattern. Elevation is between 50 and 55 metres AOD. 	L
Natural character	<ul style="list-style-type: none"> Land cover comprises pasture. Boundaries of the Site are formed by thick hedgerows with many mature broadleaved trees. 	L-M
Historic landscape character	<ul style="list-style-type: none"> There are no known heritage features within this Site. The Great Central Railway heritage railway runs adjacent to the west of the site; the Grade II listed Quorn and Woodhouse Station is located 300 metres to the north. The Site forms part of the wider setting to the parkland associated with Quorn house parkland (not designated) The HLC indicates that the enclosures within the Site are <i>Large Rectilinear Fields</i>. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The Site forms an undeveloped setting to the modern residential development on the southern edge of Quorn. The Site does not make a significant contribution to the sense of separation between distinct settlements. The Great Central Railway line contains the Site from the adjacent countryside. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> Thick hedgerows with mature trees are located around the perimeter of the Site and limit views into and out of the Site. Skylines within the Site are undeveloped, with the surrounding woodland marking the skyline. The roofscape of the existing development in Quorn can be viewed to the north. The Site is not visually prominent within the wider landscape. 	L-M
Access and recreation	<ul style="list-style-type: none"> A bridleway provides access to the area, linking Quorn to Woodhouse and also providing a link to the Leicestershire Round trail. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The Site is undeveloped and retains rural qualities, although the adjacent residential development to the north is visible and associated with this Site. 	L-M

Representative photographs



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.				

PSH433 and PSH309 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> These are small parcels of generally flat land on the southern edge of the existing settlement of Quorn. Elevation is approximately 45 metres AOD. A well-enclosed and intimate landscape with frequent human scale features. 	L
Natural character	<ul style="list-style-type: none"> PSH309 is located within the Quorn House Park Site of Nature Conservation Interest, which is characterised by large areas of wood pasture and parkland habitat (Priority Habitat Inventory). PSH433 has a well wooded character, with mixed woodland comprising approximately half of the Site. Mature woodland also forms the boundaries of the Site. 	M
Historic landscape character	<ul style="list-style-type: none"> PSH433 forms part of Quorn Conservation Area, while PSH309 is directly adjacent to the Conservation Area. Collectively these Sites form part of the wider setting to Grade II Listed Building of Quorn House. 	M-H
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> These Sites are located against the existing settlement edge of Quorn. The historic settlement edge is located to the north, while more recent additions to the settlement are adjacent to the west. The woodland softens the edge of the existing settlement and helps to integrate it into the wider countryside. The Sites do not make a significant contribution to the sense of separation between distinct settlements. PSH433 contains an existing large dwelling. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> These Sites are not visually prominent within the wider landscape. Frequent trees create a sense of visual enclosure and limit views into and out of the Site. The dense woodland creates wooded skylines. The roofscape of existing development in Quorn can also be glimpsed through the trees. 	L-M
Access and recreation	<ul style="list-style-type: none"> There is no public access to these Sites and they are not visually prominent from nearby footpaths. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> The dense woodland creates an enclosed and intimate character. There is a strong sense of time-depth due to the historic settlement character and the adjacent designed parkland. 	M

Representative photographs



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 Sites.				

PSH248 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The landform of the Site slopes gently up from lower ground to the south east. Elevation ranges between 50 metres and 70 metres AOD. The landform is broad and large-scale, particularly in the context of the surrounding countryside. The low hedgerows dividing the fields also contribute to the perception of a large scale landform. 	M
Natural character	<ul style="list-style-type: none"> Land use is primarily arable cropping within large scale fields which are divided by low cut hedgerows with few trees. Ancient woodland within Mucklin Wood (also identified as deciduous woodland Priority Habitat) is adjacent to the west of the Site. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC indicates that the fields within the Site are <i>Re-organised Piecemeal Enclosure</i>. The Site provides part of the wider landscape setting to Beaumanor Hall (Grade II* listed), located within a non-designated estate parkland. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The Site makes a significant contribution to the sense of separation between the southern extent of Loughborough and Quorn. The sloping landform the Site frames the settlement of Quorn which is located on lower ground. Development on the slopes is likely to be visually prominent within the wider landscape. The Site is not connected to existing development and would be out of keeping with the form of nearby settlement. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> From higher ground, there are long panoramic views directed to the south and east. Woodland to the west restricts views in that direction and creates wooded skylines. Skylines in other directions are undeveloped and expansive. There are views to the settlement of Quorn, located to the south. 	M
Access and recreation	<ul style="list-style-type: none"> A single footpath crosses the Site, linking Loughborough to Woodhouse. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> This Site is open and expansive due to the broad landform and lack of extensive vegetation cover. The Site retains strong rural qualities and feels remote despite the proximity of settlement. 	M-H

Representative photographs



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.				

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 residential development:

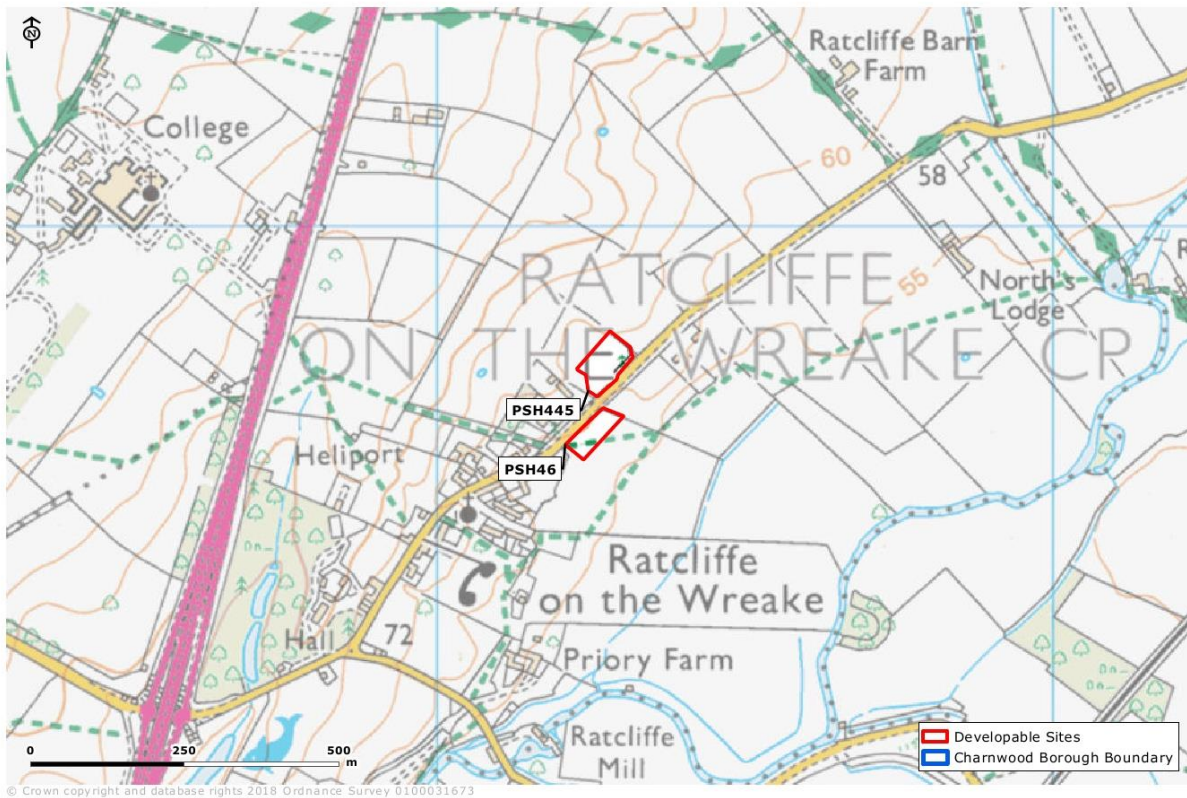
- Frequent trees and hedgerows which form important habitat networks.
- The sense of separation between the distinct settlement of Quorn and neighbouring settlements.
- Pockets of undeveloped land providing a rural setting to Quorn in the context of the relatively developed Soar Valley.
- Historic features including Quorn Conservation Area and the Great Central Railway.

Opportunities for mitigation or landscape enhancement

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

- Retain the sense of separation between Quorn and neighbouring settlements.
- Respect the setting of heritage features which the landscape provides a rural setting to.
- Conserve existing trees and hedgerows which form important habitat networks. Where appropriate, utilise these to screen and integrate new development into the landscape.

Ratcliffe on the Wreake



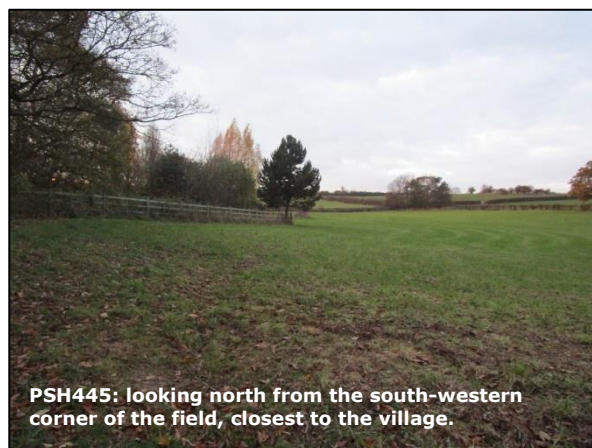
Location and summary of landscape character

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.

PSH445 and PSH46 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The land in this area is slopes gently down towards the south-east. Elevation is between 55 and 60 metres AOD, with the higher elevation to the north-west. The Sites are separated by the road of Main Street. The fields comprising the Sites are small to medium scale, with many human scale features being present such as hedgerow trees and the neighbouring residential village buildings. 	M
Natural character	<ul style="list-style-type: none"> The land use on both sites is used for pasture. There are no designated natural heritage features present in either Site. There is a thin strip of woodland to the north-east of PSH46. Both Sites are enclosed by low cut and in some places gappy, hedges, although these do contain some mature hedgerow trees. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The Sites form part of the wider setting for the Grade II* listed Church of St Botolph, which lies within Ratcliffe on the Wreake Conservation Area. The HLC indicates that the field in PSH46 comprises of planned enclosure, the boundaries of which are likely to be the result of enclosure following an act of parliament in the 18th and 19th centuries. The field in PSH445 is the result of re-organised piecemeal enclosure which is likely to have occurred since the 1880s. Both Sites are directly adjacent to an Archaeological Alert Zone. 	M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> Ratcliffe on the Wreake follows a linear settlement pattern. The proposed Sites do not have any major influence on the settlement vernacular of the village and do not make a significant contribution to the sense of separation between Ratcliffe of the Wreake and nearby settlements. The areas are slightly removed from the existing settlement, particularly in PSH445, where there are a series of mature hedgerow trees blocking much of the view to the adjacent house to the west. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> Skylines here are undeveloped, and marked by hedgerow trees. The slight slope of the topography means that distant views extend in a south-easterly, although these can be interrupted by hedgerow trees. The spire of the Grade II* listed Church of St Botolph is a prominent feature on the skyline. The Sites are likely to be visible from much of the surrounding area due to elevation in relation to the Wreake Valley in the south east. 	M
Access and recreation	<ul style="list-style-type: none"> A Public Right Of Way runs through PSH46 from the north-western corner closest to the village, down the slope to the eastern corner. 	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 including Syston. However, there is some noise pollution from the traffic on the A46 to the north-west which negatively impacts on tranquillity. 	M

Representative photographs



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 Sites.				

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 residential development:

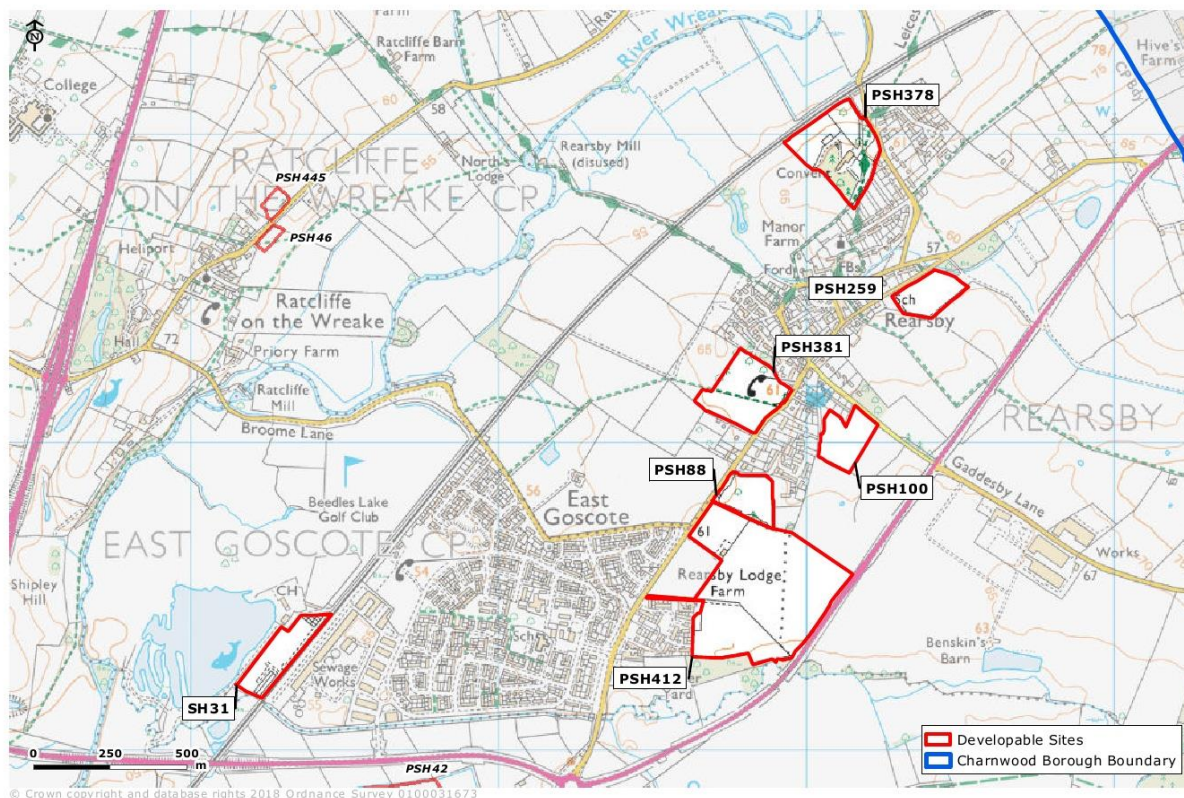
- Small scale field systems, gently sloping on the northern ridge of the Wreake Valley.
- Undeveloped skylines, with prominent human scale, mature hedgerow trees.
- Strong rural and undeveloped character, with a sense of isolation from nearby urban areas.
- The landscape provides setting to the historic village (Conservation Area) and the Grade II* listed Church of St Botolph.
- Public access routes which are valued for informal recreation and provide a link to the wider countryside.

Opportunities for mitigation or landscape enhancement

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

- Ensure that any development is in keeping with the form and vernacular of the existing settlement.
- Protect the overall rural character of the village and avoid introducing urbanising features as part of any new development.
- New development should be of an appropriate scale that does not dominate or overwhelm existing buildings or the landscape within the Conservation Area.
- Ensure housing density is appropriate for the sparsely arranged linear vernacular of the housing currently present in Ratcliffe on the Wreake.
- Mature trees should be protected and retained where possible in line with the Conservation Area Appraisal (2013). Vegetation can also help to visually screen any new development and integrate it into the landscape. Retain hedgerows and hedgerow trees where possible to maintain the important ecological resource.

Rearsby/East Goscote



Location and summary of landscape character

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.

PSH381 and PSH100 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The Sites are composed of relatively flat, large fields at an elevation of approximately 60 meters AOD, separated by Melton Road and a number of residential buildings. PSH381 sits in a prominent position above the Wreake valley. Both Sites comprise large scale, open, arable fields with low-cut hedges. Human scale features include trees and views to adjacent residential development. 	L-M
Natural character	<ul style="list-style-type: none"> PSH381 is used for high quality pasture with some scattered in field trees. PSH100 is under arable cultivation. Surrounding hedgerows are low cut and gappy in places. A line of mature trees runs along the northern boundary adjacent to Rearsby village and also along the southern boundary. There are no natural heritage designations within or adjacent to either Site. 	L-M
Historic landscape character	<ul style="list-style-type: none"> PSH381 is directly adjacent to Rearsby Conservation Area. An Archaeological Interest Site is also located within PSH381. The HLC indicates that fields within the Site comprise <i>Large Rectilinear Fields</i> (PSH381) and <i>Re-organised Piecemeal Enclosure</i> (PSH100). 	M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> The two Sites make a contribution to separating Rearsby from the nearby village of East Goscote (located to the south-west), however there is existing development which has already reduced the gap between these settlements. Both Sites have a connection with the existing village and the rooftops of existing houses are visible on the skyline. The Sites provide a rural setting to the village of Rearsby. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> Long views across the surrounding countryside are enabled by the low cut hedgerows. The landform affords long distance views to the north west from PSH381. From PSH100 the spire of the Grade I listed Church of St Mary (Queniborough) is visible on the horizon. The spire of the Church of Botolph (Ratcliffe on the Wreake) and Ratcliffe College buildings are visible on the skyline in views from PSH381. From PSH381, housing is visible in every direction except views over the Wreake Valley to the north west. 	M
Access and recreation	<ul style="list-style-type: none"> A public right of way crosses directly through the centre of the PSH381 Site. There is a cycle route which runs parallel with the northern edge of PSH100. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> Both Sites retain rural qualities, although both are influenced by the adjacent urban development. Surrounding transport infrastructure also influences perceptual qualities. The overall perception is of an expansive open large working landscape with a sense of calm, although the A607 introduces traffic noise to PSH100. 	L-M

Representative photographs



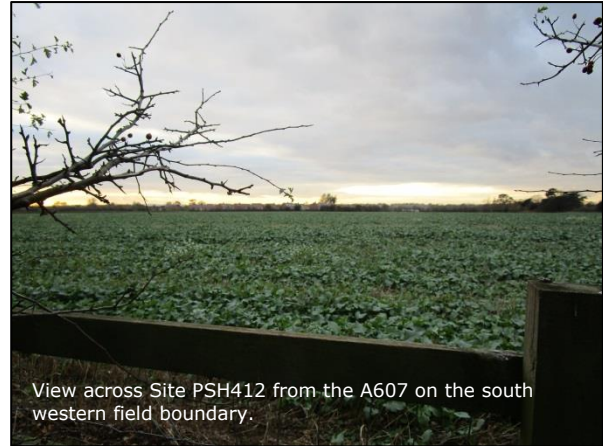
Overall assessment of landscape sensitivity to development scenarios

Development scenario	Sensitivity			
2-3 storey residential housing			M	
Notes on any variations in landscape sensitivity				
Site PSH381 has moderate-high landscape sensitivity due to its more elevated and prominent position within the landscape and its proximity to the Conservation Area of Rearsby village.				

PSH88 and PSH412 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The landform is mostly flat and expansive. Elevation ranges between 60 and 65 metres AOD. PSH412 is a large scale field with low-cut hedges. Small scale features present include hedgerows and trees along boundaries. The adjacent PSH88 is a smaller scale field which is relatively enclosed with mature hedgerows and in-field trees. 	L-M
Natural character	<ul style="list-style-type: none"> The land is predominantly agricultural with pastoral, equine and arable use. The southern edge of PSH412 is directly adjacent to an area of deciduous woodland. Within PSH88 area there are also some more mature trees and wooded areas. Most hedgerows are relatively well-kept; however some have been removed and replaced with fencing (particularly areas used for pony paddocks). 	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"> These Sites make a significant contribution to the sense of separation between Rearsby and East Goscote, maintaining them as distinct settlements. An area of recent residential development is located to the west of PSH412. The Sites do not make a significant contribution to the setting of the historic core of Rearsby. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> PSH412 is highly visible from the A607 to the east, Melton Road to the west and some housing in East Goscote to the west. The spire of the Grade I listed Church of St Mary (Queniborough) is visible from the Sites. The Site is not visually prominent within the wider landscape. 	L-M
Access and recreation	<ul style="list-style-type: none"> These Sites are not publically accessible. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> The area retains a rural character despite the proximity of development. Adjacent busy roads such as the A607 detract from this perceptual quality. Equine use of the land to the north east of the Site has resulted in the loss of some hedgerows and their subsequent replacement with fencing, introducing an urban fringe character. 	L-M

Representative photographs



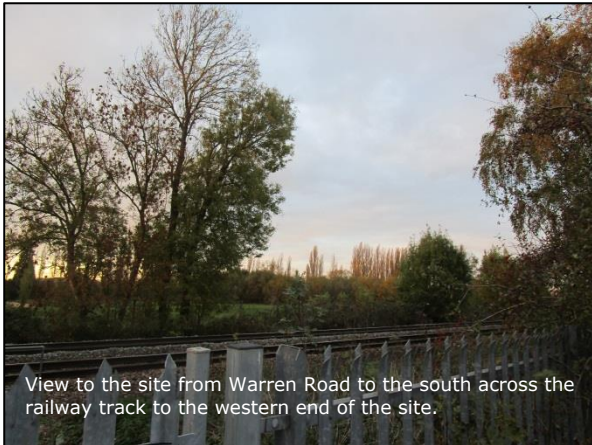
Overall assessment of landscape sensitivity to development scenarios

Development scenario	Sensitivity			
2-3 storey residential housing				M-H
Notes on any variations in landscape sensitivity				
<p>Site PSH412 is higher landscape sensitivity when compared to PSH88, as it is more open and expansive and plays a more important role in separating Rearsby and East Goscote. PSH88 is more enclosed and therefore less sensitive to development, so rated to have moderate landscape sensitivity.</p>				

SH31 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The Site comprises a small, flat parcel of land at an elevation of around 50 metres AOD. The area is on the outskirts of East Goscote, located between a railway line, a golf course and the A607. 	L
Natural character	<ul style="list-style-type: none"> The land forms part of a golf course and has in-field mature trees and a pond. There is a tall but gappy hedge separating the Site from the railway line to the south-east and a line of mature trees dividing it from the lake to the north-west. There are no natural heritage designations within the Site. 	L-M
Historic landscape character	<ul style="list-style-type: none"> There are no known heritage features within these Sites and the 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 Site does not contribute to the sense of separation between East Goscote and neighbouring settlements. The Site is isolated from East Goscote by the railway line and A607. Existing development in East Goscote is primarily modern in origin. The Site is not directly adjacent to existing residential development 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> The area is masked and visually contained by surrounding mature trees which mark the skylines. A line of poplars is particularly prominent in views. 	L
Access and recreation	<ul style="list-style-type: none"> The area is a golf course providing recreational amenity. There are no public access routes passing through this Site. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The perceptual qualities of the Site are characterised by the surrounding infrastructure, including the railway line, industrial estate and the A607. The site is relatively open, with limited visual screening. 	L

Representative photographs



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.					

PSH378 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The Site slopes gently down towards the River Wreake. Elevation ranges between 65 to 55 metres AOD. This is an enclosed Site with trees, traditional walls and surrounding buildings forming human scale features. The Site is elevated in comparison to surrounding built environment. 	L-M
Natural character	<ul style="list-style-type: none"> The Site is well-wooded; an avenue of mature beech trees follows a driveway and there are numerous mature trees and planted specimen trees within the Site. Much of Site is maintained as grassland. Adjacent to the north-west of the Site there is an area of coastal floodplain grazing marsh Priority Habitat. 	M
Historic landscape character	<ul style="list-style-type: none"> The Site contains a large vernacular building formerly used as a convent. The building is surrounded by landscaped estate-like planting including many mature specimen trees. A walled garden also contributes to the estate character. The south-eastern half of the Site is within the Archaeological Alert Zone. The tower of the Grade II* listed Church of St Michael is visible from this Site. 	M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The Site is visually enclosed and removed from the main settlement of Rearsby. The Site is contained from adjacent countryside by the railway line to the north. Adjacent residential development is predominantly modern housing. The Site does not make as significant contribution to the sense of separation between distinct settlements. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> Much of the Site is visually enclosed by woodland with views often limited to glimpses of rooftops to the north-east, east and south-west. To the north-west views are more extensive, overlooking the Wreake valley to the village of Thrussington. The tower of the Grade II* listed Church of St Micheal is also visible on the skyline. The Site is elevated in comparison to surrounding built environment with the roofs of adjacent houses visible through the trees. 	M
Access and recreation	<ul style="list-style-type: none"> There is a well-used public right of way running through the south eastern edge of the Site. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The area has a rural and tranquil character. The dense vegetation makes the Site feel removed from Rearsby, despite its proximity. The adjacent railway introduces periodic visual and noise intrusion which detracts from tranquillity. 	M

Representative photographs



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.					

PSH259 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The Site has a flat, simple landform and is located at an elevation of around 60 metres AOD. PSH259 is a medium scale field with some human scale features, including some mature hedgerow trees. 	L
Natural character	<ul style="list-style-type: none"> The land is currently under arable cultivation and is surrounded by thick hedges with the occasional mature hedgerow tree. Some parts of the hedgerows are gappy. Directly north of the Site is a block of deciduous woodland Priority Habitat, through which a small stream runs. This is designated as a Local Wildlife Site. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The north-western corner of the Site is adjacent to Rearsby Conservation Area and provides part of the rural setting to the historic extent of the village. An Archaeological Alert Site is adjacent to the south east. The HLC indicates that the field is <i>Re-organised Piecemeal Enclosure</i>. 	M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> This Site does not play a significant role in separating Rearsby from surrounding settlements. The historic core of Rearsby is adjacent to the north. An area of recent residential development is adjacent to the south west of the Site. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> The area is largely visible from Melton Road to the north-west and the A607 to the south east due to the flat topography and low cut hedgerows. Skylines are generally undeveloped, although a small power line is visible to the south east. The Site is not visually prominent in the wider landscape. 	L-M
Access and recreation	<ul style="list-style-type: none"> The Site is not publically accessible. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> This Site has an open and expansive rural character, despite its proximity to development. Melton Road forms the northern boundary of the Site and introduces traffic noise and movement. 	L-M

Representative photographs



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 residential development:

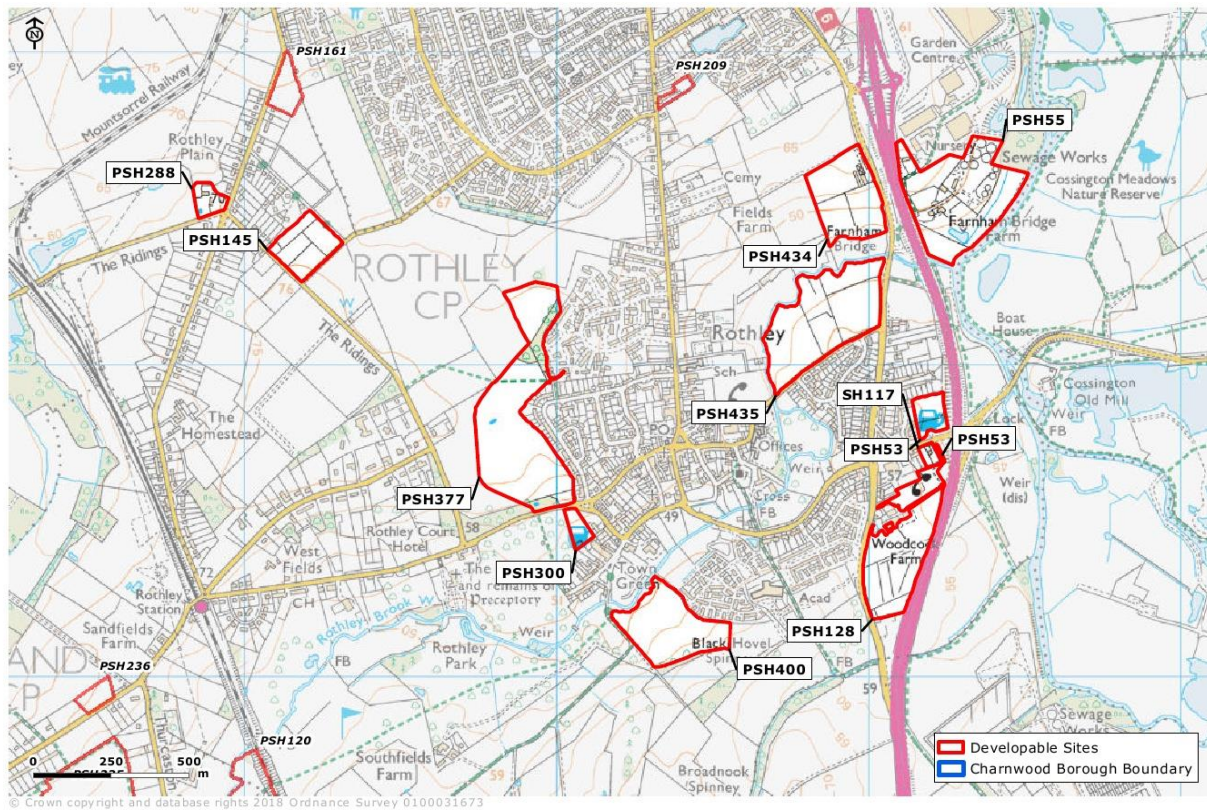
- The distinct identity of the village of Rearsby, with much of the settlement designated as a Conservation Area.
- Prominence of small, human scale features such as hedgerow trees and residential buildings. The village has a well wooded character in comparison to the rest of the surrounding area.
- Long-reaching views across the surrounding countryside where woodland and topography allow.
- The rural setting the landscape provides to existing settlement.
- Frequent trees and hedgerows which form important habitat networks.

Opportunities for mitigation or landscape enhancement

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

- Respect the setting of heritage features which the landscape provides a rural setting to.
- Any new development should respect and be in keeping with the existing local vernacular.
- Retain the sense of separation between Rearsby, East Goscote and neighbouring settlements.
- Protect locally important vantage points including views across the Wreake Valley.
- Conserve existing trees and hedgerows which form important habitat networks. Where appropriate, utilise these to screen and integrate new development into the landscape.

Rothley



Location and summary of landscape character

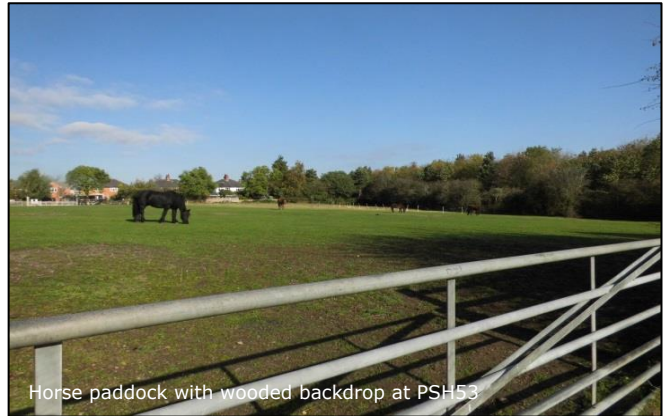
Summary of landscape character

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.

PSH53, PSH128 and SH117 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Characterised by low lying landform, the Sites lie within the wider floodplain of the River Soar. The meandering channel runs broadly parallel the route of the A6 and branches eastwards towards the corridor of the Grand Union Canal. Field pattern is small to medium in scale. 	L
Natural character	<ul style="list-style-type: none"> PSH53 forms a rectilinear horse paddock, bound to the east by the vegetated embankment slopes of the A6 and to the south by an intact hedgerow parallel Cossington Lane. An agricultural field gate is located at the southern extent of PSH53. A wide grass verge delineates the route of Cossington Lane. PSH128 is in pastoral use, neighboured to the north by buildings at Woodcock Farm and to the south by Oska Copperfield Nursery. A hedgerow and grass verge runs forms the western boundary of PSH128, along Loughborough Road. The Site is does not include vegetation contained within the Priority Habitat Inventory. Cossington Meadows Nature Reserve (Leicestershire and Rutland Wildlife Trust) and the River Soar Local Wildlife Site are located 250 metres to the north east of PSH53. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC indicates that PSH53 and PSH128 are strongly influenced by the wider agricultural setting, lying within land use defined as <i>Fields and Enclosed Land</i>. This land use is now fragmented by settlement, roads and other infrastructure. Field pattern is categorised as <i>Re-organised Piecemeal Enclosure</i> in PSH128 and as <i>Other Small Rectilinear Fields</i> in PSH53. SH117 is encompassed within land use defined as <i>Pre-1960s Detached Settlement</i>. 	L
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> On its north and western edges, PSH53 neighbours houses on the eastern edge of Rothley. Vegetation within private gardens on Hickling Close and The Rise softens the settlement edge at this location. SH117 lies at the opposite side of Cossington Lane to PSH53, and includes an existing residential property and private garden. The southern edge of PSH128 lies adjacent to a New Area of Local Separation, maintaining the separation of Rothley and Thurcaston. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> The A6 crosses Cossington Lane on an overbridge, approximately 100 m from PSH53 and road embankments restrict views to the east. The low lying topography, combined with hedges and field boundary trees provides a wooded backdrop to views looking east from PSH128. The single wind turbine at Wanlip Water Treatment Works, located approximately 450 m south east from PSH128, is visible in views from Loughborough Road and the Site itself. 	L-M
Access and recreation	<ul style="list-style-type: none"> The Sites are not publicly accessible. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> The corridor of the A6 introduces noise intrusion and reduces perceived tranquillity. 	M

Representative photographs



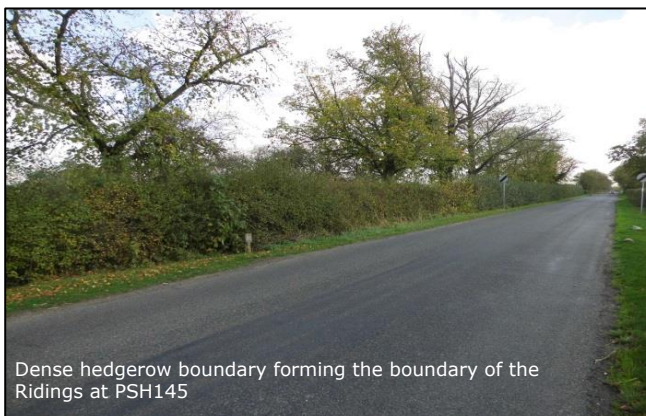
Overall assessment of landscape sensitivity to development scenarios

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 Sites.				

PSH145 and PSH288 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The landform of the Sites is low lying and generally influenced by the wider floodplain of the River Soar. Swithland Reservoir forms a large waterbody approximately 800 m west of PSH288. 	L
Natural character	<ul style="list-style-type: none"> PSH145 is a large, rectilinear, pastoral field on the edge of Rothley. Dense hedgerows form its south eastern and south western boundaries The eastern part of PSH288 includes areas of rough grassland and scrub. The Sites is do not include vegetation contained within the Priority Habitat Inventory. 	L-M
Historic landscape character	<ul style="list-style-type: none"> Part of PSH288 lies within Rothley Ridgeway Conservation Area along Swithland Lane. An Archaeological Interest Site lies approximately 250 m north of PSH288. The HLC indicates that both Sites are strongly influenced by the wider agricultural setting, lying within agricultural land use defined as <i>Planned Enclosure</i>. However, PSH288 is partially incorporated within land use defined as <i>2nd-3rd edition Detached settlement</i>. 	M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The north western boundary of PSH145 is softened by vegetation in private gardens. PSH145 lies within a New Area of Local Separation, reflecting the positive role it plays in maintaining the separation and identities of Mountsorrel and Rothley. PSH288 lies at the junction of The Ridings and Swithland Lane, defined by a hedgerow field boundary which limits visual permeability towards the Site. A gated access track from The Ridings leads to agricultural buildings within PSH288. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> Views into PSH145 are reduced by mature hedgerows running along The Ridings and West Cross Lane. The upper parts of electricity pylons are visible in from roads around PSH288. 	L-M
Access and recreation	<ul style="list-style-type: none"> There is no public access to the Sites. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> Development of the Sites would result in the perceived incremental extension of the settlement edge. PSH288 would represent infill and expansion close to the centre of the settlement, while development of PSH145 would extend the settlement to the south and east. 	L-M

Representative photographs



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 Sites.				

PSH55, PSH434 and PSH435 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The meandering channel of the River Soar lies beyond the carriageway of the A6 to the east of Rothley. The watercourse forms the eastern boundary of PSH55. PSH434 and PSH435 are located to the north and south of the Rothley Brook a short distance west of its confluence with the River Soar. 	L
Natural character	<ul style="list-style-type: none"> Parcels of pastoral farmland associated with Farnham Bridge Farm dominate the land use at PSH55, interspersed with woodland along the River Soar. PSH434 comprises rectilinear arable fields and the sheds, polytunnels and parking at Brooklea Nurseries Fragmented hedgerows run along Loughborough Road and Homefield Lane, filtering views towards PSH434 and PSH435. Characterised by mixed agriculture and horse paddocks, PSH435 occupies land bordered to the south by Homefield Lane and to the north by Rothley Brook. Vegetation along the brook is visible in middle-ground views. To the east of the River Soar, Cossington Meadows Nature Reserve forms part of a network of disused gravel pits now managed for nature conservation. The Sites do not include vegetation contained within the Priority Habitat Inventory. However, PSH55 is bordered to the north by a small tract of land identified as deciduous woodland. 	M
Historic landscape character	<ul style="list-style-type: none"> The HLC indicates that both PSH434 and PSH435 are strongly influenced by the wider agricultural setting, lying within land use defined as <i>Planned Enclosure</i>. In addition to this land use, PSH55 is also contains land used as, <i>Small Irregular Fields, a Farm Complex, 'other' industrial works and Post-1880s Nursery/Horticulture</i>. 	L-M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> The corridor of the A6 is accommodated on sections of embankment and shallow cutting along the western boundary of PSH55. Built form at PSH55 includes agricultural buildings at Farnham Bridge Farm, a sewage treatment works and residential properties (Soarbank House and Field House). A garden centre and large industrial units lie to the north of the site. Modern residential development to the east of Mountsorrel Lane is apparent in views from both PSH434 and PSH435, forming a stark settlement edge. The western part of PSH435 is occupied by equestrian facilities, including paddocks bound by post and rail fencing. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> PSH55 lies close to the corridor of the A6, albeit visually screened by intervening vegetation. Views west from PSH434 are backdropped by recently constructed residential development located off Bier Way. The land rises gently to the north of PSH435, affording glimpsed views of agricultural pastures and the settlement edge beyond. 	M
Access and recreation	<ul style="list-style-type: none"> PSH434 and PSH435 are not publically accessible. However, a public footpath forms the western boundary of PSH55 and connects the A6 with industrial units abutting the northern boundary of the Site. Benches along Homefield Lane suggest recreational use.. Local Green Spaces border the River Soar immediately north of PSH55 and at the western edge PSH435 at Rothley Brook. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The proximity of A6 results in noise intrusion which reduces tranquillity. Development of the Sites would reduce the apparent separation of Rothley and Mountsorrel, although PSH55 already includes some development. 	M

Representative photographs



Overall assessment of landscape sensitivity to development scenarios

Development scenario	Sensitivity			
2-3 storey residential housing			M	
Notes on any variations in landscape sensitivity				
PSH55 has a reduced landscape sensitivity of low-moderate , due to the presence of industrial buildings within the north of the site.				

PSH300, PSH377 and PSH400 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The Sites occupy gentle valley slopes to the north and south of the Rothley Brook, to the west of Rothley. Fields are generally large or medium to large in scale, with a number of dense woodlands contributing to visual containment. 	L
Natural character	<ul style="list-style-type: none"> PSH400 comprises an arable field, bounded by vegetation along the Rothley Brook to the north and a line of trees to the south. A post and rail fencing boundary defines the Site's boundary with residential development on Brookfield Road. PSH377 comprises a large, irregular shaped arable field lying at the western settlement edge of Rothley. Views looking south from the Site are backdropped by the tract of woodland bordering Westfield Lane and The Ridings. Located adjacent the access track leading to Rothley Park Cricket Club, PSH300 forms an area of grassland bounded by estate railings and private gardens at the rear of properties. Trees lie along the Site's eastern edge within the site as in-field trees. PSH400 does not include vegetation contained within the Priority Habitat Inventory. However, there is deciduous woodland adjacent to Westfield Lane and at the north eastern edge of PSH377. Although not lying within the boundary of PSH300, deciduous woodland forms the western boundary of this Site. 	M
Historic landscape character	<ul style="list-style-type: none"> PSH300 and the vegetated frontage of Westfield Lane at PSH377 lies within the Rothley Ridgeway Conservation Area. The southern extent of Rothley Conservation Area abuts the boundary of PSH400 at Rothley Brook. An Archaeological Interest Site is included in the southern part of PSH300. The HLC indicates that both PSH377 and PSH400 are strongly influenced by the wider agricultural setting, with the field pattern within PSH377 defined as <i>Very Large Post-War Fields</i> and those in PSH400 as <i>Planned Enclosure</i>. Tracts of land defined as <i>Broadleaved plantation</i> also lie at the northern and southern extents of PSH377. PSH300 is included within land use defined as <i>Parks and Gardens</i>. 	M-H
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> The Sites form settlement edge locations at the western extent of Rothley village. Recently constructed residential development accessed via Warren Way borders the north eastern side of PSH400, offering views from the settlement edge. With the exception of a small section of PSH377, the Sites are included within a New Area of Local Separation. The Sites play a positive role in maintaining the separation and identities of Rothley and Rothley Station. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> Vegetation on the boundaries of the Sites contributes to a sense of visual containment. Planting at the boundary of PSH400 forms a wooded backdrop in views looking south and west. The dense intact hedgerow adjacent Town Green Street also restricts views into the Site from this location. 	M
Access and recreation	<ul style="list-style-type: none"> A public footpath runs broadly east-west crossing farmland at PSH377. Both PSH300 and PSH400 are devoid of public access. However, a bridleway follows the route of Town Green Street at 	L-M

	the south western edge of Rothley.	
Perceptual and experiential qualities	<ul style="list-style-type: none"> Development of the Sites would be perceived as incremental settlement extension to the west and would reduce separation with lower density residential development between Rothley and Rothley Station. 	M

Representative photographs



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 Sites.				

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 residential development:

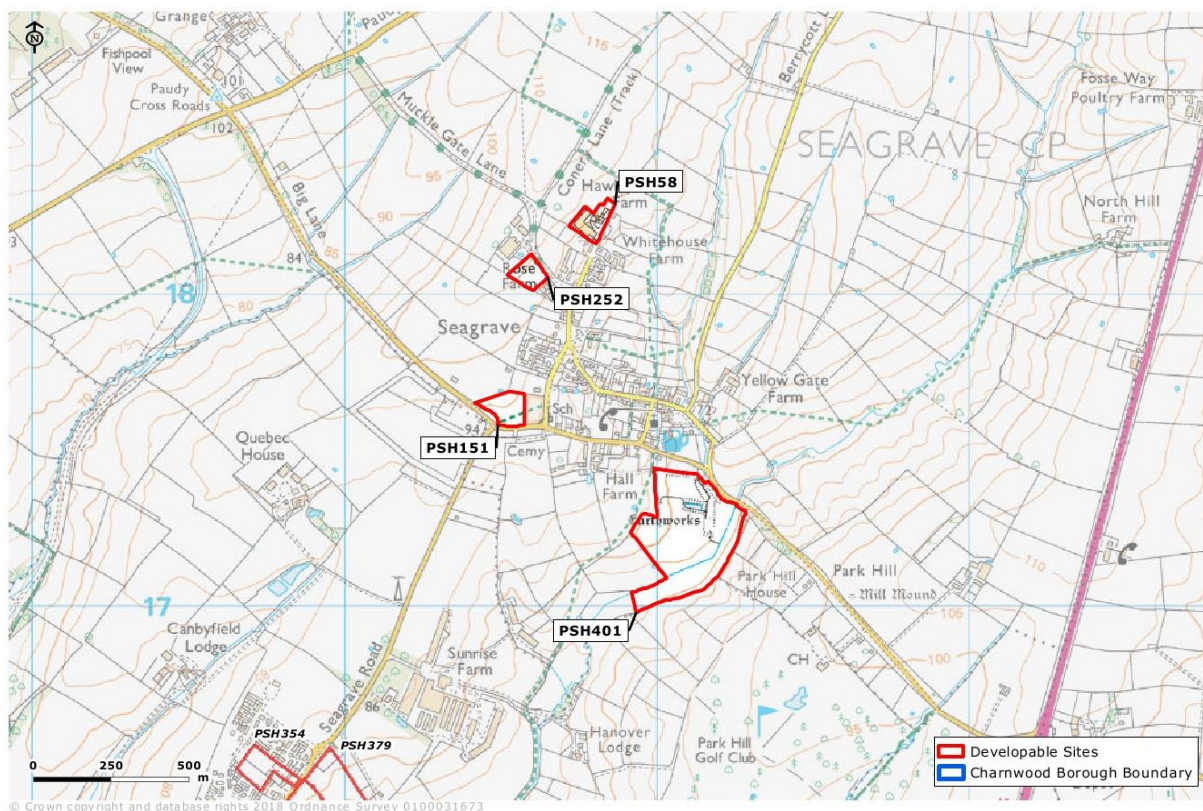
- Combination of nucleated and linear settlement patterns of large scale rolling landscape.
- Availability of extensive views from the settlement edges.
- Strong mosaic of farmland, woodland and village setting.

Opportunities for mitigation or landscape enhancement

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

- Retain the wooded character of Charnwood Forest by retaining and enhancing broadleaved woodland.
- Increase tree coverage at the settlement edges to provide shelter and assimilate the development into the wider landscape.
- Maintain and enhance recreational opportunities and public access to wildlife sites, the River Soar, Rothley Brook and the corridor of the Grand Union Canal.

Seagrave



Location and summary of landscape character

Summary of landscape character

The settlement of Seagrave 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.

PSH58, PSH151 and PSH252 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The Sites occupy the wider valley sides of a tributary of the River Soar. The nature of the land use, field sizes and boundary vegetation result in a small-scale landscape pattern. 	L-M
Natural character	<ul style="list-style-type: none"> PSH58 forms the boundary of Hawley Fields Farm at the northern extent of Green Lane. Grass verges and grassy banks along this route provide distinctive features. Encompassing an agricultural outbuilding, PSH252 comprises an area of rough grassland accessed via Muckle Gate Lane. The area has a strong network of hedgerow field boundaries. Equestrian facilities and paddocks defined by a combination of hedgerows and post and rail fencing characterise PSH151. The Sites are devoid of vegetation contained within the Priority Habitat Inventory. 	L-M
Historic landscape character	<ul style="list-style-type: none"> PSH151 and PSH58 lie partially within Seagrave Conservation Area. The limit of this boundary adjoins PSH252 at its eastern extent. The HLC indicates that the PSH151 is strongly influenced wider agricultural setting, lying within land use defined as <i>Planned Enclosure Containing Ridge and Furrow</i>. Both PSH252 and PSH58 lie partially within land use identified as <i>Settlement</i>. 	M-H
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> Seagrave is characterised by large areas of green space juxtaposed against the tightly enclosed grid of streets. The Sites lie at the northern and western settlement edges. Urban edge influences such as the play area and recreation ground immediately south of Seagrave War Memorial Hall borders PSH151 to the east. Seagrave has not expanded significantly beyond its historic extent. Buildings are typically red brick, local stone or white-washed render. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> The village itself is largely hidden from view on the approach from Seagrave Road then views open up along Green Lane with a backdrop of the Wolds. Views into PSH151 are visually constrained by the extent of mature vegetation bordering the Sites. A network of telegraph poles form vertical visual detractors crossing PSH151. A dense belt of trees forms the western boundary of PSH252 and foreshortens views to the valley landscape beyond. However, views into PSH252 are available through a gap in the extent of hedgerow bordering Muckle Gate Lane. 	L-M
Access and recreation	<ul style="list-style-type: none"> A public footpath crosses the pastures of PSH151, connecting Big Lane with the amenity space immediately south of Seagrave War Memorial Hall. Land defined as Local Green Space borders PSH151 along the carriageways of Big Lane and Green Lane. Muckle Gate Lane adjoins PSH252 and forms a publically accessible route, connecting Paudy Lane with Green Lane. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> All of the sites are associated with the existing development within Seagrave. Generally, the Sites have a sense of enclosure as a result of surrounding vegetation and existing structure. 	L-M

Representative photographs



Overall assessment of landscape sensitivity to development scenarios

Development scenario	Sensitivity			
2-3 storey residential housing			M	
Notes on any variations in landscape sensitivity				
<p>Both PSH151 and PSH252 form undeveloped agricultural land on the settlement edge, resulting in higher levels of landscape sensitivity when compared with the existing built form comprising PSH58 which is of low-moderate sensitivity.</p>				

PSH401 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Sileby Brook runs broadly north east to south west across the Site, resulting in a sloping valley landform. The watercourse flows from the higher ground of the Leicestershire Wolds towards the River Soar. 	L-M
Natural character	<ul style="list-style-type: none"> Agricultural pastures with areas of rough unimproved grassland comprise the land use. Largely mature and intact hedgerows delineate the boundaries of the Site, supplemented in locations with post and wire fencing. Sileby Brook is fringed by narrow belts of bankside vegetation. A field pond with vegetated margins and bound with timber post and rail fencing is visible within the Site. The Site borders a locally designated Site of Nature Conservation Interest to the south east. The Site is devoid of vegetation contained within the Priority Habitat Inventory. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The Site is partially within the boundary of Seagrave Conservation Area. The Site comprises the medieval earthworks to the south of Hall Farm, incorporating fish ponds and other evidence of settlement. The Site is partially designated as an Archaeological Interest Site. The HLC indicates that the Site is strongly influenced by the settlement's wider agricultural setting, lying within land defined as <i>Re-organised Piecemeal Enclosure</i>. 	M-H
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The Site is located to the south and beyond the nucleated settlement pattern of Seagrave. Development of this Site would result in a change to the nucleated settlement pattern of Seagrave. The grid street pattern radiates out to Park Hill Lane where the Site is accessed. Seagrave has not expanded significantly beyond its historic extent. Buildings are typically red brick, local stone or white-washed render. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> Narrow winding streets of the village offer limited opportunities for views of the Site from the settlement itself. The proliferation of boundary vegetation provides screening and limits visibility of the Site and contributes to a strong sense of enclosure. However, the Site affords views towards pastoral land forming the valley sides to the south east. A network of telegraph poles cross the Site form vertical features on the skyline. 	L-M
Access and recreation	<ul style="list-style-type: none"> A public footpath affords views across the Site from the north western boundary. The Site includes a water body managed for both recreation and wildlife. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The Site has strong rural characteristics with high relative levels of tranquillity. It is associated with the wider countryside which is visible to the south east. Telegraph poles can detract from views. 	M

Representative photographs



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 residential development:

- The nucleated settlement pattern of Seagrave, which has not expanded significantly beyond its historical extent.
- Important heritage features within the landscape, including medieval earthworks and the setting of the Conservation Area.
- Extensive views across the wider landscape of the Wolds, including from the settlement edges.
- The strong network of hedgerow field boundaries with mature trees.
- Strong rural character of the village and the surrounding landscape, with few urbanising features.

Opportunities for mitigation or landscape enhancement

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

- Conserve and enhance the scenic quality of the wider Leicestershire Wolds landscape.
- Retain and enhance the extent of existing mature vegetation, particularly adjacent the boundary of Seagrave Conservation Area.
- Minimise the effect of urban expansion by replicating the existing dispersed settlement edges.
- Focus development on the lower valley slopes to avoid breaking of horizon lines.
- Encourage the conservation of the historic field patterns and minimise the potential adverse effects on heritage features.
- Increase tree coverage at the settlement edges to provide shelter and assimilate the development in to the rolling landform.

PSH141, PSH155, PSH405, PSH138, PSH349, PSH436, PSH437, PSH348, PSH322, PSH157, PSH149, PSH156, and PSH438 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> • Undulating land to the south of Shepshed between 106 metres and 147 metres AOD. • The landform is complex and punctuated by hills in places. Generally, the landform slopes up towards the south. 	M
Natural character	<ul style="list-style-type: none"> • Land cover mostly comprises fields which are used for a mixture of pasture and arable farming. Some parcels of land do not appear to be under management. Fields/land parcels are enclosed by hedgerows of varying heights which often contain mature trees. • PSH141 and PSH157 are currently under industrial use. PSH138 is the location of a Clay Pit and Landfill Site. PSH156 is a former petrol station. • Newhurst Quarry SSSI is adjacent to the east of the Sites. Morley Quarry Local Nature Reserve is located to the east of PSH322. 	L-M
Historic landscape character	<ul style="list-style-type: none"> • The HLC indicates that the enclosures are planned enclosures originating from the 18th-19th century. • 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"> • These Sites do not make a significant contribution to the sense of separation between settlements. • The Sites are not closely associated with the main built form of Shepshed, although some linear development is adjacent along the A512 and Iveshead Road. • PSH141 and PSH157 comprise industrial complexes on the edge of Shepshed. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> • Pylons and associated overhead lines cross the eastern edge of the Sites, punctuating the skyline. • These Sites are overlooked from nearby higher ground, including Ives Head to the south. • From the elevated parts of the Sites to the south, there are long views across Shepshed towards the Trent Valley to the north. 	M
Access and recreation	<ul style="list-style-type: none"> • There is no public access to any of the Sites. • The Morley Quarry and Morley Lane Cricket Pitch Local Green Spaces are adjacent to the Sites. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> • The location of these Sites adjacent to Shepshed creates an urban fringe character. • PSH322 and PSH405 retain more rural qualities and are not strongly associated with the existing settlement. • Views to existing residential and industrial buildings. • Traffic on the A512 introduces significant levels of noise into the landscape. 	L-M

Representative photographs



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				
<p>Sites PSH157 and PSH141 have lower landscape sensitivity of low due to their existing industrial land use.</p> <p>Sites PSH155, PSH437, PSH138 also have reduced landscape sensitivity of low due to their relatively flat topography and strong association with existing development in Shepshed.</p> <p>PSH322 and PSH405 have increased landscape sensitivity of moderate due to their sloping and more visually prominent landform.</p>				

PSH404 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Sloping landform associated with Black Brook which forms the north eastern boundary of the Site. Elevation is between 66 metres AOD and 96 metres AOD. The fields are medium to large in scale; long views across the adjacent countryside contribute to the perception of a larger scale landscape. 	M
Natural character	<ul style="list-style-type: none"> Lowland meadow habitat is located at Black Brook Meadow, locally designated as a County District Site and Local Wildlife Site. Mature trees are located along the course of Black Brook. Fields are mostly used for arable cropping. Hedgerows with occasional mature trees enclose the fields. 	M
Historic landscape character	<ul style="list-style-type: none"> The HLC indicates that the fields are <i>Re-organised Piecemeal Enclosure</i>. There are no known heritage features within the Sites 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"> This Site is not adjacent to the existing settlement edge of Shepshed. Existing development in Shepshed is located on higher ground. Development of this site would have the perception of 'spilling' into the Black Brook valley and would be out of keeping with the existing pattern of the settlement. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> From higher ground, there are long views in a westerly direction. Visually separate from the existing development in Shepshed. Skylines are undeveloped; on higher ground they tend to have an open and expansive character. Mature trees create wooded skylines from some vantage points. 	M
Access and recreation	<ul style="list-style-type: none"> A well-used bridleway forms the north eastern boundary of the Site. A public footpath follows the course of Black Brook within the Site. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The Site retains strong rural qualities despite its close proximity to Shepshed. On higher ground, the landscape is open and expansive with long views across the Langley Lowlands. This contrasts with a sense of enclosure along Black Brook. 	M

Representative photographs



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.				

PSH62 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Sloping land either side of a small stream which feeds into Black Brook. Elevation ranges between 90 metres and 105 metres AOD. The fields comprising the site are medium scale, with the frequent tress within and surrounding the site contributing to the small scale of the landscape. 	M
Natural character	<ul style="list-style-type: none"> The fields are currently under arable agricultural use. Field boundaries are hedgerows of varying height; mature trees are often present within hedgerows. The Site is adjacent to White Horse Wood, and ancient woodland designated as a Site of Nature Conservation Interest. A small stream crosses through the centre of the site and is marked by a line of mature trees. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The Grade II Listed Fenney Windmill is located approximately 230 metres to the south. The HLC indicates that the land within the site comprises <i>Piecemeal Enclosure</i>. The Site does not contribute to the setting of the historic core of Shepshed. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The existing development to the north east is modern residential development. Woodland along the dismantled railway line contains the existing settlement. The Site does not make a significant contribution to the sense of separation between different settlements. Despite its proximity, the Site does not have a strong connection with the existing settlement. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> The Site has a limited visual relationship with the existing settlement due to the surrounding tree cover. The sloping areas of the Site are visually prominent from adjacent roads. Skylines are undeveloped. The woodland within and surrounding the Site creates wooded skylines. The blades of Fenney Windmill are visible on the skyline to the south. 	M
Access and recreation	<ul style="list-style-type: none"> A public right of way crosses the Site. The Site is adjacent to the Charnwood Road to Tamworth Close Local Green Space. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The Site retains strong rural qualities despite its proximity to existing urban development. Traffic noise and movement from the adjacent A512 can detract from rural qualities and tranquillity. 	L-M

Representative photographs



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.				

PSH291 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Sloping landform associated with Black Brook which forms the north eastern boundary of the Site. Elevation is between 62 metres and 77 metres AOD. The fields are medium to large in scale; long views across the adjacent countryside contribute to the perception of a larger scale landscape. 	M
Natural character	<ul style="list-style-type: none"> The current land use is a mix of pasture and arable cropping. Hedgerows form field boundaries and often contain mature trees. A band of deciduous woodland follows the course of Black Brook. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC indicates that the fields within this Site are <i>Re-organised piecemeal enclosure</i>. 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 forms part of the undeveloped setting to existing development in Shepshed. Existing development in Shepshed is located on higher ground and contained on the eastern side of Tickow Lane. Development of this site would have the perception of 'spilling' into the Black Brook valley and would be out of keeping with the existing pattern of the settlement. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> There are views across Black Brook to the undulating countryside beyond. There are some glimpses of the urban edge of Shepshed, although these views are often screened by woodland. Skylines are undeveloped and marked by occasional trees. 	M
Access and recreation	<ul style="list-style-type: none"> Several footpaths outline the perimeter of the Site and provide access to the wider countryside to the south and west. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The Site retains strong rural qualities despite its close proximity to Shepshed. On higher ground, the landscape is open and expansive with long views across the Langley Lowlands. This contrasts with a sense of enclosure experienced along Black Brook. 	M

Representative photographs



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.					

PSH293 and PSH174 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> This Sites comprises gently sloping land located either side of Black Brook which is between 55 metres and 74 metres AOD. The gently undulating landscape is medium-large scale and is overlain by human-scale features including hedgerows and trees. Low hedgerows enable long views across the landscape, creating the perception of a larger scale landscape. 	M
Natural character	<ul style="list-style-type: none"> Land cover is primarily arable cropping and the fields are mostly enclosed by very low cut hedgerows with few trees. Some grassland is located on the steeper slopes of PSH174. Black Brook Meadow Local Wildlife Site is adjacent to the north of PSH174. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The Sites do not contain any known heritage features. The HLC indicates that the fields within these Sites are a mix of <i>re-organised piecemeal enclosure</i> (PSH174) and <i>very large post war fields</i> (PSH293). 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The Sites forms part of the rural setting to existing development in the north of Shepshed. Existing development at Shepshed is located on a ridge to the east. Development of these sites would have the perception of 'spilling' into the Black Brook valley and would be out of keeping with the existing pattern of the settlement. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> The low cut hedgerows and undulating landform enable long views across the Sites to the countryside which is adjacent to the west. The roofscape of existing urban development in Shepshed is visible on the skyline in views to the south and east. Skylines in views to the west are generally undeveloped and expansive, with occasional telegraph poles forming vertical features. Occasional trees also mark the skylines. 	M
Access and recreation	<ul style="list-style-type: none"> There is no public access to these Sites; however, several access routes are located close to the area. The Oakley Road Local Green Space is adjacent to the north of the Sites. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> The Site retains strong rural qualities despite its close proximity to Shepshed. On higher ground, the landscape is open and expansive with long views across the Langley Lowlands. PSH293 has an intensively farmed character. Traffic noise from nearby roads can detract from the rural qualities of the landscape. 	L-M

Representative photographs



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 Sites.				

PSH24 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Sloping and undulating land, on the eastern side of Shepshed. The Oxley Gutter crosses through the area and is located in a small valley. Elevation ranges from approximately 65 metres to 92 metres AOD. Hedgerows, trees and farm buildings are existing human scale features within the landscape. 	M
Natural character	<ul style="list-style-type: none"> The Oxley Gutter is a minor watercourse which crosses north-south through the Site. Bands of deciduous woodland are associated with the watercourse. Low cut hedgerows with occasional trees divide the fields which are primarily used for arable farming. Deciduous woodland screens the fields from the adjacent motorway and also screens the existing urban edge of Shepshed. An area of deciduous woodland (Priority Habitat Inventory) is adjacent to the east and is designated as a County District Site. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The Grade II Registered Garendon Park is located adjacent to the east, across the motorway. The Site does not make a strong contribution to the setting of the historic part of Shepshed. The HLC indicates that the fields within the Site are defined as <i>Planned Enclosure</i>. 	L-M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> The Site is visually screened from the existing urban edge of Shepshed by woodland. The Site is contained from the wider countryside by the M1 motorway. Adjacent development in Shepshed is modern residential development. Development on the steeper slopes in the east of the Site may be out of keeping with the existing settlement which is located on lower ground. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> Pylons and overhead lines run along the western edge of the Site and are prominent on the skyline. Large structures associated with quarrying at Cow Hill to the south are also prominent on the skyline. Views out of the Site are mostly contained by the presence of broadleaved woodland. There are glimpses of adjacent residential development where vegetation allows. 	L-M
Access and recreation	<ul style="list-style-type: none"> There is no public accessibility to this Site. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> The Site generally has a rural and mostly undeveloped character, although the pylons and views to large industrial structures create an urban fringe feel. Traffic noise from the adjacent motorway and A512 is a prominent experiential factor on the Site. 	L-M

Representative photographs



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				
Land to the east of Oxley Gutter would have higher landscape sensitivity as development may be at odds with the existing settlement pattern and is likely to be visually prominent.				

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 residential development:

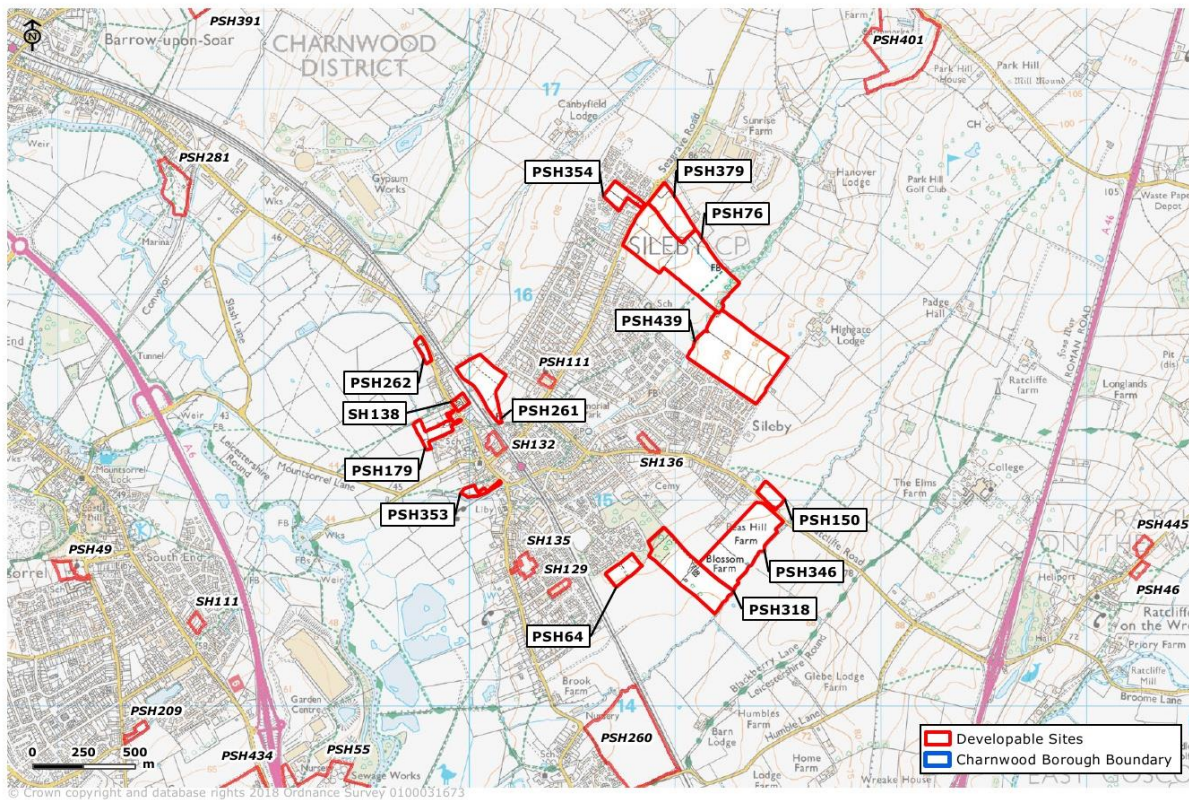
- Long views across the adjacent landscape from areas of higher ground.
- Frequent trees and hedgerows which form important habitat networks.
- Important semi-natural habitats including watercourses and lowland meadows.
- The rural setting the landscape provides to existing settlement.
- The sense of separation between Shepshed and neighbouring settlements.

Opportunities for mitigation or landscape enhancement

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

- Retain the sense of separation between Shepshed and neighbouring settlements.
- Respect the setting of heritage features which the landscape provides a rural setting to.
- Conserve existing trees and hedgerows which form important habitat networks. Where appropriate, utilise these to screen and integrate new development into the landscape.
- Avoid development on elevated or sloping land where it would be visually prominent within the wider landscape.
- Protect locally important vantage points.
- Conserve and protect locally important semi-natural habitats.
- Any new development should complement the existing form and density of settlement within Shepshed

Sileby



Location and summary of landscape character

Summary of landscape character

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.

PSH64, PSH150, PSH318 and PSH346 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The Sites are bound to the east by the channel of an unnamed tributary of the River Soar, flowing broadly north east to south west. Located within the wider River Soar floodplain, the Sites occupy the gently sloping valley sides. 	L-M
Natural character	<ul style="list-style-type: none"> Pastoral agricultural land dominates the wider floodplain of the River Soar. Low cut hedgerows divide the fields. A line of trees follow the course of the tributary. Deciduous woodland identified within the Priority Habitat Inventory is encompassed within the northern section of PSH318 and the eastern extent of PSH64. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC indicates varied land use at the settlement edge of Sileby. PSH64 and the northern extent of PSH318 are defined as <i>Other Plantation</i> whereas PSH150 is distinct as occupying the existing settlement edge defined as <i>Settlement Pre-1960s Detached</i>. PSH346 and the southern portion of PSH318 are influenced by the wider agricultural setting and are recognised as <i>Re-organised Piecemeal Enclosure</i>. 	L
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> Despite lying adjacent the existing settlement edge, PSH64 and PSH318 do not have a strong visual relationship with Sileby due to the lack of visual permeability. Development of PSH346 would result in a hard edge with the adjoining landscape due to the availability of panoramic views and gap between these Sites and the existing settlement edge. Both PSH64 and PSH150 exhibit a partially domestic character, albeit well screened from the extent of boundary vegetation. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> Expansive views are available across the agricultural pastures of PSH346 from the corridor of Ratcliffe Road. The dense coverage of vegetation parallel Ratcliffe Road restricts direct views into PSH150. A single turbine is apparent in middle-ground views looking south west, protruding above the horizon. 	L-M
Access and recreation	<ul style="list-style-type: none"> There is no public access to any of the Sites The Leicestershire Round long distance footpath follows the rising valley sides, affording a locally elevated vantage point south of the Sites. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> The Sites are undeveloped and retain some rural qualities despite their proximity to development. Some aspects of degradation are evident on the approach to PSH318 from Cemetery Road due to industrialising factors. Vehicles travelling on Ratcliffe Road, connecting Sileby with the A46, interrupt perceived tranquillity. A degree of noise intrusion is also apparent due to the proximity of the A46 to the south east. 	L-M

Representative photographs



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				
<p>Both PSH150 and PSH64 exhibit a partially domestic character which contrasts somewhat with the agricultural land use of PSH318 and PSH346. However, the overall landscape sensitivity of all sites is low-moderate.</p>				

PSH76, PSH354, PSH379 and PSH439 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The Sites form the rising valley sides of Sileby Brook, a tributary of the River Soar. The watercourse flows across the floodplain bringing run-off from the Leicestershire Wolds and forming vegetated incised banks. 	M
Natural character	<ul style="list-style-type: none"> The landscape comprises sloping landform overlain by mixed agricultural land divided by hedgerows. Tree cover associated with the corridor of Sileby Brook forms the eastern extent of PSH76 and the western boundary of PSH439. A belt of deciduous woodland forming the wooded banks of Sileby Brook at PSH76 and PSH439 is encompassed within the Priority Habitat Inventory. 	M
Historic landscape character	<ul style="list-style-type: none"> With the exception of the portion of PSH354 which forms the frontage of Seagrave Road, the Sites occupy land defined as <i>Planned Enclosure</i> in the HLC. 	L
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> With the exception of PSH354 which would form infill development, the Sites could be perceived as urban encroachment into the Leicestershire Wolds above the gravel terrace. The Site is not adjacent to the historic core of the settlement, although it does contribute to the wider setting of Sileby, approached from Seagrave Road. The Sites are influenced by construction activity associated with the recent residential development at Jenham Drive. These housing developments are extending the influence of the River Soar villages into the Wolds. In general, modern residential development within Sileby has resulted in the disruption of the settlement pattern with the historic core of the village located on higher ground either side of the valley. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> The Sites provide long views towards the urban edge vernacular at the modern development on Jenham Drive. Views of PSH439 are available in long views from the public footpath accommodated on the opposing valley sides as well as from residential dwellings forming the Site's southern boundary. 	M
Access and recreation	<ul style="list-style-type: none"> A public footpath bisects the lower valley sides, crossing PSH76. Despite located beyond the boundary of the Site itself, benches on Seagrave Road provide indicators of recreational value. Divided by the route of Seagrave Road, PSH379 lies to the south of a rectilinear area of land defined as a Local Green Space. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The Sites are undeveloped and retain a rural quality despite the proximity of development. Human influence is evident due to the urban edge location. Noise intrusion derived from vehicles travelling at speed on the A46 is available from these locations. 	L-M

Representative photographs



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 Sites.				

SH138, PSH179, PSH261, PSH262 and PSH353 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The Sites lie on the gravel terraces to the east of the River Soar, drained by the Sileby Brook. All Sites occupy the rising slopes of the wider floodplain of the River Soar. PSH261 is bordered to the south west by the engineered cut slopes accommodating the Midland Mainline rail line. 	L
Natural character	<ul style="list-style-type: none"> PSH262 is directly adjacent to a Local Wildlife Site (Quebec House Fields), which contains an area of Lowland meadow Priority Habitat. PSH261, PSH179 and PSH353 comprise permanent pasture and rough grassland. Barrow Road has a wide grass verge which is characteristic of road corridors in the Soar Valley. PSH179 borders a small section of land defined as a Site of Nature Conservation Interest. The Sites do not contain Priority Habitat Inventory areas. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The Sites lie within close proximity to the historic settlement edge of Sileby; PSH179 is located approximately 25 metres from the boundary of Sileby Conservation Area, whilst part of PSH353 is within the Sielby Conservation Area. An Archaeological Interest Site adjoins the southern boundary of PSH179. With the exception of SH138 and PSH353 which are defined as <i>Post-1880s Industrial Complexes</i>, the Sites are agricultural land; with PSH179 defined as <i>Other Small Rectilinear Fields</i>, PSH261 as <i>Small Irregular Fields</i> and PSH262 as <i>Planned Enclosure</i> within the HLC. 	M-H
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> Development of the Sites would be perceived as infill (SH138 and PSH261) or an extension of the urban edge of Sileby to the west (PSH262, PSH179 and PSH353). The Sites do not play a key role in the perception of a gap between settlements to the north-west (Barrow upon Soar) or the west (Mountsorrel). SH138 is comprised of existing built form at Barrow Road Business Park. PSH179, PSH261 and PSH262 encompass pastoral land use occupying land forming the transport corridor of the Midland Mainline/Barrow Road. Much of the built form on Barrow Road/High Street is a mix of buildings with a strong local vernacular. The predominant building material is brick and creates a uniform character. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> Some limited views are available between gaps in the extent of built form on Barrow Road / High Street to the pastoral landscape beyond. Tree cover running parallel the River Soar and successive lines of hedgerows characterise south westerly views from PSH179 and PSH353. This vegetation visually coalesces providing a wooded backdrop. PSH261 is well screened by the vegetated cutting slopes parallel the Midland Mainline rail line. 	L
Access and recreation	<ul style="list-style-type: none"> A public footpath accommodated on footbridge above the corridor of the Midland Mainline Rail Line forms the southern limit of PSH261. A further public footpath radiates westerly from the settlement edge of Sileby and borders PSH179 to the north. This route provides a wider link to the Leicestershire Round long distance footpath parallel the meandering channel of the River Soar. A footpath runs along the northern edge of PSH353. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> PSH261, PSH179 and PSH353 retain an undeveloped character despite the proximity of development. There is reduced tranquillity due to the proximity of the Midland Mainline rail line and urban settlement of Sileby. A high degree of human influence exists due to the urban edge location. 	L-M

Representative photographs



Belt of vegetation bordering the Midland Mainline rail line.



Pastoral land use running parallel Barrow 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				
The agricultural character of PSH179 and PSH261 contrast with the partially domestic influence of PSH262. SH138 has low landscape sensitivity due to its developed urban land use.				

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 residential development:

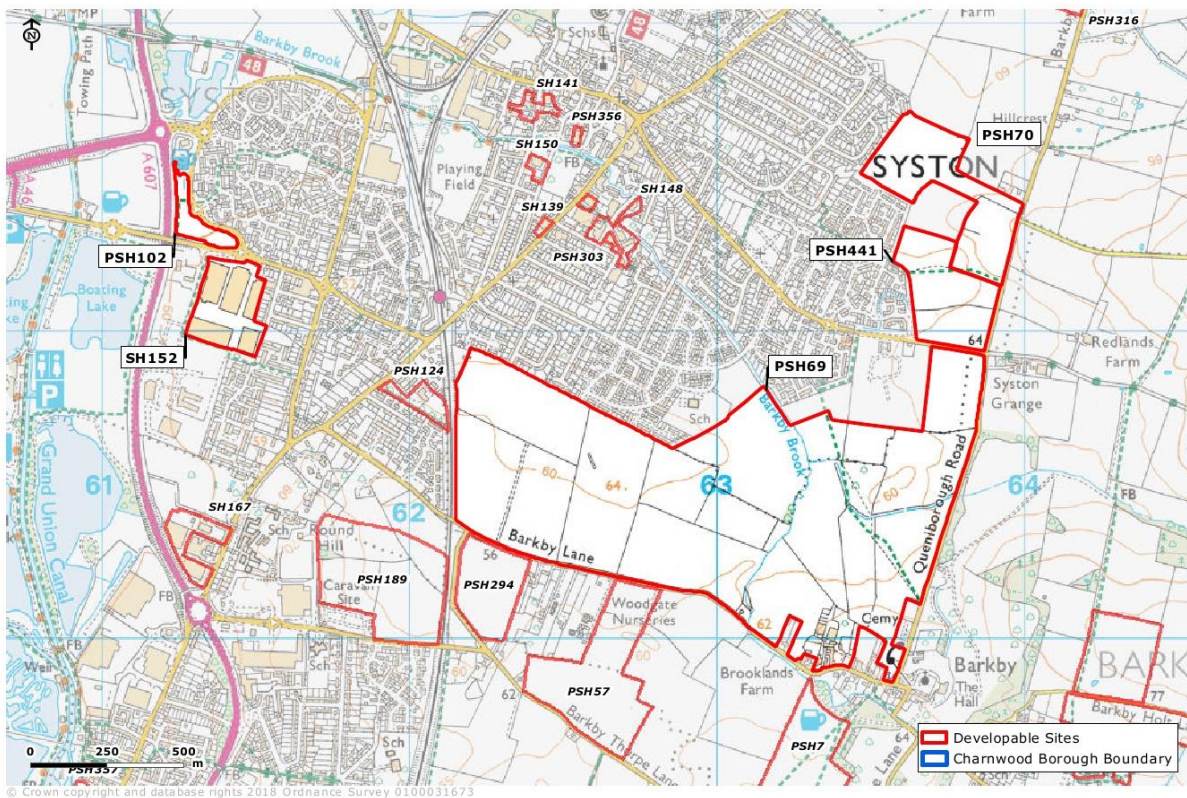
- Gently sloping landform at the settlement edges overlain by mixed agricultural land and divided by hedgerow field boundaries.
- Availability of open vistas at the edge of the settlement, including views towards the floodplain of the River Soar.
- Wider floodplain setting which creates the recognisable character of the Soar Valley.
- The setting provided to Sileby Conservation Area.

Opportunities for mitigation or landscape enhancement

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

- Retain the strong network of mature vegetation bordering the infrastructure corridors dissecting Sileby.
- Seek to mitigate the harsh urban edge at the north of the village and promote better integration of the settlement edge into the wider floodplain of the River Soar.
- 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 hedge lines.
- As highlighted within the Sileby Conservation Area Character Appraisal, explore opportunities to enhance the quality of pedestrian routes from Barrow Road to King Street over the existing railway bridge.

System



Location and summary of landscape character

Summary of landscape character

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.

PSH69 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The Site occupies a plateau at the southern settlement edge of Syston. Barkby Brook bisects the Site broadly north to south and is fed by an unnamed tributary crossing the route of Queniborough Road. The landform rises gently to the south where the Site meets the settlement boundary of Barkby. The underlying, large scale landform contrasts with smaller scale features including hedgerows and trees. 	M
Natural character	<ul style="list-style-type: none"> The Site is characterised by predominantly arable landscape of varied field patterns and sizes. A belt of woodland traces the course of Barkby Brook and the adjoining tributary linking to predominantly a native hedgerow network with some scattered field trees. The majority of field boundaries are hedgerows, although timber fencing types are apparent at the northern extent of the Site. The Site does not contain vegetation within the Priority Habitat Inventory. 	M
Historic landscape character	<ul style="list-style-type: none"> The south eastern edges of the Site are within the Barkby Conservation Area. An Archaeological Interest Site lies within the rectilinear fields forming the western portion of the Site. The HLC indicates that the Site is strongly influenced by the wider agricultural setting, lying within land use defined as <i>Planned Enclosure</i>. 	M-H
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The Site is identified as a New Area of Local Separation due to the positive role it plays in maintaining the separation and identity of Syston and Barkby. The settlement pattern of the southern fringes of Syston exhibit a suburban character and form a consistent built edge. Recent residential development at Barkby Court borders a section of the Site to the north, forming a stark settlement edge in views towards Syston. Barkby village forms the south eastern extent of the Site and exhibits a nucleated settlement pattern. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> The Site is characterised by an expansive plateau landscape which affords long range undisrupted views towards Syston, Queniborough and Thurmaston. The skyline is often strongly influenced by the roofline of adjacent residential properties at the urban edge of Syston, although views can be intermittent through scattered woodland along the periphery. The spire of the Grade I listed Church of St Mary forms a strong visual landmark, rising above the wooded horizon towards Barkby. Woodland planting along Queniborough Road forms a vegetated backdrop in views looking east from the Site Hedgerows and vegetation along the Barkby Brook combine to create a wooded horizon. 	M-H
Access and recreation	<ul style="list-style-type: none"> The Site is publically accessible by a public footpath which links the settlements of Barkby and Syston, crossing the tributary of Barkby Brook. Deville Park lies adjacent the Site's northern boundary and forms a Local Green Space. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The Site exhibits strong rural qualities with an attractive patchwork of agricultural fields and linear belts of woodland, albeit crossed by a network of telegraph poles. Low level hedgerows and sparse tree coverage contribute to the large scale expansive character of the landscape. The Leicester-Lincoln Rail Line introduces noise intrusion at the western edge of the Site. 	M

Representative photographs



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 Site exhibits localised variations in landscape sensitivity due to scale and the proximity of the Site to the village of Barkby in the south. Development of the eastern extern of the Site will result in the erosion of the gap between Syston and Barkby and an overall moderate-high landscape sensitivity to residential development. The western section of the Site plays less of a role in maintaining separation between settlements, resulting in overall low-moderate landscape sensitivity to residential development.</p>					

PSH70 and PSH441 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> PSH70 is mostly flat, while PSH441 contains some gentle undulations. The medium scale landform contains a number of mixed agricultural fields along the settlement edge of Syston. The eastern boundary of PSH70 opposite Ridgemere Lane is the most elevated point. 	L-M
Natural character	<ul style="list-style-type: none"> Land use comprises predominantly arable farmland enclosed by hedgerows and post and rail fencing. PSH70 includes an area of scrub / rough grassland. An intact hedgerow boundary runs along Queniborough Road, bordering the eastern edge of both sites. Trees are located along many of the field boundaries. The Sites do not contain Priority Habitat Inventory vegetation. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC indicates that the Sites are strongly influenced by the wider agricultural setting, lying within land use defined as <i>Re-organised Piecemeal Enclosure</i>. The Sites do not make a significant contribution to the setting of any nearby heritage features. 	L
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The regular settlement pattern along the urban edge of Syston aligns with the western edge of the sites and has a strongly suburban character. The modern residential developments along the eastern edge of Syston are visible as a sharp settlement edge from the public footpath which divides the Sites. Barkby Road to the east contains the settlement. The Sites do not make a significant contribution to the sense of separation between Syston and neighbouring settlements. 	L-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. Vehicles travelling on Queniborough Road have glimpsed views to the Sites, albeit perpendicular to the direction of travel. Views extend to the south, including the landmark spire of the Church of St Mary, a Grade I listed building. There are distant views of residential buildings in Barkby. 	M
Access and recreation	<ul style="list-style-type: none"> Access is limited to a public footpath which forms the boundary of the Sites, connecting Syston to Queniborough Road in the east. Adjacent public open space associated with recent residential development at Empingham Drive visually softens the western boundary of PSH441. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The landscape has a generally open character due to the pattern of vegetation cover described above. The proximity of the Sites to the settlement edge of Syston results in an urban edge character which contrasts with the undeveloped character of the Sites. Development of the Sites would be perceived as a settlement extension. 	L-M

Representative photographs



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 Sites.				

PSH102 and SH152 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Lying on the valley floor of the River Wreake, the Sites are influenced by the proximity of the meandering channel as well as the Route of the Grand Union Canal. Both Sites occupy relatively flat land on settlement edge of Syston. SH152 is contained by settlement and industrial plots. 	L
Natural character	<ul style="list-style-type: none"> PSH102 forms a small irregular parcel of rough grassland with no internal boundaries. A wide grass verge delineates the carriageway of Glebe Way. The boundary of SH152 is visually softened by a linear belt of vegetation and ditch bordering Rayns Way. Boundaries adjacent to roads are characterised by tree belts. The wider landscape comprises Glebe Way Lakes and Watermead Country Park Sites of Nature Conservation Interest. None of the Sites contain land within the Priority Habitat Inventory. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The HLC indicates that PSH102 lies within land defined as <i>Ornamental, Parkland and Recreational</i> in virtue of its proximity to Watermead Country Park. SH152 is classified as lying within an <i>Industrial</i> land use. The Sites do not make a significant contribution to the setting of any nearby heritage features. 	L
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> The Sites lie at the western settlement edge of Syston, contained by the corridor of the A46 which runs broadly north-south at this location. Industrial land use characterises SH152, located within the wider context of Watermead Business Park. Industrial properties forming the frontage to Wanlip Road are set back from the carriageway and divided by car parking. Development of the Sites would have a good relationship with the existing settlement pattern. 	L
Views and visual character including skylines	<ul style="list-style-type: none"> Residential properties on Glebe Way have glimpsed views towards PSH102 through the intervening boundary vegetation. The rising nature of the carriageway of Wanlip Road offers a localised vantage point at the north eastern extent of SH152. 	L
Access and recreation	<ul style="list-style-type: none"> PSH102 forms a Local Green Space at the western edge of Syston. A public footpath bisects PSH102, connecting Wanlip Road with Glebe Way. The southern and western extents of SH152 are also delineated with a route of a public footpath. A network of publically accessible routes associated with Watermead Country Park, including the towpath of the Grand Union Canal are located within the wider landscape setting. 	M
Perceptual and experiential qualities	<ul style="list-style-type: none"> SH152 exhibits an urban edge / industrial character in virtue of its current land use and proximity to the settlement boundary. The presence of the A607 contributes auditory influence with limited tranquillity. 	L

Representative photographs



Overall assessment of landscape sensitivity to development scenarios

Development scenario	Sensitivity			
2-3 storey residential housing	L			
Notes on any variations in landscape sensitivity				
The undeveloped nature of PSH102 has increased landscape sensitivity (low-moderate) when compared with the existing industrial land use of SH152 (low).				

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 residential development:

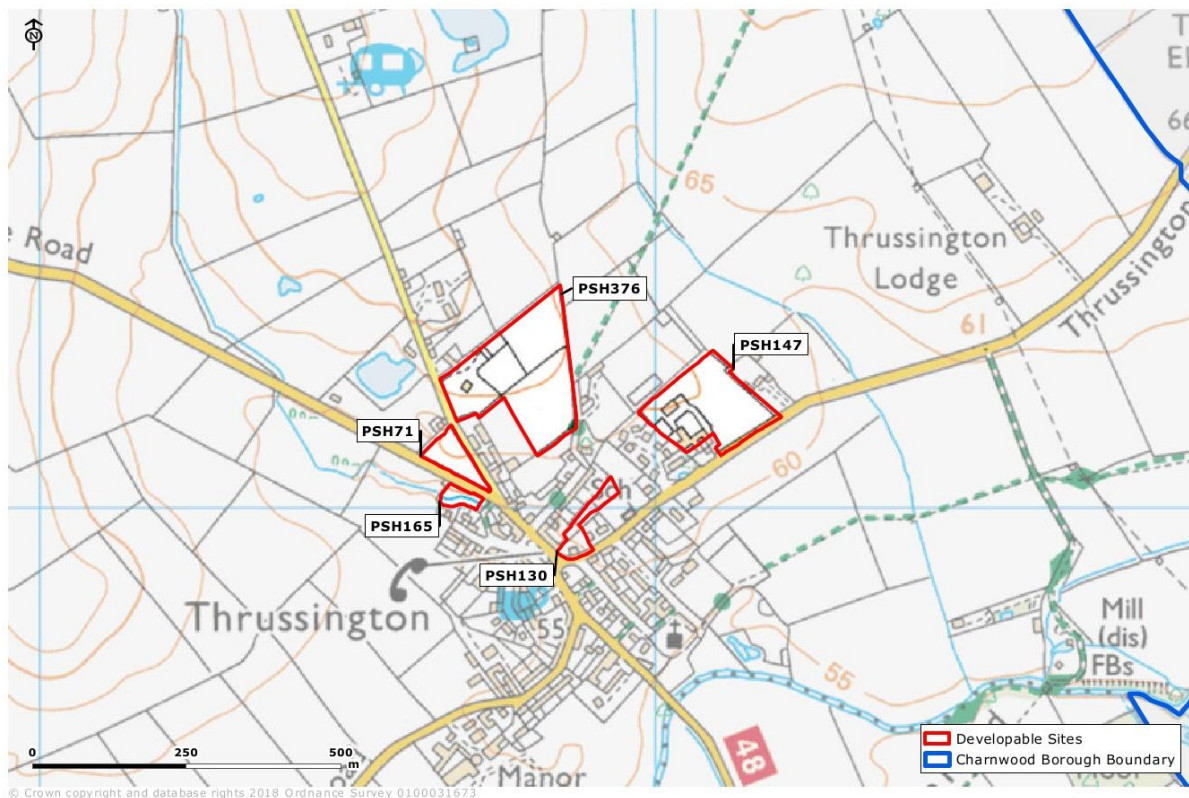
- Conserve the distinctive floodplain of the River Wreake and ensure that new development does not affect its character.
- Availability of extensive views from the settlement edge due to the low lying nature of the landform.
- Network of recreational opportunities following history of sand and gravel extraction in the floodplain.

Opportunities for mitigation or landscape enhancement

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

- Conserve and enhance the availability of recreational opportunities within the wetland habitats of the wider landscape.
- Avoid the development of stark settlement edges through the introduction of vegetation to soften site boundaries and adjacent road corridors. Aim to filter and soften views rather than entirely screen and hide development.
- Limit urban expansion to land lying to the east of the A607 corridor.

Thrussington



Representative photographs



Location and summary of landscape character

Summary of landscape character

The settlement of Thrussington 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.

PSH71, PSH147, PSH165 and PSH376 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Thrussington village lies in the Wreake Valley, where the Sites occupy the wider valley landform. Elevation is between 60 metres and 75 metres AOD. The meandering course of the River Wreake lies to the south of the village, flowing eastwards along a valley bottom characterised by gently sloping sides. 	L-M
Natural character	<ul style="list-style-type: none"> Thrussington village exhibits a rural character surrounded predominantly by mixed agricultural land use. A dense intact hedgerow with grass verge bound the alignments of Seagrave Road and Old Gate Road, forming the perimeter of PSH71. With the exception of bankside vegetation associated with the River Wreake and trees present in hedgerows, the Sites and surrounding context are limited in the extent of woodland blocks. The Site is devoid of vegetation contained within the Priority Habitat Inventory. 	L-M
Historic landscape character	<ul style="list-style-type: none"> Lying to the west of Seagrave Road, PSH165 is located within the boundary of Thrussington Conservation Area. The HLC indicates that the Sites lie partially or wholly within land defined as <i>Settlement</i>. The settlement edges are also strongly influenced by the wider agricultural setting, lying within land use defined as <i>Planned Enclosure Containing Ridge and Furrow</i>. 	M-H
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> Thrussington forms a nucleated settlement pattern located on the wider valley sides. The settlement has expanded slightly beyond its historic extent but retains much of its historic form. There is a mix of vernacular styles including red-brick and white-washed render. The road network within Thrussington radiates from the village core and slopes towards the central village green area. The rail line linking Syston with Melton Mowbray runs parallel to the valley floor at this location. Commercial premises characterise the land use of PSH165, comprised of red brick built form with associated car parking. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> The extent of intact hedgerows forming the boundaries of the Sites restricts the availability of direct views from road users. This dense vegetation limits views in and out of the Sites. Views towards the surrounding rural context are limited to roads which radiate from the settlement, including Seagrave Road, Old Gate Road and Hoby Road which accommodate the Sites. Electricity pylons are perceptible in easterly views from the settlement edge at PSH147. The agricultural buildings at PSH147 are not prominent in views. 	L-M
Access and recreation	<ul style="list-style-type: none"> A public footpath forms the southern boundary of PSH165, linking Seagrave Road with The Green. The Leicestershire Round long distance footpath crosses the course of the River Wreake, approximately 600m east of Thrussington. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The wider setting of Thrussington exhibits a well-defined tranquil and rural character. Located approximately 1.4 km west of Thrussington, the corridor of the A46 lies partially on embankment and introduces an auditory influence within the wider floodplain. 	M

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				
<p>PSH376 has higher levels of landscape sensitivity to residential development as it is located on higher ground and development in this location has the potential to alter the historic nucleated form of the settlement which lies on lower ground adjacent to the river. The landscape sensitivity of PSH376 to residential development is moderate.</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 residential development:

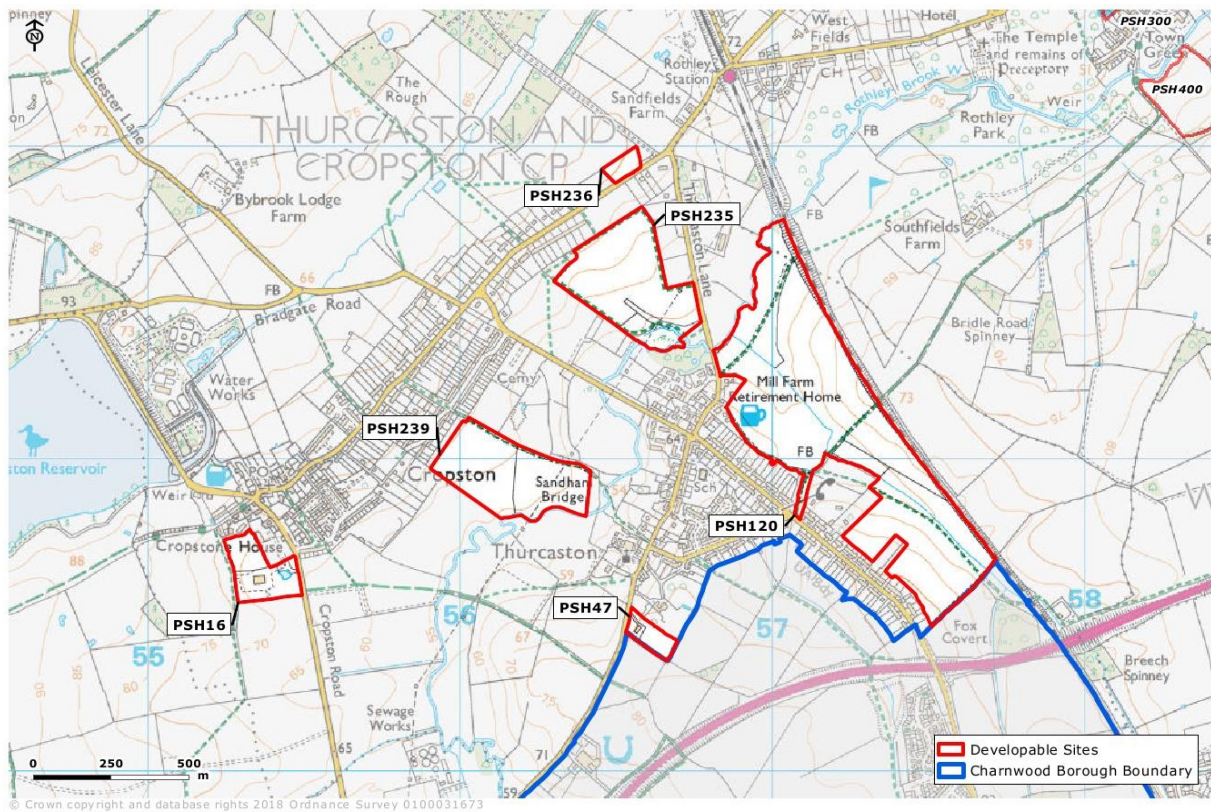
- The strong rural character of the river valley landscape contained by the surrounding landform of rising slopes.
- The network of hedgerows with trees which contributes to the natural character of the landscape.
- The nucleated settlement pattern, with the historic core of the settlement located adjacent to the River Wreake.
- The setting the landscape provides to Thrussington Conservation Area.

Opportunities for mitigation or landscape enhancement

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

- Conserve the rural character of the Wreake Valley.
- Retain and enhance key vistas from the settlement edge to the wider landscape.
- Enhance tree coverage at the settlement edge to successfully integrate any new development.
- Ensure any new development respects the setting of Thrussington Conservation Area and is in keeping with the existing vernacular styles.
- Retain the nucleated settlement pattern of the village through appropriate landscape integration at the settlement edges.

Thurcaston and Cropston



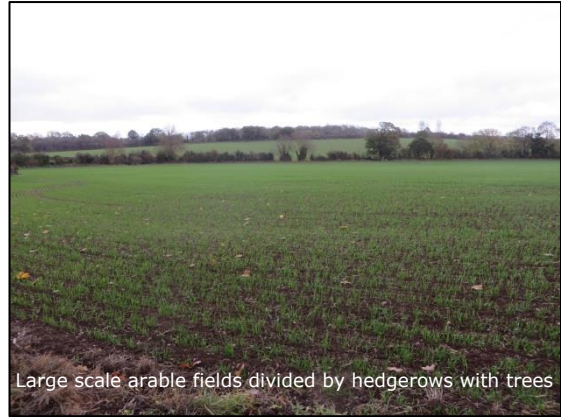
Location and summary of landscape character

Thurcaston and Cropston are both predominantly linear settlements 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.

PSH120 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Sloping land associated with Rothley Brook, which reaches a maximum of 73 metres AOD in the north eastern part of the Site. The fields are medium-large in scale, with smaller scale features including hedgerows and trees throughout the Site. 	M
Natural character	<ul style="list-style-type: none"> Rothley Brook forms the north western boundary of the Site and is locally designated as a Site of Nature Conservation Interest. A stream which feeds into the brook crosses through the centre of this Site and its course is lined by trees. The main land use is arable farming. Thick hedgerows with frequent mature trees divide the fields. 	M
Historic landscape character	<ul style="list-style-type: none"> The Site is located directly adjacent to Thurcaston Conservation Area and forms part of the landscape setting to the historic core of the settlement and the vernacular buildings it contains. The western part of the Site also contains part of an Archaeological Interest Site. The Great Central Railway heritage railway is located in a cutting on the eastern boundary of the Site. 	M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The site, together with the railway line contributes to the sense of separation between Thurcaston and Rothley (to the north east). The Site provides a semi-rural setting and backdrop to existing settlement in Thurcaston and Cropston. The existing settlement pattern in Thurcaston is predominantly linear in form. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> Skylines are largely undeveloped and marked by the trees located along field boundaries. Pylons and overhead lines are visible on the skyline to the north and west and are prominent in views. To the south, houses on the edge of Birstall are visible on the skyline. Skylines in the surrounding landscape are mostly marked by mature woodland. Where woodland and topography allow, there are views over the roofscape of Thurcaston. The railway line is well screened by mature trees. From higher ground, views are extensive and include the distinct landform of Bradgate Park and Old John's Tower. 	M-H
Access and recreation	<ul style="list-style-type: none"> Several footpaths and a bridleway provide access to the Site and link to the wider countryside. The Site is adjacent to the Rothley Park Golf Club Local Green Space. 	M
Perceptual and experiential qualities	<ul style="list-style-type: none"> Strong rural qualities, with arable and pasture fields divided by thick hedgerows. Rural qualities are interrupted by nearby traffic on the A46 dual carriageway and from the adjacent Great Central Railway line. The Site is open and expansive, particularly on higher ground. 	M-H

Representative photographs



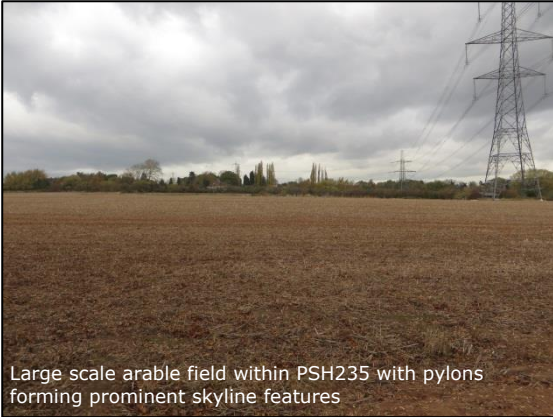
Overall assessment of landscape sensitivity to development scenarios

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.					

PSH235, PSH239 and PSH236 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Land sloping up in a northerly direction from Rothley Brook. Elevation ranges from approximately 54 metres AOD adjacent to the watercourse to 75 metres on the edge of Cropston. 	M
Natural character	<ul style="list-style-type: none"> Rothley Brook forms the south eastern boundary of the Sites and is locally designated as a Site of Nature Conservation Interest. Land cover is mostly arable farming, with some areas of pasture and rough grassland. The boundaries of the fields within the Sites are generally defined by low cut hedgerows with occasional trees. Hedgerows are supplemented with fences in places. An avenue of trees associated with Swithland Hall is adjacent to PSH236. 	M
Historic landscape character	<ul style="list-style-type: none"> The Rothley Brook valley contributes to the setting of the historic core of Thurston which is designated as a Conservation Area. An Archaeological Interest Site is partially located in PSH236. The HLC indicates that the enclosures which make up these Sites are <i>Re-organised Piecemeal Enclosure</i> and <i>Large Rectilinear Fields</i>. 	M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> Collectively, these Sites make a significant contribution to the sense of separation between Cropston and Thurcaston. PSH235 and PSH239 are particularly important in this regard. Existing development in Cropston and Thurcaston is predominantly linear in form. Development on the sloping land between Cropston and the Rothley Brook would be out of keeping with the existing settlement pattern. Development within PSH236 would be more reflective of the existing settlement pattern, although would result in an extension of ribbon development along Station Road. 	H
Views and visual character including skylines	<ul style="list-style-type: none"> A pylon line and associated overhead lines broadly follow the valley of the brook. These are prominent features in views. There are views from the edge of Cropston across the brook valley to Thurcaston. Rooftops within both settlements are visible on the skyline. Views from the Sites are expansive; field boundaries tend to be low cut hedgerows or fences which enable views to the nearby countryside. The wooded landscape of Charnwood Forest is visible on the skyline in distant views to the west. 	M
Access and recreation	<ul style="list-style-type: none"> Public footpaths are located on the edges of PSH235 and PSH239. Both of these Sites are also adjacent to Local Green Spaces. PSH236 is not publically accessible. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> Generally the Sites retain a rural character despite the proximity of settlement. The large pylons and nearby major roads detract from the rural qualities of the landscape. The low cut hedgerows and long views create a sense of openness and expansiveness. 	M

Representative photographs



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>PSH236 has reduced landscape sensitivity to residential development (moderate) as it is more in keeping with the existing linear settlement form and the contribution it makes to the sense of separation between Thurcaston and Cropston is less significant than PSH239 and PSH235. The landscape sensitivity of PSH236 is moderate.</p>				

PSH16 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The Site comprises land between 65 metres and 75 metres AOD which gradually slopes up towards the north west. Boundary vegetation, including woodland and woodland belts, and the small size of the fields create an enclosed and small-scale landscape. 	L-M
Natural character	<ul style="list-style-type: none"> The Priority Habitat Inventory identifies areas of deciduous woodland in the south of the Site. Land cover comprises hardstanding associated with an agricultural building and areas of mown grass. Thick, mature hedgerows with frequent trees contain the Site. A pond is also located within the Site. 	M
Historic landscape character	<ul style="list-style-type: none"> The Site is located directly adjacent to Cropston Conservation Area and forms part of the immediate landscape setting to the historic settlement core. Much of the Conservation Area is also an Archaeological Alert Zone. The HLC indicates that the enclosures within the Site are <i>Re-organised Piecemeal Enclosure</i>. 	M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> The Site is directly adjacent to the historic core of Cropston. Cropston is characterised by low density, vernacular buildings constructed of local materials together with more recent suburban style development. A large farm building currently occupies the site. Development would not be at odds with the linear settlement pattern of Cropston. The Site does not make a significant contribution to the sense of separation between Cropston and neighbouring settlements. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> The Site is visually enclosed by the thick hedgerows/trees which form the boundaries. Thick belts of woodland form the western and southern boundaries. Skylines are marked by the surrounding vegetation. Views to the existing settlement are limited. 	L-M
Access and recreation	<ul style="list-style-type: none"> The Site is not publically accessible, although a public footpath runs along the western Site boundary. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The Site is generally rural as a result of the current agricultural use of the Site, although it is strongly associated with the existing settlement. 	L-M

Representative photographs



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.				

PSH47 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Small parcel of relatively flat/gently sloping land, between 70 and 80 metres AOD. The Site is comprises a small field and an existing residential plot with frequent small-scale features which create a human scale landscape. 	L-M
Natural character	<ul style="list-style-type: none"> A number of mature trees are located within or around the perimeter of the Site. Land cover comprises a small arable field enclosed by mature hedgerows and a private garden surrounding an existing dwelling. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The Site is partially within Thurstaston Conservation Area and provides part of the wider setting a number of listed buildings, including the Grade II* Church of All Saints. The HLC identifies the Site as comprising a mix of <i>Planned Enclosure</i> and <i>Pre-1960s Settlement</i>. 	M-H
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The Site contains a single large residential building constructed of red brick. The Site contributes to the wider landscape setting of the historic core of Thurstaston, characterised by sparsely distributed houses which are predominantly constructed of red brick. The Site does not make a significant contribution to the sense of separation between settlements with distinct identities. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> The Site is not visually prominent within the wider landscape. Views in and out of the Site are screened by the thick hedgerows and trees. Skylines are mostly wooded, although the roofs of existing dwellings are glimpsed through the trees. From the north western edge of the site there are long views over Cropston to the wooded skylines of Charnwood Forest beyond. Pylons and overhead lines interrupt these views. 	M
Access and recreation	<ul style="list-style-type: none"> The Site is not publically accessible. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> The existing settled character of part of the Site means that it is well associated with Thurstaston as opposed to the wider countryside. Traffic noise from the A46 dual carriageway can detract from tranquillity. Part of the Site remains under agricultural use and retains a rural character. 	L-M

Representative photographs



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 residential development:

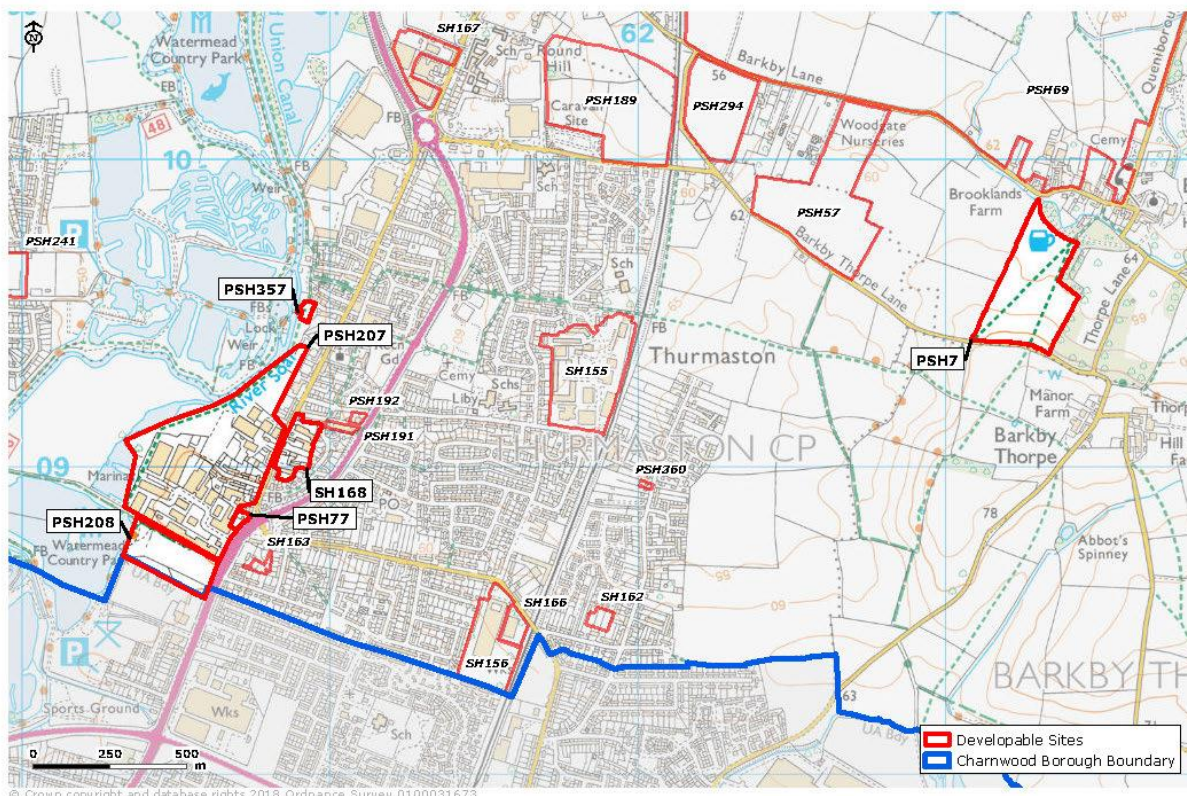
- The distinctive linear pattern of Cropston and Thurcaston, located either side of Rothley Brook.
- The strong rural character of the surrounding landscape.
- The well wooded character of the landscape with frequent hedgerows which form important habitat networks.
- Valued semi-natural habitats associated with Rothley Brook (Site of Nature Conservation Interest).
- Long views to the higher ground within Charnwood Forest.

Opportunities for mitigation or landscape enhancement

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

- Respect the setting of the existing villages, including the Conservation Areas.
- Avoid any new development on elevated or sloping landforms where it is likely to be visually prominent within the wider landscape.
- Retain the sense of separation between the distinct settlements of Cropston and Thurcaston.
- Conserve and enhance important semi natural habitats including Rothley Brook.
- Avoid the introduction of urbanising features as part of new development and retain the rural character of the villages.
- Retain existing hedgerows and trees which form habitat networks and to help screen and integrate any new development into the landscape.

Thurmaston



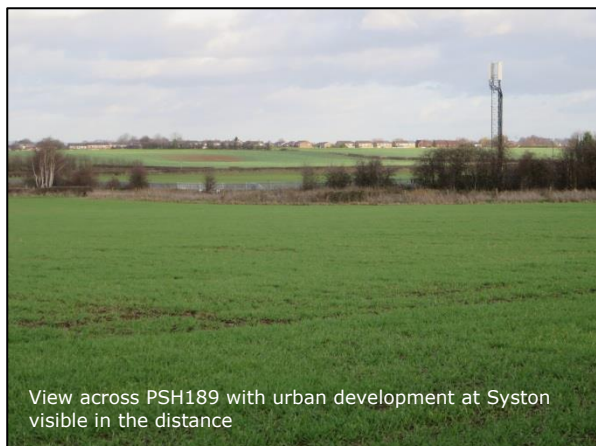
Location and summary of landscape character

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 Charnwood Landscape Character Assessment (2012)*. Key characteristics of the Soar Valley LCA include its flat wide river floodplain, which experiences regular flooding and visible built development of 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.

PSH189, PSH294 and PSH57 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> PSH294 and PSH57 are generally flat, while PSH189 slopes down gently towards the east. Elevation of the sites ranges between 55 and 65 metres 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 is primarily arable agriculture. Fields are enclosed by low cut hedgerows which are often supplemented by fencing. Mature trees are occasionally located along field boundaries and are also located along the adjacent railway line. 	L-M
Historic landscape character	<ul style="list-style-type: none"> There are no known heritage features within the Sites. Archaeological Interest Sites are located within PSH189 and PSH294. The HLC indicates that the enclosures within these Sites comprise <i>Piecemeal Enclosure (PSH189)</i>, <i>Planned Enclosure (PSH294)</i> and <i>Very Large Post-War Fields (PSH57)</i>. 	L
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> PSH189 and PSH294 contribute to the sense of separation between Thurmaston and Syston. PSH57 also contributes to the sense of separation between Thurmaston, Barkby and Barkby Thorpe. 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 Sites in a southerly direction. Thurmaston to the south-west is visible from this area as is the dense high rise built form of Leicester city. To the north, the urban edge of Syston is visible. A mast adjacent to the railway line is a locally prominent skyline feature. The large wind turbine at Wanlip is also visible on the skyline to the west. The spire of the Grade I listed Church of St Mary in Barkby is visible on skylines to the east of the Sites. 	M
Access and recreation	<ul style="list-style-type: none"> The Sites are not publically accessible. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> The Sites are undeveloped and retain some rural elements, although they are 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. 	L-M

Representative photographs



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 Sites.				
<p>Please note: A proposed Sustainable Urban Extension with Outline Planning Permission is located to the south of these Sites. The construction of the Sustainable Urban Extension is likely to impact on some of the criteria used to assess the sensitivity of the Sites, in particular the <i>Form, density, identity and setting of existing settlement/ development</i> criterion.</p>				

PSH208, PSH207, PSH77, SH168 and PSH357 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Land here is at a relatively flat and low-lying at approximately 65 meters AOD. The majority of features here are large scale commercial and retail units, although there are some smaller scale features such as trees and residential houses. 	L
Natural character	<ul style="list-style-type: none"> The undeveloped land in PSH207 contains semi-natural features including long scrubby grassland which is present throughout much of the area. To north west of PSH207 are a number of local nature conservation designations, including Wanlip Nature Reserve (County District Site) and the River Soar (County District Site and Site of Nature Conservation Interest). Where present, hedgerows are often gappy, with mature trees often present. 	M
Historic landscape character	<ul style="list-style-type: none"> The Grade II* listed Church of St Michael is visible from some points of PSH207. There is an Archaeological Interest Site within the northern part of PSH207; PSH357 also slightly overlaps an Archaeological Interest Site. The northernmost parts of PSH207 and SH168 and the whole of PSH357 are within an Archaeological Alert Zone. Part of PSH357 is also defined in the HLC as being settlement within the Historic Settlement Core. 	M-H
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> Sites PSH77 and SH168 are currently under industrial use and are perceived as part of Thurmaston. Undeveloped Sites such as PSH208 and PSH357 provide and undeveloped setting to existing settlement. These areas also provide separation between the urban industrial buildings and warehouses and the Watermead Country Park and contribute to the sense of separation between Thurmaston and Birstall. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> The area, particularly that within PSH207 and PSH357 is visible from Watermead Country Park to the north-west/west. The Sites are often visible from the A607 which runs to the east. Glimpses of Birstall are visible from some points within PSH207. The views across the River Soar from PSH207 are characterised by wooded horizons. 	M
Access and recreation	<ul style="list-style-type: none"> PSH208, PSH357, and parts of PSH207 are within Watermead Country Park, these have a direct impact on the setting of the recreational resource. A Public Right Of Way runs within the north-western edge of PSH207, although there are many other informal recreational routes present throughout the area. The public footpath is also crosses diagonally through the PSH357 Site. 	M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The large scale nature of the warehouses and the trees following the River Soar limit views and create a sense of enclosure. The undeveloped parts of PSH207, PSH208 and PSH357 can feel removed from the adjacent development with a sense of tranquillity experienced along the waterside; however these areas are largely impacted by the surrounding urban areas and traffic noise busy A607 and railway line. Sites located directly adjacent to the A607 (PSH208, PSH207, PSH77) and to a lesser extent Melton Road (PSH207, SH168) are largely impacted by traffic noise. 	L-M

Representative photographs



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				
<p>Areas that are undeveloped, particularly those which are directly opposite or within Watermead Country Park (PSH208, PSH357 and parts of PSH207) have higher levels of sensitivity to residential development to those that already have development present (SH168, PSH77 and parts of PSH207). PSH208, PSH357 and the undeveloped parts of PSH207 have moderate 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 residential development:

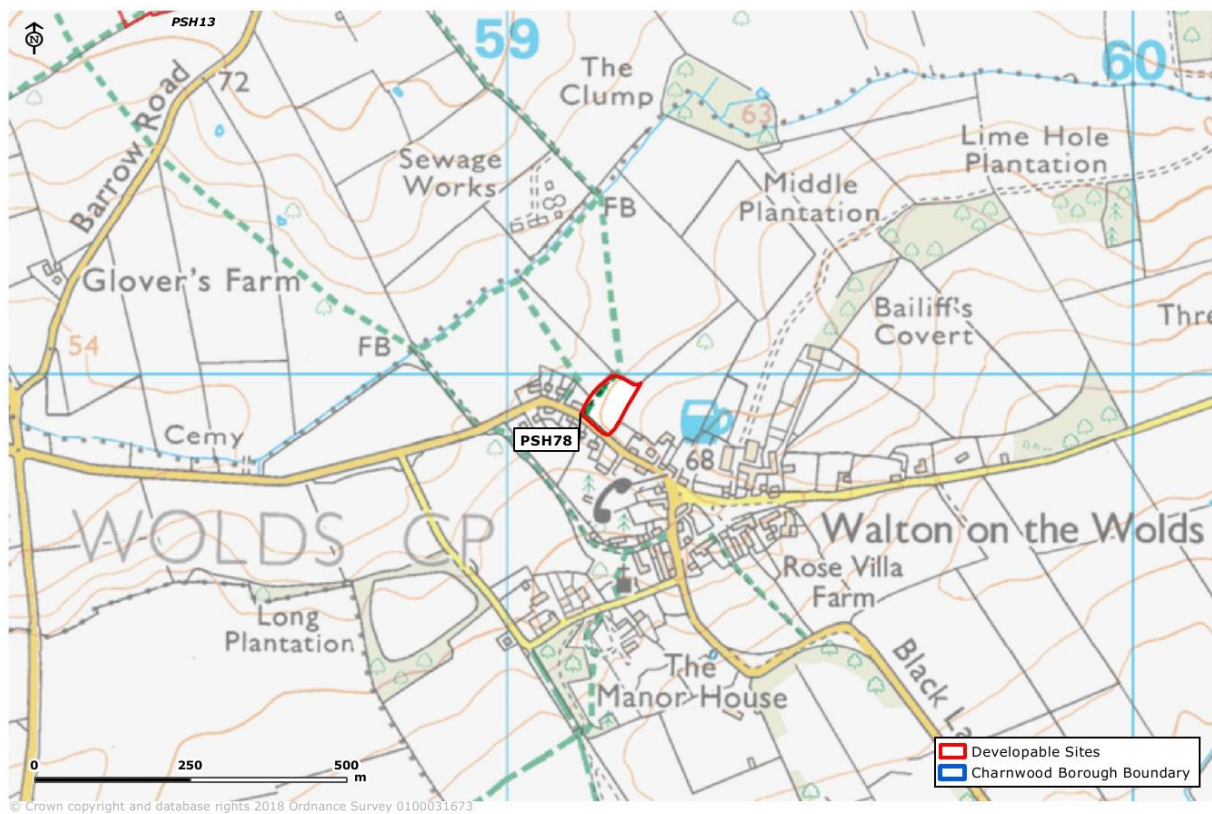
- Thick, high hedges with some mature trees which contribute to natural character.
- The setting that the undeveloped Sites provide to nearby heritage features including the Grade II* listed Church of St Michael and Barkby Conservation Area.
- The sense of separation between distinct settlements.
- The distinct rural character of the undeveloped Sites, despite their proximity to urban development.
- Valued recreational features including Watermead Country Park and public rights of way.
- Views across the River Soar which give the area a strong sense of place.

Opportunities for mitigation or landscape enhancement

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

- Respect the setting of recreational resources, including the popular destination of Watermead Country Park.
- Respect the setting of heritage features, including the Grade II* listed Church of St Michael and Barkby Conservation Area.
- Retain hedgerows, trees and other semi-natural habitats which contribute to the natural character of the area. Utilise mature vegetation to visually screen any new development and integrate it into the landscape.
- Development should remain close to the existing settlement edge and be in-keeping with the local form and style.
- Public rights of way should be retained where possible or re-routed, to preserve the recreational function of the landscape.
- Ensure any new development does not detract from key views and vistas, including those from within settlements.

Walton on the Wolds



Location and summary of landscape character

Walton on the Wolds is located within the Wolds Landscape Character Area 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.

PSH78 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Gently undulating land which rises up towards the east. The Site comprises a small-scale parcel of land, with human scale features including trees and hedgerows and equestrian structures. Elevation is between 65 metres and 70 metres AOD. 	L-M
Natural character	<ul style="list-style-type: none"> The Site is enclosed by thick hedgerows with frequent mature trees which contribute to the natural character of the landscape and provide an important habitat network. Land cover is rough grassland, which does not appear to be actively managed. There is some marginal grazing land. Caravans/horse boxes are present on the Site. There are no Priority Habitats within the Site. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The south western half of the Site is located within Walton on the Wolds Conservation Area (also an Archaeological Alert Site). The HLC indicates that the fields within this area are planned enclosures. 	M-H
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> The Site does not make a significant contribution to the sense of separation between Walton on the Wolds and neighbouring settlements. The Site is strongly associated with existing dwellings within Walton on the Wolds. Existing residences adjacent to the Site are generally of modern origin, often constructed of red brick. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> Views in and out of the Site are limited by the trees and hedgerows which form the Site boundaries. Skylines within the Site are undeveloped and marked by the trees and hedgerows which form the boundaries. There are glimpsed views of the rooftops of adjacent dwellings on the skyline. This area is not particularly visually prominent in the wider landscape. 	L-M
Access and recreation	<ul style="list-style-type: none"> A public footpath forms the north western boundary of the Site, linking the village with the wider countryside. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The Site is undeveloped with a remaining rural character, although it is strongly associated with the adjacent development. The Site has an enclosed character resulting from the surrounding boundary vegetation which limits views in and out of the Site. 	M

Representative photographs



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 residential development:

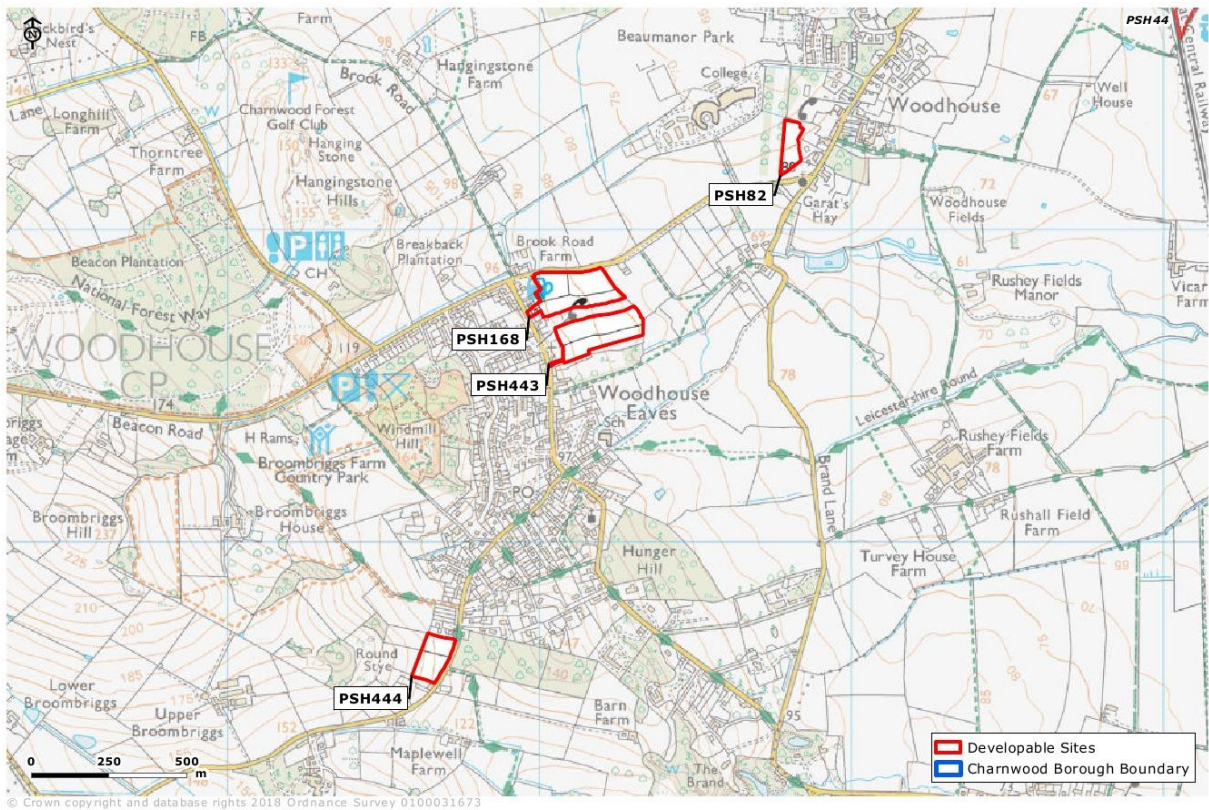
- Undeveloped skylines which are marked by the surrounding trees and hedgerows.
- The setting the landscape provides to the historic core of Walton on the Wolds, designated as a Conservation Area.
- Trees and hedgerows surrounding field boundaries which form important habitat networks.

Opportunities for mitigation or landscape enhancement

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

- Retain hedgerows and woodlands to preserve the structure of the landscape, to help screen development and to provide habitat networks.
- Protect the setting of heritage features including Walton on the Wolds Conservation Area and surrounding listed buildings.
- Avoid development on higher ground where it would be visually prominent.

Woodhouse and Woodhouse Eaves



Location and summary of landscape character

The settlements of Woodhouse and Woodhouse Eaves are located to the south of Loughborough; both are contained within the Charnwood Forest LCA as defined in the *Borough of Charnwood Landscape Character Assessment* (2012). *Key characteristics* identified within this LCA include its land use complexity, which encompasses a mosaic of extensive woodland areas, pasture and exposed acid grasslands on hilltops. This upland area is distinctive on the wider landscape with Beacon Hill being the highest point in Charnwood, providing panoramic views.

PSH444 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Land slopes up towards Round Stye, located to the west of the Site. Elevation is between 130 metres and 140 metres AOD. The field pattern is small-scale and the landscape contains many human scale features in the form of hedgerows, trees and adjacent houses in Woodhouse Eaves. 	M
Natural character	<ul style="list-style-type: none"> The fields which comprise this area are currently grassland, grazed by sheep. The fields are enclosed by hedgerows which contain mature trees. There are also several mature in-field trees which contribute to natural character. 	L-M
Historic landscape character	<ul style="list-style-type: none"> This area does not contain any known heritage features and does not make a significant contribution to the landscape setting of any nearby heritage features. The HLC identifies the fields within the Site as <i>Planned Enclosure</i>. 	L
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The Site forms part of the undeveloped setting to the south of existing dwellings in Woodhouse Eaves. The majority of the existing settlement is located on lower ground; development on the more elevated parts of this Site may appear to be out of keeping with the existing settlement form. The Site does not make a strong contribution to the sense of separation between settlements. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> The Site is overlooked from higher ground on Round Stye. From the higher parts of the area, there are views of the roofscape of the existing settlement. Telegraph poles and overhead wires are visible on the skyline. Mature trees within the hedgerows and within the wider landscape are also visible on the skyline. 	M
Access and recreation	<ul style="list-style-type: none"> There is no public access to the area, although the Leicestershire Round trail is adjacent to the east. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> This is a pastoral and peaceful landscape, with a traditional rural character. The Site is undeveloped, although it is influenced by the adjacent settlement. The Site is contained within the distinctive Charnwood Forest landscape. 	M-H

Representative photographs



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.				

PSH168 and PSH443 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Gently sloping up towards Woodhouse Eaves in the west. Elevation ranges from approximately 85 metres AOD to 95 metres AOD. The small-scale strip fields are enclosed by hedgerows with many trees which give a human-scale to the landscape. 	M
Natural character	<ul style="list-style-type: none"> PSH443 contains an area of lowland meadow Priority Habitat. Two Sites of Nature Conservation Interest are located within the Sites. The Sites comprises pasture fields which area enclosed by thick hedgerows with many mature trees. 	M
Historic landscape character	<ul style="list-style-type: none"> The HLC identifies these fields as <i>Piecemeal Enclosures</i>. There are likely to be medieval or post-medieval strip fields. These areas make a direct contribution to the landscape setting of Woodhouse Eaves Conservation Area which is adjacent to the west. 	M-H
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> These Sites make a contribution to the sense of separation between the distinct settlements of Woodhouse and Woodhouse Eaves. The historic core of Woodhouse Eaves is adjacent to the west of the Sites, with houses constructed in a variety of vernacular styles. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> Skylines are undeveloped, and marked by the mature trees along the field boundaries. There are localised views to existing adjacent development in Woodhouse Eaves. This area is not visually prominent within the wider landscape. The wooded skylines of Windmill Hill (part of Broombriggs Farm Country Park) are prominent in views to the west. From Woodhouse Eaves, there are long views to the east. 	M-H
Access and recreation	<ul style="list-style-type: none"> These areas are not publically accessible, although they are visible from nearby public rights of way. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> The Sites have a strong rural character despite the close proximity of existing settlement. Traffic on the adjacent road to the north can temporarily detract from this quality. The Sites are contained within the distinctive Charnwood Forest landscape. 	M-H

Representative photographs



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 Sites.					

PSH82 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> Slightly sloping ground on the south-western edge of Woodhouse. Elevation ranges between 70 metres and 80 metres AOD, with higher ground in the south of the area. The Site comprises a small-scale enclosure on the edge of Woodhouse. Hedgerows and trees contribute to the small scale of the landscape. 	M
Natural character	<ul style="list-style-type: none"> The current land use is pasture and the boundaries of the Site are defined by hedgerows and mature trees. The trees on the western side of the Site form part of an avenue on the approach to Beaumanor Hall. 	L-M
Historic landscape character	<ul style="list-style-type: none"> The Site contributes to the landscape setting of Woodhouse Forest Road Conservation Area which is adjacent to the east. The Grade II* listed Church of St Mary in the Elms is adjacent to the south of the Site. The Site forms part of the wider setting to the Grade II* listed Beaumanor Hall. There is a localised estate character within the landscape including the prominent avenue of trees to the west. 	M-H
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> Existing settlement in Woodhouse Eaves comprises low density, large, two-storey dwellings constructed in a variety of vernacular styles. The Site forms a minor part of the sense of separation between Woodhouse and Woodhouse Eaves, although development here would not dilute the distinct identities of the separate settlements. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> Skylines are undeveloped and are marked by the mature woodland along the field boundaries. The Site is not visually prominent within the wider landscape. Views from within the site are mostly screened by the surrounding vegetation. 	M
Access and recreation	<ul style="list-style-type: none"> There is no public access to this area. St. Marys in the Elms Church, Forest Road Local Green Space is located to the south of the Site. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> Although it retains many rural qualities, the Site is closely associated with the existing settlement. The trees and woodland create a sense of enclosure and limit views into and out of the Site. The Site is contained within the distinctive Charnwood Forest landscape. 	M

Representative photographs



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 residential development:

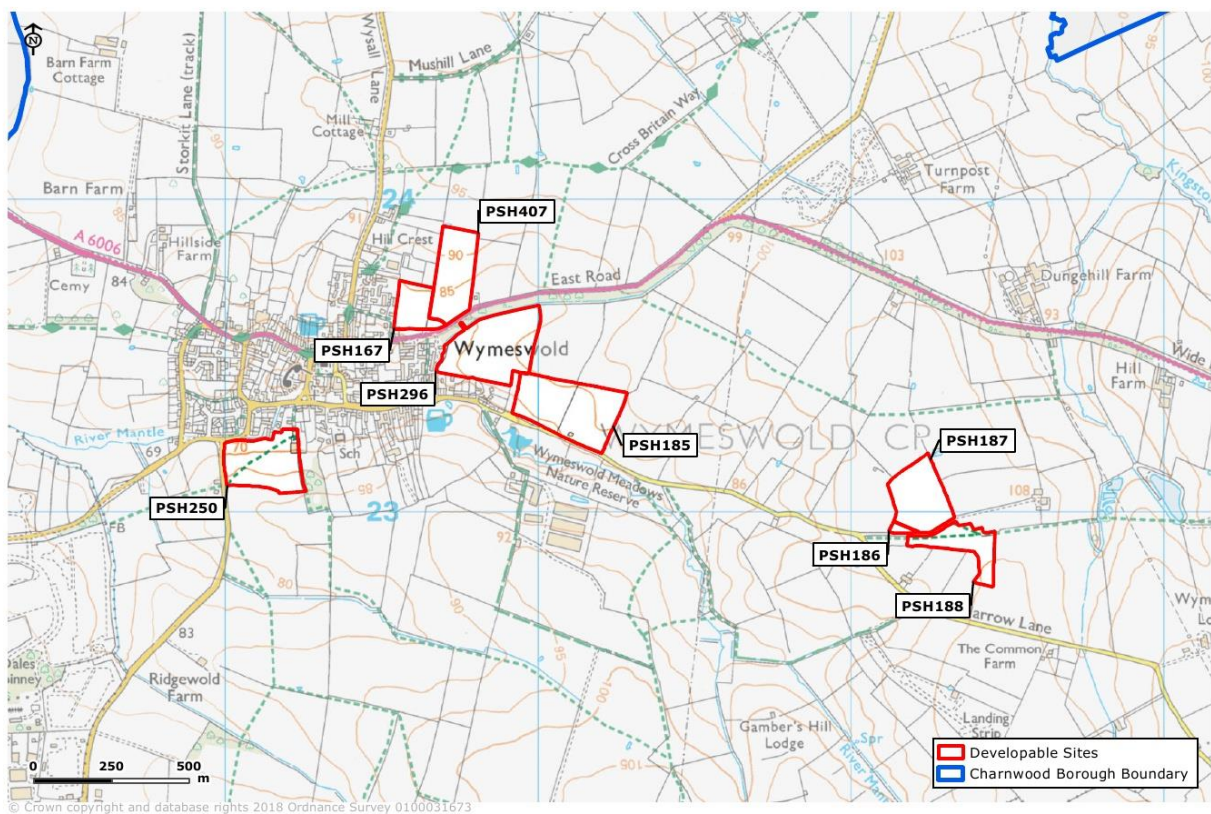
- Rural perceptual qualities of the landscape and villages which remain despite proximity to development.
- Naturalistic features including trees, hedgerows and lowland meadow habitat.
- The setting the landscape provides to heritage features including Beaumanor Hall and Conservation Areas.

Opportunities for mitigation or landscape enhancement

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

- Retain boundary hedgerows and trees to screen and integrate development into the landscape.
- Respect the setting of valued heritage features including Beaumanor Hall and Conservation Areas.
- Ensure that the sense of separation between the distinct settlements of Woodhouse and Woodhouse Eaves is retained.
- Retain the perceptual qualities of the landscape. Ensure the villages retain their rural character and any new development does not introduce an urban character.
- Form, design and vernacular of any new dwellings are in-keeping with those of the existing settlements.

Wymeswold



Location and summary of landscape character

Summary of landscape character

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.

PSH167, PSH185, PSH296 and PSH407 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The land falls along the carriageway of Narrow Lane towards Wymeswold, where the village lies in a topographical bowl beside the shallow valley of the River Mantle. With the exception of PSH296, the Sites largely comprise medium scale, geometric fields. 	L-M
Natural character	<ul style="list-style-type: none"> Pastures bound by hedgerows provide a valued naturalistic quality. Wide grass verges run parallel to the carriageways of Narrow Lane and the A6006. PSH185 lies within close proximity to Wymeswold Meadows Nature Reserve, comprised of a grassland plant community accessed via Narrow Lane. PSH296 incorporates a small area of deciduous woodland identified within the Priority Habitat Inventory. 	M
Historic landscape character	<ul style="list-style-type: none"> PSH185, PSH167 and PSH296 adjoin the boundary of the Wymeswold Conservation Area and form part of the landscape setting to the historic core of the village. Both PSH407 and PSH185 contain land defined as Archaeological Interest Sites. The HLC indicates that the Site is strongly influenced by the wider agricultural setting, lying within land use defined as <i>Planned Enclosure</i> and <i>Piecemeal Enclosure</i>. 	M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> Wymeswold consists of a grid pattern of two roads running east-west, with a footpath running north-south directly south of Sites PSH167 and PSH407. Settlement radiates out from the top of the Wolds at Six Hills, where Wymeswold forms a nucleated settlement with additional isolated farmsteads at the fringes of the village. PSH296 plays a limited contribution to settlement character as it is not prominent in views. Residential properties on Wysall Lane are perceptible in views from PSH167. A dwelling centred on the A6006 also lies at the eastern extent of PSH407. PSH167, PSH407 and PSH296 lie on the corridor of the A6006, connecting the motorway network to the west with the A46 in the east. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> Vegetation bordering both the A6006 and Narrow Lane result in a lack of visual permeability towards the Sites, limited to field gates. Views looking north from Narrow Lane are limited by the sloping landform and boundary hedgerow which forms the horizon. Telegraph poles also punctuate the horizon at this location. The blades of a single wind turbine lying approximately 1.0 km east of PSH185 are visible from the corridor of Narrow Lane. 	L-M
Access and recreation	<ul style="list-style-type: none"> The Sites are not publically accessible. 	L
Perceptual and experiential qualities	<ul style="list-style-type: none"> Human influence and the transport corridor of A6006 considerably reduce perceived tranquillity at PSH167 and PSH407. Buildings within PSH185 contribute human influence parallel to Narrow Lane. Development would form a perceived incremental extension of the Wymeswold settlement boundary to the north and east. 	L-M

Representative photographs



Overall assessment of landscape sensitivity to development scenarios

Development scenario	Sensitivity			
2-3 storey residential housing			M	
Notes on any variations in landscape sensitivity				
<p>As Wymeswold lies in a topographical bowl, PSH167 has a lesser low-moderate landscape sensitivity to residential development of when compared to the other sites, which are on higher ground forming the rising slopes.</p>				

PSH186, PSH187 and PSH188 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The Sites lie on the wider valley sides dividing the River Mantle from the tributary of Kingston Brook. Elevation is approximately 105 metres AOD. A gently rolling landscape of agricultural pastures characterises the Sites, located adjacent an isolated farmstead. The combination of the small scale field pattern and vegetation forming field boundaries results in a small scale, intimate landscape. 	M
Natural character	<ul style="list-style-type: none"> The pastoral land use which defines the Sites is underlain by clay and loam forming the Jurassic Hills. The boundaries of PSH188 are defined by mature hedgerows and timber post and rail fencing, of variable condition. Fragmented sections of timber fencing also cross the Site. The Site does not contain any land within the Priority Habitat Inventory. 	L-M
Historic landscape character	<ul style="list-style-type: none"> A large proportion of PSH187 lies within land defined as an Archaeological Interest Site. The HLC indicates that the Site is strongly influenced by the wider agricultural setting, defined as <i>Re-organised Piecemeal Enclosure</i>. 	L-M
Form, density, identity and setting of existing settlement/development	<ul style="list-style-type: none"> The Sites are disconnected from the existing village edge of Wymeswold. PSH186 and PSH187 lie immediately north of an unnamed track accessed via Narrow Lane. Extending development along Narrow Lane would be out of keeping with the nucleated settlement pattern of Wymeswold. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> A single wind turbine lying within the field bordering PSH187 to the east forms a dominant visual landmark within the immediate setting. The structure protrudes above hedgerows forming the boundary of this Site. Due to the extent of vegetation bordering the unnamed track, visual permeability towards PSH186 and PSH187 is generally limited. Telegraph poles cross the eastern portion of PSH188, forming visual detractors. 	L-M
Access and recreation	<ul style="list-style-type: none"> A public footpath runs broadly east to west through PSH188, with a short section connecting to the terminus of the unnamed track. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The Sites are disconnected from the settlement edge to the east and would be visible in the wider landscape due to localised high ground. The Sites have a relatively high perceived degree of tranquillity, remoteness and seclusion. 	M-H

Representative photographs



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 Sites.				

PSH250 Landscape sensitivity assessment

Criteria	Description	Rating
Physical character (including topography and scale)	<ul style="list-style-type: none"> The Site comprises sloping topography, falling from approximately 84 m AOD at its south eastern extent to 67 m at its northernmost corner. Occupying a prominent slope to the south of the village, the Site rises above the settlement forming a valued backdrop. The village of Wymeswold sits in a depression within the gently rolling landscape of the Leicestershire Wolds. 	M
Natural character	<ul style="list-style-type: none"> The Site comprises arable land at the edge of the village. A well maintained hedge with scattered hedgerow trees and grass verge forms the Site's boundary with Burton Lane. The Site does not Priority Habitat Inventory vegetation. 	L-M
Historic landscape character	<ul style="list-style-type: none"> An Archaeological Interest Site borders the Site to the south. The HLC indicates that the Site is strongly influenced by the wider agricultural setting, lying within land use defined as <i>Re-organised Piecemeal Enclosure</i>. 	L-M
Form, density, identity and setting of existing settlement/ development	<ul style="list-style-type: none"> The sloping landform of the Site aids in visually containing the settlement of Wymeswold within a topographical bowl. The nucleated settlement pattern of Wymeswold is evident in northerly views from the Site. Development of the Site would appear discordant with the existing settlement pattern, and may adversely affect the existing village edge. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> The southern portion of the Site offers the availability of an elevated vantage point, affording long views across the settlement of Wymeswold and rural setting beyond. The well wooded nature of the wider landscape is evident, forming a vegetated backdrop in views looking north east. Views to the south are limited by the presence of the localised ridgeline separating Wymeswold from Burton on the Wolds. Hedgerows on the Site boundary often form a backdrop in views. There is a high degree of intervisibility between Wymeswold and the rising slopes of the Site, forming a backdrop in views looking south. The tower of the Church of St. Mary (Grade I listed) forms a visual landmark and is visible protruding above the surrounding built form. 	M
Access and recreation	<ul style="list-style-type: none"> A public footpath forms the eastern boundary of the Site, connecting the wider landscape of the Leicestershire Wolds with the settlement of Wymeswold. A further public footpath offers recreational opportunities and crosses the Site itself broadly north east to south west. Adjacent to the Site is a Local Green Space, on the opposite side of Burton Lane. The Site lies opposite a community orchard and children's playground on Burton Lane, providing indicators of value within the wider village setting. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> Development of PSH250 would form an extension of the settlement to the south on rising landform which currently visually contains it. 	M

Representative photographs



Overall assessment of landscape sensitivity to development scenarios

Development scenario	Sensitivity			
2-3 storey residential housing			M	
Notes on any variations in landscape sensitivity				
The higher ground to the south of the Site has a moderate-high landscape sensitivity to residential development.				

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 residential development:

- Nucleated settlement pattern, nestled with the large scale rolling landscape of the Wolds
- Availability of extensive views from the settlement edges.
- Strong network of hedgerow field boundary treatments.

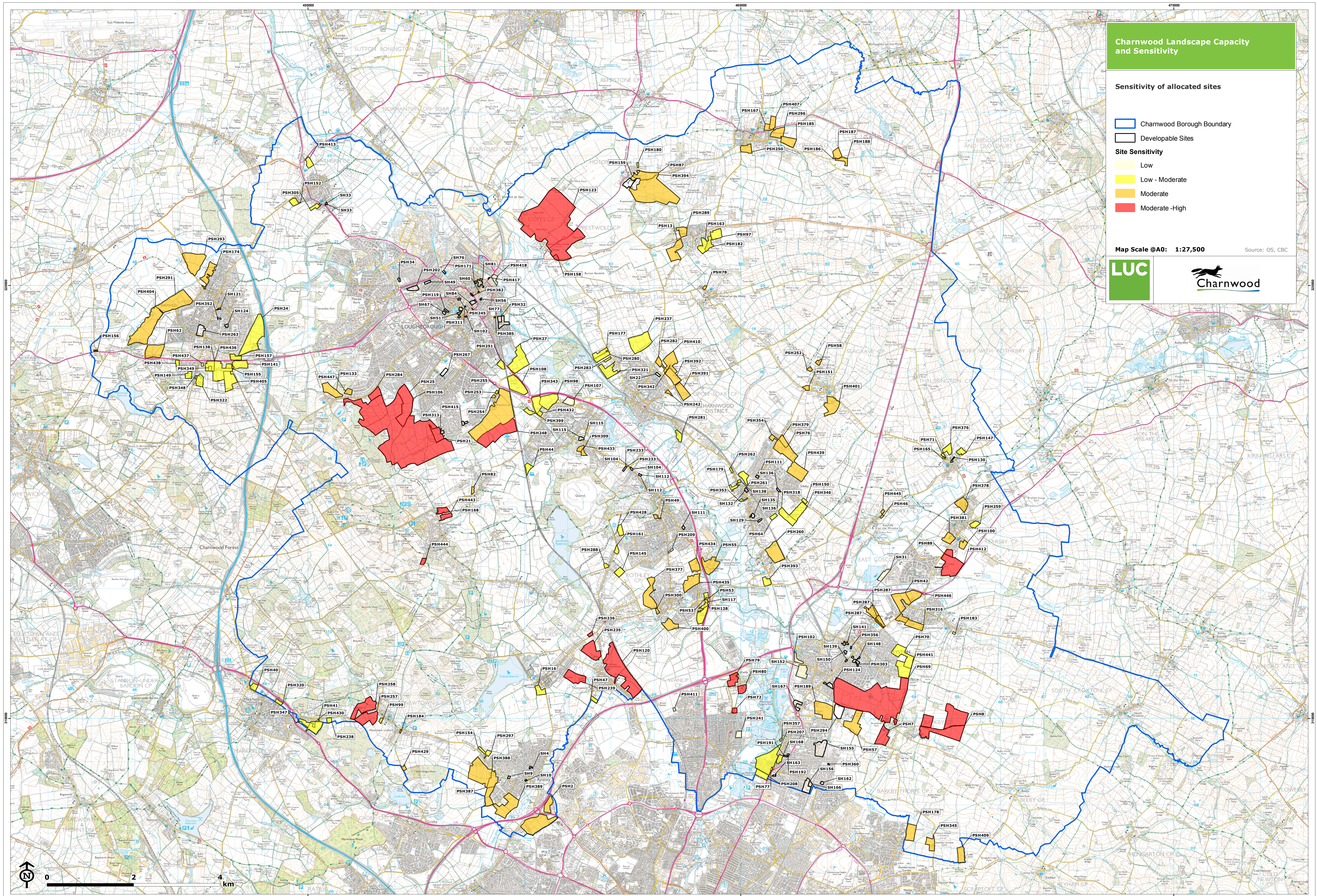
Opportunities for mitigation or landscape enhancement

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

- Retain and supplement planting parallel road corridors to enhance the vegetated context.
- Avoid placement of residential development on the rising valley sides in order to enhance the unique topography of Wymeswold.
- Reinforce the existing nucleated settlement pattern through careful design and integration of the settlement edge.
- Conserve the availability of long distance views at the settlement edges as a consequence of the topographical bowl landform.
- Enhance tree coverage through the supplementation of hedges with hedgerow trees.
- Increase vegetation at the settlement edges in order to provide shelter and assimilate developments into the rolling landform.

Appendix 2

Overall landscape sensitivity scores for SHLAA sites



Charnwood Landscape Capacity and Sensitivity

- Sensitivity of allocated sites**
- Charnwood Borough Boundary
 - Developable Sites
- Site Sensitivity**
- Low
 - Low - Moderate
 - Moderate
 - Moderate - High
- Map Scale @A0: 1:27,500** Source: OS, CBC

