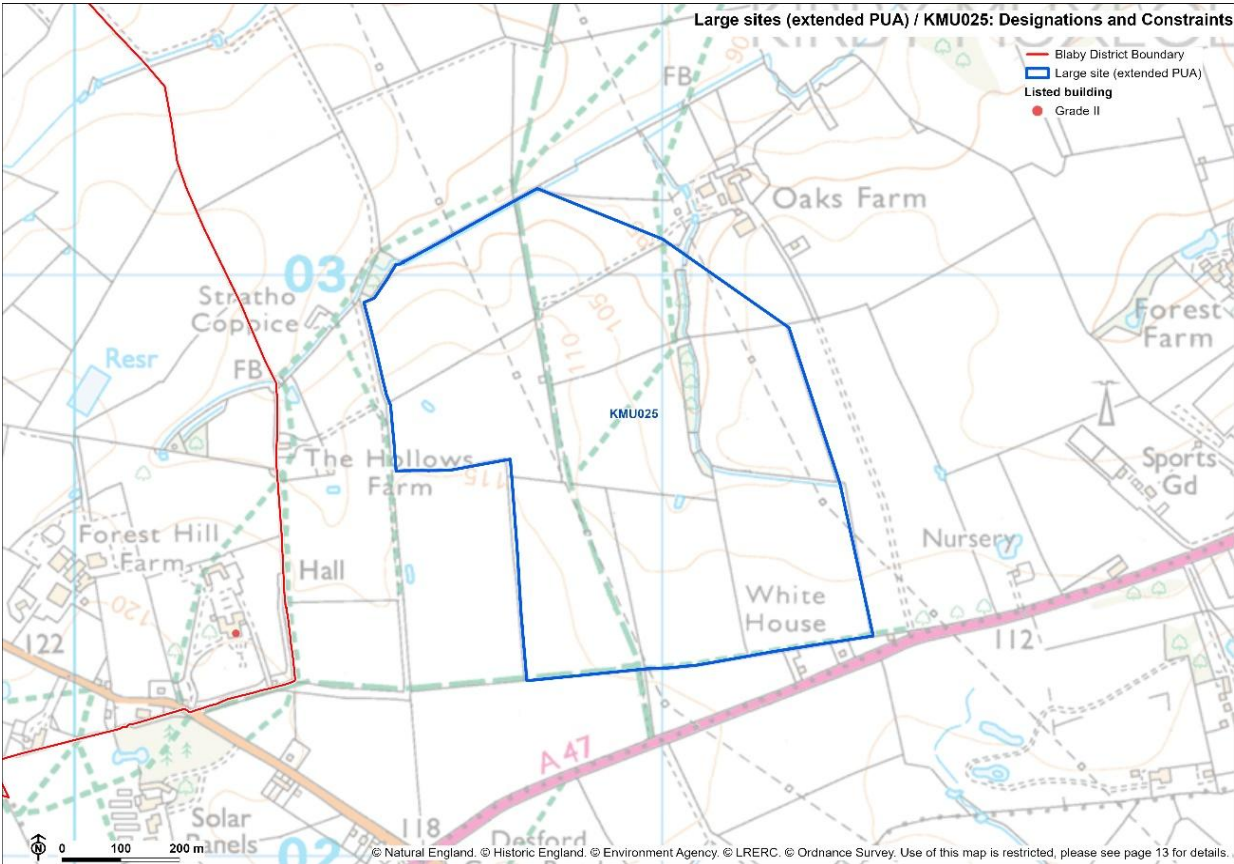


Figure A.18: Location plan: KMU025



KMU026 Bloods Hill (large site), Kirby Muxloe

Location

A.376 The parcel occupies arable fields and semi-improved grassland abutting the eastern edge of Kirby Fields and lies north of Leicester Forest East. The eastern edge is defined by M1, and the southern edge is defined by the railway route between Leicester and Desford. A narrow section of the parcel crosses footbridge bridge and briefly extends into the Leicester Forest East suburb.

Landscape character

A.377 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.378 1.3 At the local level, the parcel lies within LCA 12 Rothley Brook Fringe **[See reference 2]** and is typical of the characteristics of the LCA. LCA 12 borders Kirby Muxloe and Glenfield. The parcel comprises a small proportion of LCA 12's overall area on the southern side.

A.379 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Rothley Brook Fringe LCA are Low-moderate for 2-3 storey residential housing or transport infrastructure.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.380 The landform is gently rolling, ranging from 95m to 100m AOD. The highest points occur in the west of the site. The elevation gradually increases to the west toward the eastern edge of Kirby Fields.

A.381 The parcel comprises large-scale, regular and rectilinear arable fields bounded by mature hedgerows and hedgerow trees. It also comprises an area of semi-improved grassland with a small pond. The gentle landform and large-scale field pattern indicate lower sensitivity to residential development. However, the presence of mature hedgerows, hedgerow trees, and trees lining the settlement edge and M1 creates a more enclosed and intimate landscape character, increasing sensitivity.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Natural Character

A.382 The land is intensively farmed, primarily for arable agriculture. There is a strong, continuous network of dense and overgrown hedgerows. Tree cover is sparse and comprises mature trees along the transport corridors, hedgerow trees lining the field boundaries, and a couple of in-field trees. To the south, there is a narrow field of semi-improved grassland containing a small pond near the settlement edge, supporting grassland, wildflowers, scrub, and trees, with strong naturalistic qualities that are vulnerable to loss from development.

A.383 There are no designated semi-natural habitats in the parcel.

- The sensitivity rating for this criterion is Moderate for residential development.

Historic landscape character

A.384 The historic field pattern has remained largely intact except some field amalgamation.

A.385 The Kirby Fields Conservation Area located adjacent to the west of the parcel and the Kirby Muxloe Castle (Scheduled Monument and Grade 1 Listed Building) to the north-west of the parcel substantially adds to the historic character of the landscape.

- The sensitivity rating for this criterion is High for residential development.

Form, density and setting of existing settlement

A.386 Existing development within the parcel is limited to two low-voltage overhead power lines. The M1 motorway and the Leicester to Burton on Trent railway line form the eastern and southern boundaries of the site respectively.

Appendix A Assessment of sites

A.387 The parcel provides a rural backdrop to the Kirby Fields Conservation Area (located to the west of the parcel).

A.388 New residential development would likely introduce a settlement of a different form that will be discordant with Kirby Fields Conservation Area, an area characterised by detached houses served by a network of private roads that are unified by mature and attractive landscaping.

- The sensitivity rating for this criterion is Moderate-high for residential development.

Access and recreation

A.389 A public footpath traverses the western boundary, linking the parcel to the village of Kirby Muxloe. The PRoW continues southward, traversing a footbridge and underpass to establish a connection with the suburban village of Leicester Forest East. As it extends into Leicester Forest East, the path runs parallel to the railway line. Eventually, the PRoW loops around the southeastern edge of the parcel, linking to commercial uses on Ratby Lane through an underpass beneath the M1 motorway. The railway route between Leicester and Desford crosses the parcel along its southern boundary.

A.390 There is no official public green space within the parcel. The narrow field of semi-improved grassland in the south is informally used for recreational access, as evidenced by informal footpaths though these are not designated PRoWs.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Views and visual character including skylines

A.391 There are limited views into the site from the existing public footpath. Views from the M1 are screened by mature hedgerow trees.

A.392 The overgrown and mature hedgerows, along with mature hedgerow trees and a gently undulating landform, result in relatively enclosed and short-distance views from within the parcel to adjacent landscapes.

Appendix A Assessment of sites

A.393 The skylines comprise a wooded backdrop and distinct landform of Charnwood Forest, and hedgerows with hedgerow trees. Overhead lines are also a prominent skyline feature. The parcel's relatively undeveloped skyline serves as a setting for the neighbouring Kirby Fields Conservation Area.

- The sensitivity rating for this criterion is Moderate for residential development.

Perceptual and experiential qualities

A.394 The landscape is rural due to its predominant arable land cover, although the M1 and the railway line are likely to reduce tranquillity (noise). The parcel's location between Kirby Muxloe to the west and Leicester Forest East to the south gives it a peri-urban character. However, mature vegetation along the settlement edges restricts views towards the development. The overgrown and mature hedgerows and gently rolling topography contribute to a semi-enclosed landscape.

A.395 The area of narrow field of semi natural grassland to the south has a stronger naturalistic character than other areas of the parcel, containing grassland, wildflowers, scrub, pond and trees. This area of the parcel has a higher sensitivity to development and should be retained.

A.396 The pylon lines are intrusive modern features which detract from the rural perceptual qualities.

- The sensitivity rating for this criterion is Moderate for residential development.

Overall Landscape Sensitivity

A.397 The overall sensitivity of the landscape in this parcel to residential development is **Moderate-high**.

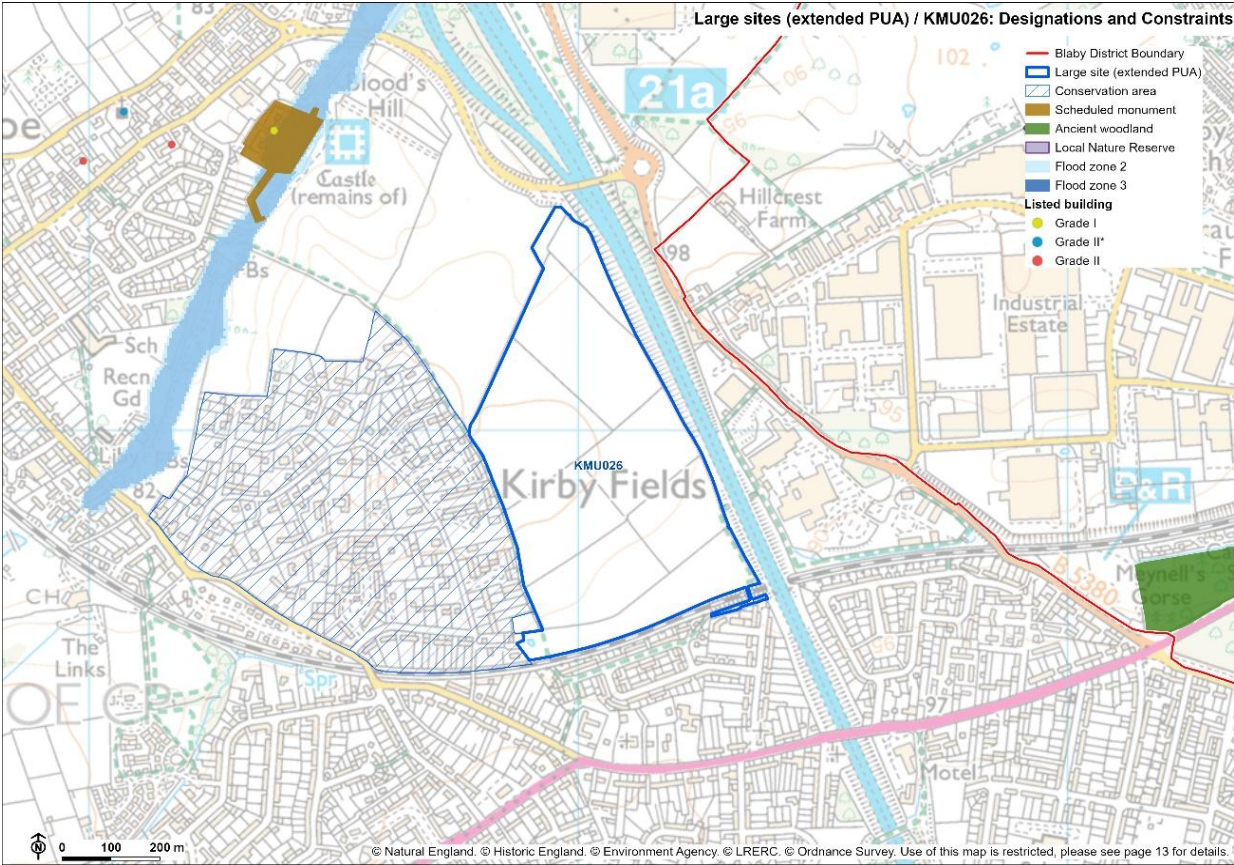
A.398 Factors which increase sensitivity include the rural, undeveloped background to the Kirby Conservation Area, Kirby Muxloe Castle, and the natural features that form the mature field boundaries and the semi-improved grassland to the south. The existing boundary vegetation containing the parcel to the west should be retained to soften the edges of any development on this parcel and avoid the introduction of a hard settlement edge into the landscape.

Appendix A Assessment of sites

A.399 Factors decreasing sensitivity include the gently rolling landform, dominant agricultural land use and relatively limited natural features, little time-depth and limited recreational activity. The overt human influence (in the form of pylon lines, the M1, and railway corridors) also indicates a lower sensitivity to development.

A.400 The public right of way should be retained or rerouted to enable people to access the wider landscape along with maintaining the existing interconnectivity between the settlements. The narrow field of semi-improved grassland to the south should be retained to preserve its strong naturalistic qualities, including grassland, wildflowers, scrub, and trees, which are vulnerable to loss from development.

Figure A.19: Location plan: KMU026



LFE019 Land at Kingstand Farm and LFE020 Land at Kingstand Golf Course and, Leicester Forest East

Location

A.401 The parcel occupies the grounds of the Kingstand Farm and the former Kingstand Golf Course to the southwest of Leicester Forest East. A47 Hinckley Road defines the northern edge of the parcel.

Landscape character

A.402 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.403 At the local level, the parcel lies within LCA 16 Thurlaston Rolling Farmland **[See reference 2]** and is typical of the characteristics of the LCA. LCA 16 borders Leicester Forest East to the north-east. The parcel comprises a small proportion of LCA16's overall area on the north-eastern side.

A.404 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Thurlaston Rolling Farmland LCA are Moderate for 2-3 storey residential housing or transport infrastructure.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.405 The landform is gently rolling, ranging from 110m to 155m AOD. The highest points occur in the west of the parcel. Elevation falls gently towards the south-east away from the settlement edge.

A.406 The status of land use in the parcel is unclear, it appears to comprise pony paddocks set within former golf course vegetation. The flat landform with frequent tree cover creates the perception of an enclosed and relatively small landscape.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Natural Character

A.407 The parcel comprises abandoned agricultural land and remnants of the former golf course vegetation, with some areas allowed to regenerate naturally. The parcel has a moderate wooded character, including a strong boundary of mature woodland, hedgerows with mature trees, shelter belts and copses. Four medium-sized ponds occupy the eastern and western corners of the site, while a drainage ditch leading to two smaller ponds delineates the south-western boundary.

A.408 There are no designated semi-natural habitats in the parcel.

- The sensitivity rating for this criterion is Low for residential development.

Historic landscape character

A.409 The historic field pattern has remained largely intact with the exception of some field amalgamation. The field structure is the main feature important to the historic character of the site and contributes to the time depth. There are no scheduled monuments or other historic features within the parcel. There is a nearby scheduled monument known as Rabbit warren 180m north east of The Lawn, Lubbesthorpe within close proximity to the south east of the site, but has no influence on the site itself.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Form, density and setting of existing settlement

A.410 There is limited existing development in parcel LFE019, which comprises a former golf course building and a high-voltage overhead line that traverses from the south-east corner of the parcel to the north-west corner. Site LFE020 is a neglected area characterised by a cluster of dilapidated farm buildings, abandoned equipment,

Appendix A Assessment of sites

and a derelict residential dwelling. Associated with the house are remnants of a playground and other miscellaneous structures.

A.411 New residential development at New Lubbesthorpe at west of Beggars Lane defines the eastern boundary of the parcel. The parcel relates well to the existing settlement. Development within the parcel would not create a hard landscaped boundary assuming the retention of the existing field boundary vegetation.

- The sensitivity rating for this criterion is Low for residential development.

Access and recreation

A.412 There are no public access or public rights of way within the parcel.

- The sensitivity rating for this criterion is Low for residential development.

Views and visual character including skylines

A.413 Views from the A47 Hinckley Road are screened by dense hedgerow vegetation and mature trees.

A.414 The skyline is enclosed and comprises pylon lines, mature hedgerow trees, woodland, and shelter belts. The parcel is not visually prominent within the local landscape and does not contain any distinctive skyline features.

A.415 The parcel is enclosed and has a low degree of intervisibility with the surrounding landscapes, primarily due to its moderate woodland cover and relatively flat landform. Mature trees and vegetation lining the settlement edge and development also limit the intervisibility with the parcel.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Perceptual and experiential qualities

A.416 The parcel exhibits limited rural character, influenced by its past use as a golf course, as well as the presence of pony paddocks and abandoned structures, which contribute to its overall peri-urban character. The parcel has a vegetated and enclosed character.

A.417 The A47 Hinckley Road and pylon lines are intrusive modern features which detract from the rural perceptual qualities.

- The sensitivity rating for this criterion is Low for residential development.

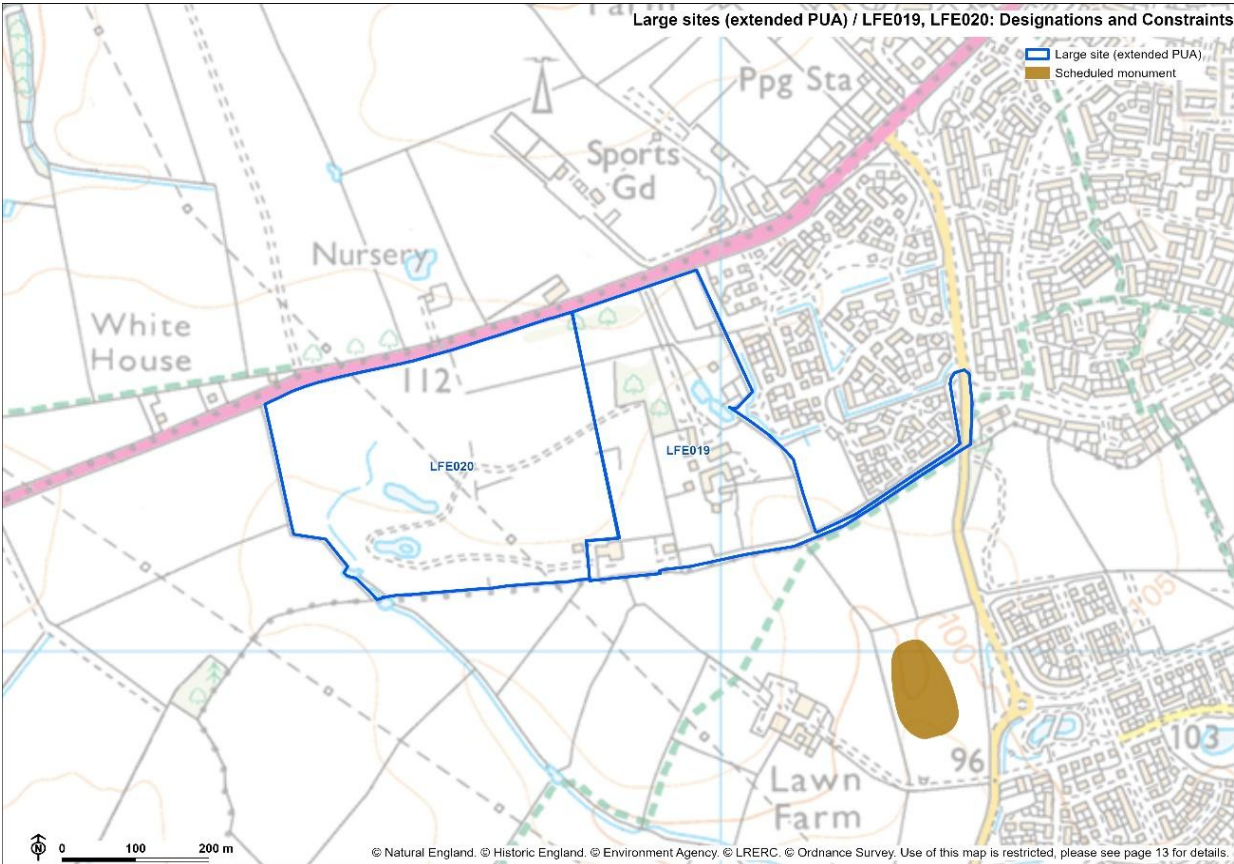
Overall Landscape Sensitivity

A.418 The overall sensitivity of the landscape in this parcel to residential development is **Low-moderate** to the increased visibility of this scale of structure in the gently undulating landscape and its potentially strong relationship with the existing settlement edge.

A.419 Factors that increase sensitivity include the historic field pattern and the natural features, including mature woodland, hedgerows, and ponds that enhance the natural setting. The existing boundary vegetation containing the parcel to the east should be retained to soften the edges of any development on this parcel and avoid the introduction of a hard settlement edge into the landscape.

A.420 Factors decreasing sensitivity include the gently rolling landform, mixed land use, limited recreational activity, and sense of enclosure from tall hedgerows/mature vegetation. The overt human influence (in the form of pylon lines and A47 Hinckley Road) also indicates a lower sensitivity to development.

Figure A.20: Location plan: LFE019 and LFE020



NAR016 Land South of Carlton Park, NAR022 Land South of Carlton Park / Enderby Golf Course and NAR002 Land at Ambulance Station adj to Rosings, Narborough

Location

A.421 The parcel occupies an ambulance station (NAR002), Carlton Park business park and Enderby Golf Course in Narborough. Carlton Park located in the centre of NAR022, comprises various office buildings, extensive areas of car parking, hard standing and access roads, and areas of semi natural vegetation. Enderby Golf Course and associated vegetation are within NAR022. There are access roads to Carlton Park business park but no buildings within NAR016. The parcels are defined by an internal road network to the north-east, strong lines of vegetation along King Edward Avenue and Forest Road to the south and adjoining residential development in the west.

Landscape character

A.422 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.423 At the local level, the parcel lies within LCA 10 Lubbethorpe Agricultural Parkland **[See reference 2]** and is typical of the characteristics of the LCA (as an urban extension and employment development site). LCA 10 encloses an area of parkland and agricultural fields between the settlements of Leicester Forest East, Braunstone, Enderby and Narborough.

A.424 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Lubbethorpe Agricultural Parkland LCA are Low-moderate for 2-3 storey residential housing or transport infrastructure, Moderate for small-scale commercial (B1/B2 use categories) and Moderate for Large scale commercial (warehousing – B8 use category).

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.425 The landform is gently rolling, ranging from 70m AOD to 90m AOD. The highest points occur in the west of the parcel. Elevation falls gently towards the M1 motorway and B4114 corridors in the east.

A.426 The parcel comprises buildings in NAR002 and NAR022, areas of semi-natural vegetation within NAR016 and NAR022 associated with the business park and golf course. To the south, the parcel is bounded by a thick belt of vegetation along King Edward Avenue along the residential edge. The parcel is bounded by thick belts of vegetation to the south-east and east screening the M1 motorway and B4114. The gentle landform and varied and dense vegetation cover creates the perception of an enclosed and relatively small-scale landscape.

- The sensitivity rating for this criterion is Moderate for residential development.
- The sensitivity rating for this criterion is Moderate for employment development.

Natural Character

A.427 With the exception of the office buildings and car parks at Carlton Park business park and golf course within NAR022 and ambulance station within NAR002, the parcels comprise a mixture of semi-natural habitats including grassland, woodland, scrub and a pond with marginal vegetation in NAR016. The parcels are bounded by dense hedgerow and mature hedgerow trees which have been left to grow out in areas. Vegetated boundaries are particularly strong within the south of NAR002, NAR022 and NAR016 along King Edward Avenue and Forest Road, and priority habitat inventory deciduous woodland is present along the south-western edge of NAR016. There is a candidate Local Wildlife Site in the east of the parcel called Narborough grassland and pond. The parcel has strong naturalistic qualities.

A.428 The land is part of a Network Expansion Zone, extending from an area of priority habitat inventory lowland fen and lowland meadow outside of the parcel east of the M1. **[See reference 3]**

- The sensitivity rating for this criterion is Moderate for residential development.
- The sensitivity rating for this criterion is Moderate- for employment development.

Historic landscape character

A.429 Traces of the historic field pattern is not visible within the parcel due to changes in land use, and there are no scheduled monuments within the parcel. The grade II former Carlton Hayes Chapel is in Carlton Park business park outside the western edge of the parcel. The chapel is set within wooded grounds with limited intervisibility with the parcel. The Narborough Conservation Area is adjacent to the parcel beyond King Edward Avenue, but has limited influence on the parcel itself.

- The sensitivity rating for this criterion is Low for residential development.
- The sensitivity rating for this criterion is Low for employment development.

Form, density and setting of existing settlement

A.430 There is no development within parcel NAR016. NAR002 contains several buildings associated with the ambulance station and a car park. NAR022 contains various office buildings, large areas of car parks and hardstanding and associated access roads.

A.431 Low density office buildings from Carlton Park business park define the centre and north-western boundary of the parcel. The settlement edge of Narborough defines the south-western boundary of NAR022 and south-eastern boundary of NAR016, and the parcel forms part of a Green Wedge. The parcels provide a gap between the southern edge of Carlton Park and the southern part of Narborough, and act as a buffer from the M1 motorway and B4114 corridors.

- The sensitivity rating for this criterion is Moderate-high for residential development.
- The sensitivity rating for this criterion is Moderate-high for employment development.

Access and recreation

A.432 There is one public footpath that passes through NAR022 and NAR016 connecting the parts of Enderby east of the M1 motorway through Enderby Golf Course with the historic centre of Narborough. A series of roads connecting Carlton Park with King Edward Avenue cross through the centre of the parcel into the business park. The lake and landscaped area to the east of the office buildings area have been designed for recreational use with a network of pathways crossing the parcel which are well used.

- The sensitivity rating for this criterion is Moderate for residential development.
- The sensitivity rating for this criterion is Moderate for employment development.

Views and visual character including skylines

A.433 Views within the parcels are often enclosed, filtered by blocks of semi-natural vegetation and creating a naturalistic visual character. Carlton Park's office buildings are also nested within this vegetation, and woodland and tree planting reduce their prominence in the parcel.

A.434 Occasionally, office buildings, a mast and streetlights are visible just through and above the hedge/treeline. However, for most of the parcel, views have undeveloped skylines which are enclosed by linear bands of trees and clusters of semi-natural vegetation.

- The sensitivity rating for this criterion is Low-moderate for residential development.
- The sensitivity rating for this criterion is Moderate for employment development.

Perceptual and experiential qualities

A.435 Despite proximity to existing development and settlement, the mosaic of semi natural habitats within the parcel, particularly those in the north-west, does result in

Appendix A Assessment of sites

some rural characteristics including a degree of tranquillity. The form of the vegetative cover contributes to an enclosed landscape.

A.436 Whilst there are some areas that feel naturalistic, due to the linear style of tree planting and closely maintained grass verges, the overall influence of a landscaped character predominates due to the presence of the golf course and Calton Park business park, and indicates an artificial influence.

A.437 Intervisibility with the road network and associated infrastructure and proximity to the M1 corridor are intrusive modern features which detract from the rural perceptual qualities.

- The sensitivity rating for this criterion is Moderate for residential development.
- The sensitivity rating for this criterion is Moderate for employment development.

Overall Landscape Sensitivity

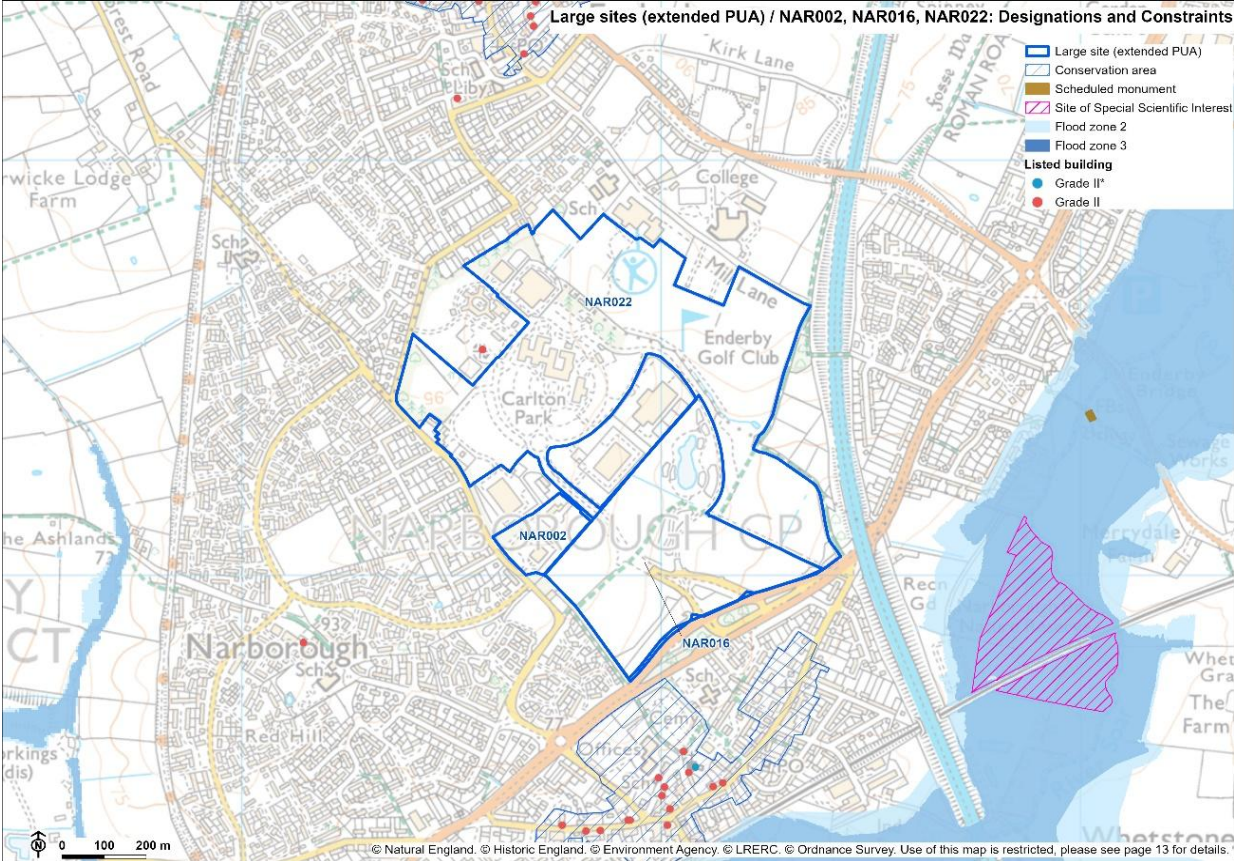
A.438 The overall sensitivity of the landscape in this parcel to residential and employment development is **Moderate** due to the increased visibility of this scale of structure in the gently undulating landscape and its potentially poor relationship with the existing settlement edge.

A.439 Factors which increase sensitivity include the naturalistic qualities of the semi-natural vegetation, recreational use, sense of enclosure from mature hedgerow and hedgerow trees, and smaller scale landscape pattern from variation between grassland, woodland, scrub and water.

A.440 Factors which decrease sensitivity include the existing development within NAR002 and NAR022 and close proximity to modern development influences such as Carlton Park, M1 and internal road infrastructure within the parcel.

A.441 The public right of way should be retained or rerouted to enable people to access the wider landscape along with maintaining the existing interconnectivity between the settlements and PRow network.

Figure A.21: Location plan: NAR002, NAR016, NAR022



WHE031 Land South of Whetstone and WHE026 Land South of Abbott Way

Location

A.442 The parcel occupies arable fields to the south of Whetstone and terminating at Countesthorpe Road to the south. To the east and west, the edge of the parcel is defined by the Whetstone Brook and the M1 motorway corridor.

Landscape character

A.443 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales [See reference 1].

A.444 At the local level, the parcel lies within LCA 2 Blaby, Countesthorpe and Whetstone Fringe [See reference 2] and is typical of the characteristics of the LCA. LCA 2 covers the urban fringe/agricultural land between the settlements of Whetstone, Countesthorpe and Cosby.

A.445 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Blaby, Countesthorpe and Whetstone Fringe LCA are Low-moderate for 2-3 storey residential housing or transport infrastructure, Moderate for small-scale commercial (B1/B2 use categories) and Moderate-high for Large scale commercial (warehousing – B8 use category).

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.446 The landform is relatively flat, ranging from 72m AOD to 85m AOD. The highest points occur in the south-west of the parcel. Elevation falls gently towards the Whetstone Brook along the eastern edge.

A.447 The parcel comprises medium and large-scale irregular and mostly angular arable fields bounded by well-maintained continuous low hedgerow, which are partially fragmented, with occasional mature hedgerow trees. The gentle landform

and low hedgerows with limited tree cover create the perception of an open and relatively large-scale landscape.

- The sensitivity rating for this criterion is Low for residential development.
- The sensitivity rating for this criterion is Low-moderate for employment development.

Natural Character

A.448 The land use is intensively farmed with predominantly arable agriculture with some smaller pasture fields west of Crossways Farm. There is a strong continuous network of hedgerows that are well-maintained and cut low in some areas. There is sparse tree cover in the form of mature hedgerow trees along field boundaries. Boundaries of vegetation are denser along transport corridors, such as the M1 and Lutterworth Road, and along the Whetstone Brook on the eastern boundary. A small band of priority habitat inventory deciduous woodland is located on the eastern edge of the parcel along Lutterworth Road.

- The sensitivity rating for this criterion is Low-moderate for residential development.
- The sensitivity rating for this criterion is Low-moderate for employment development.

Historic landscape character

A.449 The historic field pattern has remained largely intact with the exception of some field amalgamation to the east. The field structure is the main feature important to the historic character of the parcel and contributes to the time depth. There are no scheduled monuments or other historic features within the parcel.

- The sensitivity rating for this criterion is Low-moderate for residential development.
- The sensitivity rating for this criterion is Low-moderate for employment development.

Form, density and setting of existing settlement

A.450 Development is limited to a farmstead and large agricultural buildings associated with Crossways Farm.

A.451 The settlement edge of Whetstone and the southern end of industrial units define the northern boundary of the parcel. The parcel plays a role in creating separation between nearby settlement, such as Cosby and Countesthorpe. New residential development within the parcel would extend the settlement edge of Whetstone to the north of Countesthorpe Road and partially reduce the settlement gap between neighbouring villages.

A.452 The settlement edge is nuclear, and recent extension to residential development in the south of Whetstone creates a relatively hard edge that is visible from Springwell Lane and Countesthorpe Road, although existing vegetation will grow to better integrate this over time.

- The sensitivity rating for this criterion is Low-moderate for residential development.
- The sensitivity rating for this criterion is Moderate for employment development.

Access and recreation

A.453 There are no public footpaths or public green space within the parcel.

- The sensitivity rating for this criterion is Low for residential development.
- The sensitivity rating for this criterion is Low for employment development.

Views and visual character including skylines

A.454 Hedgerows are often low-cut which combined with the gentle landform results in relatively open views and intervisibility with the surrounding landscape. Taller hedgerows and hedgerow trees, particularly along Springwell Lane, occasionally create a semi-enclosed visual character within the parcel.

Appendix A Assessment of sites

A.455 Short and medium-distance views are available towards vegetated skylines, such as the riparian vegetation along the Whetstone Brook in the east and the linear vegetation along the M1 corridor in the west. Recent development south of Whetstone is visually prominent on the northern skyline.

- The sensitivity rating for this criterion is Low-moderate for residential development.
- The sensitivity rating for this criterion is Moderate for employment development.

Perceptual and experiential qualities

A.456 The landscape is relatively rural due to the agricultural land cover, although it is also influenced by the relatively hard settlement edge from development south of Whetstone which creates a modern settled character. The low-cut hedgerows and relatively flat topography contribute to an open landscape.

A.457 The M1 corridor is audible from the parcel and detracts from the rural perceptual qualities.

- The sensitivity rating for this criterion is Low-moderate for residential development.
- The sensitivity rating for this criterion is Moderate for employment development.

Overall Landscape Sensitivity

A.458 The overall sensitivity of the landscape in this parcel to residential and development is **Low-moderate**, with the overall sensitivity of the landscape to employment development increasing to **Moderate** due to the increased visibility of this scale of structure in the gently undulating landscape and its potentially poor relationship with the existing settlement edge.

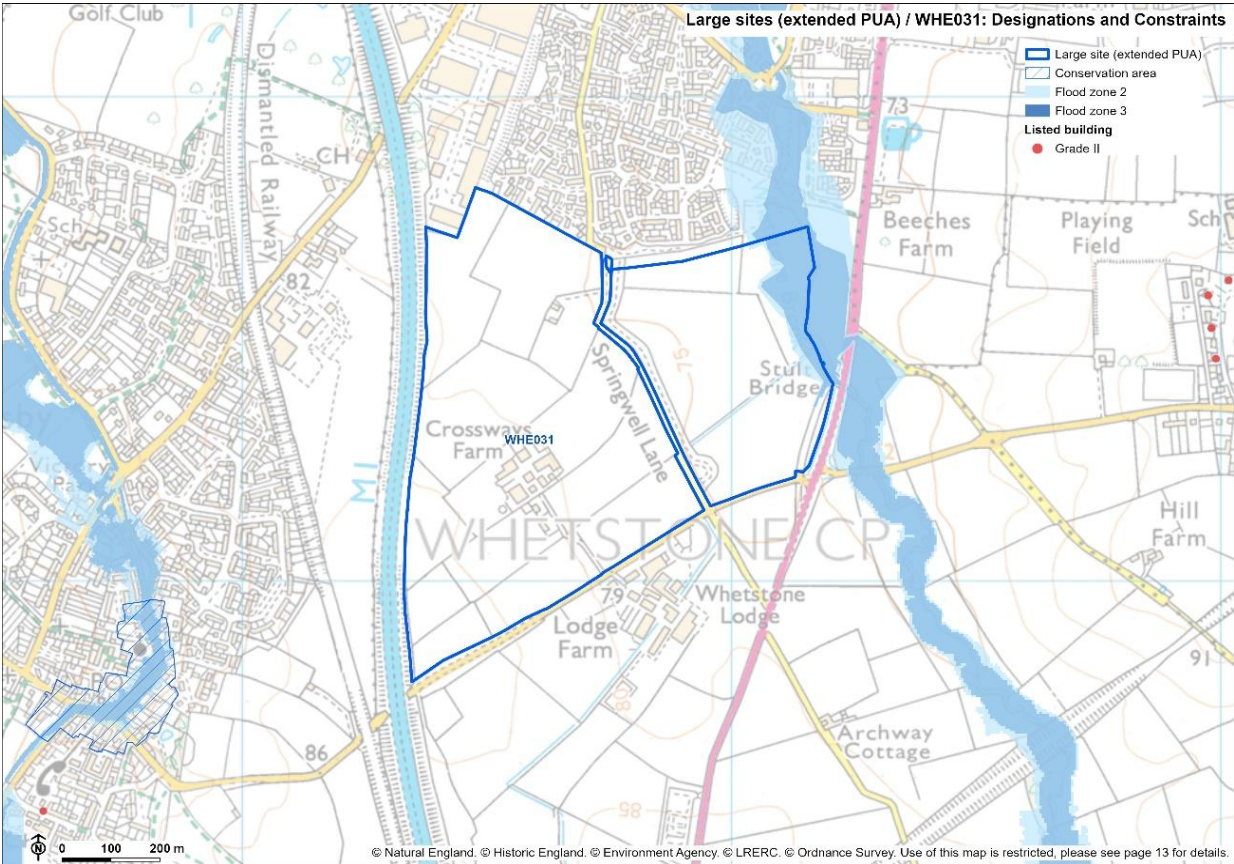
A.459 Factors which increase sensitivity include the openness and intervisibility of the parcel with surrounding areas, semi-enclosed character from taller hedgerow

Appendix A Assessment of sites

vegetation along Springwell Lane and Lutterworth Road and undeveloped skylines facing south.

A.460 Factors which decrease sensitivity include the gently undulating landform, dominant agricultural land use, relatively limited natural features and disruption site to rural character from intervisibility and visual prominence of modern residential development on the southern edge of Whetstone and proximity to the M1.

Figure A.22: Location plan: WHE031 and WHE026



WHE032 Land north of Warwick Road

Location

A.461 The parcel occupies one arable field to the west of Whetstone. The southern edge of the parcel is bounded by Warwick Road. Linear woodland along the disused railway line (Leicester to Rugby) contains the parcel to the west.

Landscape character

A.462 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.463 At the local level, the parcel lies within LCA 2 Blaby, Countesthorpe and Whetstone Fringe **[See reference 2]** and is typical of the characteristics of the LCA. LCA 2 includes the settlements of Blaby and Countesthorpe.

A.464 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Blaby, Countesthorpe and Whetstone Fringe LCA are Low-moderate for 2-3 storey residential housing or transport infrastructure.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.465 The landform is mostly flat at around 70m AOD.

A.466 The parcel comprises one angular arable field bounded by tall hedgerows with mature hedgerow trees and woodland. The arable field has been subdivided into paddocks bounded by post and wire fencing. The flat landform and mature hedgerows and woodland create the perception of an enclosed and small-scale landscape.

- The sensitivity rating for this criterion is Low for residential development.

Natural Character

A.467 The site is comprised of an arable field. There is a strong, continuous network of mature hedgerows with occasional mature hedgerow trees along the field boundaries to the east and south along Warwick Road. Woodland cover is limited to mature trees lining the west of the site, which is a candidate Local Wildlife Site called Whetstone, Dismantled Railway and Whetstone Brook.

A.468 No priority habitats or local wildlife sites were identified within the site. However, the parcel is part of a Lowlands Meadow: Network Expansion Zone [See reference 3], extending from the Narborough Bog Nature Reserve.

- The sensitivity rating for this criterion is Low for residential development.

Historic landscape character

A.469 The field pattern has been modified by the now disused Great Central Railway that bounds the western edge. There are no scheduled monuments or other historic features within the parcel and the parcel does not contribute to the setting of any known historic assets.

- The sensitivity rating for this criterion is Low for residential development.

Form, density and setting of existing settlement

A.470 Development is limited to a large wooden structure associated with the paddock within the parcel, which contributes to a somewhat rural backdrop to the settlement edge.

A.471 The settlement edge of Whetstone defines the southern and eastern boundary of the parcel, although abutting green space to the east comprises playing fields. The settlement edge is exposed and adjoins the playing fields. This creates intervisibility between the settlement and the parcel, and new residential development would not be discordant, keeping with the existing surrounding land uses, and would remain enclosed from the wider landscape by the mature woodland on the disused railway to the west.

- The sensitivity rating for this criterion is Low for residential development.

Access and recreation

A.472 The parcel has no public rights of way or green space but abuts recreational routes and spaces on the east and west boundaries. There is a footpath that follows the eastern boundary within the playing fields and crosses the disused railway immediately north of the parcel. The playing fields and playgrounds are well serviced, and have a car park. The disused railway contains the Whetstone Way, a well-used recreational route with connections into the playing fields just north and south of the parcel.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Views and visual character including skylines

A.473 The mature woodland on the high embankment of the disused railway, well-maintained hedgerow network and mostly flat landform restrict most long-distance views across the site. The parcel is barely visible through a tall dense hedge from Warwick Road along the southern boundary. The hedgerow along the eastern side separating the parcel with the playing fields is maintained around eye height, but has intermittent gaps allowing filtered views into the parcel, particularly in winter. The mature woodland of the disused railway encloses the parcel on the western side, and allows lightly filtered elevated views into the parcel from the Whetstone Way. This results in a more enclosed and intimate character with shorter distance or partially enclosed views over a settled rural landscape.

A.474 Skylines comprise the woodland along the disused railway, that are somewhat distinctive. There is strong intervisibility with the settlement edge to the east and south.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Perceptual and experiential qualities

A.475 The predominant agricultural land cover gives a rural quality to the landscape, although perceptual character is also strongly influenced by the proximity of Whetstone, lending the area a more settled character.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Overall Landscape Sensitivity

A.476 The overall sensitivity of the landscape in this parcel to residential development is **Low**.

A.477 Factors which increase sensitivity include the rural character and vegetated, undeveloped skylines.

A.478 Factors which decrease sensitivity include the flat landform, limited visibility, dominant agricultural land use, relatively limited natural features, association with the existing settlement and settled character to the north of the parcel.

Figure A.23: Location plan: WHE032



Assessment of large village sites considered within LSA

COS009 Land West of Broughton Road, Cosby

Location

A.479 The site occupies six pasture and arable fields to the south of the settlement Cosby. To the east, the edge of the site is defined by Broughton Road and to the south, a farm track.

Landscape character

A.480 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.481 At the local level, the parcel lies within LCA 3 Cosby Agricultural Parkland **[See reference 2]** and is typical of the characteristics of the LCA. LCA 3 encloses the south-west of Cosby.

A.482 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Cosby Agricultural Parkland LCA are Moderate for 2-3 storey residential housing or transport infrastructure.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.483 The parcel is gently sloping and the elevation falls gently from the west of the site (95m AOD) in a south-east direction towards Broughton Road (80m AOD).

A.484 The site is comprised of a combination of medium-sized pasture and arable fields. Fields have regular-shaped boundaries that predominately consist of continuous low hedgerows with infrequent hedgerow trees.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Natural Character

A.485 Land cover is predominantly pasture, consequently natural features are mainly limited to hedgerow boundaries. Low and well-maintained hedgerows to the north of the parcel have infrequent mature trees that line the settlement boundary.

A.486 A small copse of trees is located to the south-west of the site, whilst a brook surrounded by rough grassland cuts through the east of the area both adding to the natural character of the area.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Historic landscape character

A.487 The parcel has experienced field amalgamation which somewhat erodes the historic field pattern and there is some expansion of the settlement edge. The field structure is the main feature important to the historic character of the site. There are no scheduled monuments or other historic features within the parcel. The Cosby Conservation Area is to the north east, but has limited influence on the site itself.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Form, density and setting of existing settlement

A.488 The existing urban edge is well integrated with the surrounding landscape, with a soft landscaped edge featuring several mature trees, ornamental planting and hedgerows.

Appendix A Assessment of sites

A.489 The site lacks any buildings. Overhead lines cut through the centre of the parcel in a north-south direction, otherwise the site creates a rural setting away from the settlement edge of Cosby.

- The sensitivity rating for this criterion is Moderate for residential development.

Access and recreation

A.490 Three well-used public footpaths disperse out of Cosby through the area, and one runs adjacent to the west boundary of the site. There is no public green space within the parcel. There is a golf course adjacent to the parcel to the east.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Views and visual character including skylines

A.491 The low-cut hedgerows and landscape with a gently sloping topography result in elevated open, expansive long-distance views across the site and beyond, particularly from the network of footpaths and Broughton Road.

A.492 There are predominantly expansive skylines comprising hedgerows with hedgerow trees, the presence of the overhead line is a feature of the skyline. Residential buildings are visible on the northern skyline.

- The sensitivity rating for this criterion is Moderate for residential development.

Perceptual and experiential qualities

A.493 The parcel is devoid of modern development. The landscape is strongly rural for its predominant agricultural land cover, although it is also influenced by the settlement edge of Cosby to the north as some residences are visible. There is perceived detachment and tranquillity particularly to the west, further from the settlement edge.

Appendix A Assessment of sites

A.494 The low-cut hedgerows and rolling topography contribute to an open landscape. Pylon lines are intrusive modern features which detract from the rural perceptual qualities.

- The sensitivity rating for this criterion is Moderate for residential development.

Overall Landscape Sensitivity

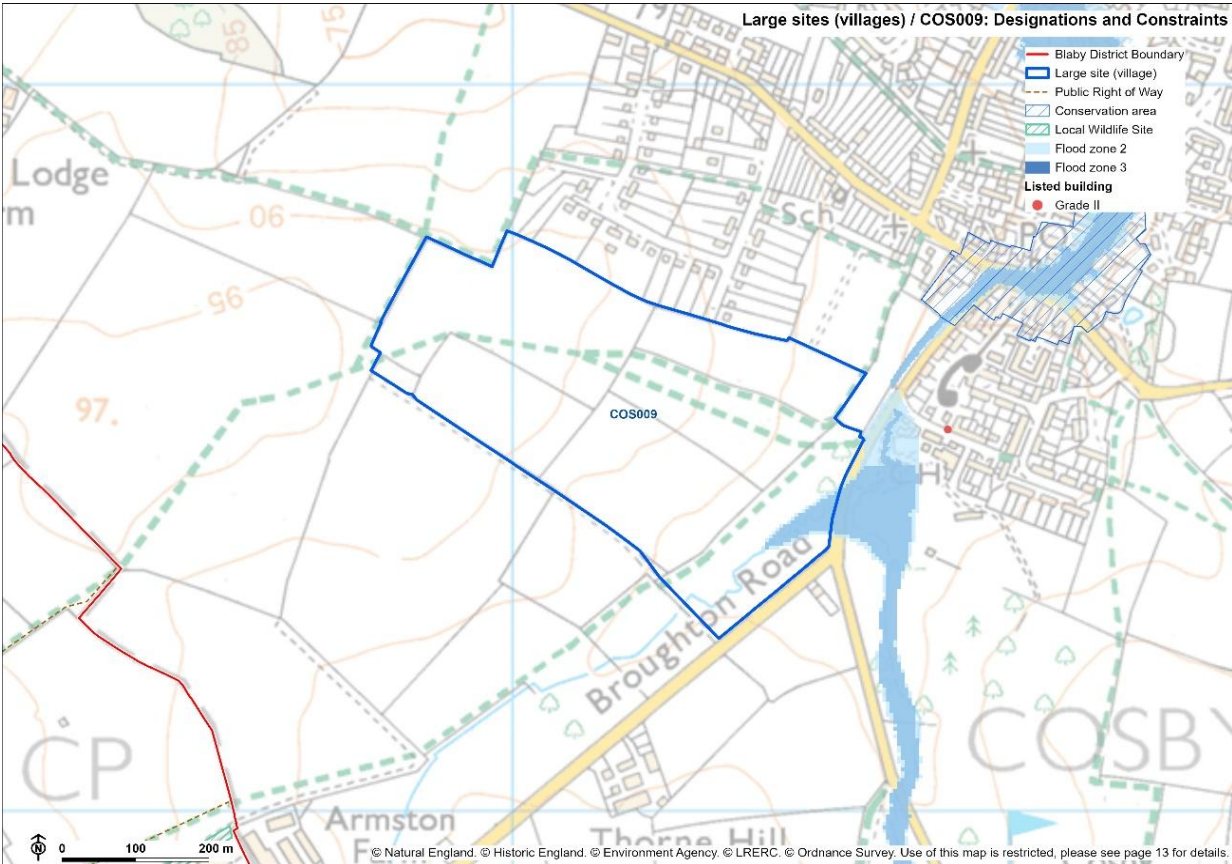
A.495 The overall sensitivity of the landscape in this parcel to residential development is **Low-moderate**.

A.496 Factors which increase sensitivity include the openness of the site and expansive views across the surrounding agricultural landscape.

A.497 Factors which decrease sensitivity include the gently undulating landform, and dominant agricultural land use and corresponding limited natural features, and the soft landscaped settlement boundary. The presence of pylons along the skyline also lowers sensitivity to development.

A.498 The soft landscaped edge to the settlement and Broughton Road could be used to limit intervisibility with the Conservation Area, which is vulnerable to change from development.

Figure A.24: Location plan: COS009



COS012 Land north of Countesthorpe Road, COS014 Land East of Cosby, COS015 Land north of Countesthorpe Road/ South of Walnut Leys, Cosby

Location

A.499 The parcel occupies pasture fields to the eastern edge of the settlement of Cosby. To the east, the COS012 and COS015 parcels terminate in a dismantled railway and shortly beyond that, the M1 motorway corridor. To the south, a rural road defines the boundary. The COS014 parcel occupies one pasture field and a portion of a larger pasture field abutting the south-eastern edge of the settlement Cosby.

Landscape character

A.500 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales [See reference 1].

A.501 At the local level, the parcel lies within LCA 2 Blaby, Whetstone and Countesthorpe Fringe [See reference 2] and is atypical of the characteristics of the LCA in terms of historic and natural character. LCA 2 encloses the north, south and east of Cosby.

A.502 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Blaby, Whetstone and Countesthorpe Fringe LCA are Moderate for 2-3 storey residential housing or transport infrastructure.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.503 The landform of the parcel is gently sloping, ranging from 80m to 85m AOD. The highest point of the sites occurs along the boundary to the Cosby disused railway, falling towards the settlement edge.

A.504 The parcels comprise six small to medium scale angular fields bounded by well-maintained hedgerows. Mature lines and copses of trees to the north-east of the

Appendix A Assessment of sites

sites and along the disused railway are a prominent feature of the landscape. Smaller scale fields are located to the south in COS014 with areas of low clipped hedgerows. The in-field tree copses and tree saplings contribute to a parkland landscape as seen from Cosby.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Natural Character

A.505 The land use is entirely pastoral agriculture, there is a strong network of hedgerow boundaries that enclose each field. Tree cover to the north-east of the sites in the form of deciduous woodland along the disused Cosby Railway and surrounding a single residential property (both priority habitats) contribute positively to the landscape character.

- The sensitivity rating for this criterion is Moderate for residential development.

Historic landscape character

A.506 The historic field pattern has remained intact. The site is in proximity to the historic Conservation Area of Cosby (and associated Listed Buildings), and the site has a visual relationship with the church spire, adding to the time depth. The field structure and treed field boundaries are also features important to the historic character of the site and contributes to the time depth. There are no scheduled monuments or other historic features within the parcel.

- The sensitivity rating for this criterion is Moderate for residential development.

Form, density and setting of existing settlement

A.507 There is no development within the sites, a low-voltage overhead line runs adjacent to Countesthorpe Road and borders the southern extent of the COS012 site.

Appendix A Assessment of sites

A.508 The settlement edge of Cosby defines the western boundary of the sites, the sites are typically screened by woodland cover (especially parcels to the north) with some postboard fencing present, and lower hedgerow boundaries along the settlement edge at Walnut Leys Road create a more exposed edge.

A.509 The agricultural land use and well-wooded character create the perception of a rural area when viewed from the settlement edge.

- The sensitivity rating for this criterion is Moderate for residential development.

Access and recreation

A.510 There are no public rights of way or green spaces within the COS012 and COS015 sites. The Cosby Disused Railway (Bramble Walk) is located to the east of the sites. There are three signposted and well-used public footpaths traversing the COS014 site that disperse from the settlement edge of Cosby.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Views and visual character including skylines

A.511 The tall hedgerows and areas of deciduous woodland restrict views across most of the parcel. However, due to the gently sloping nature of the parcel interspersed views towards the settlement edge (mainly from field gates) are possible from the COS012 and COS015 sites. Additionally, occasional views across the landscape are possible due to areas of clipped hedgerows along the settlement edge of the COS014 site. The church spire is a prominent feature in views to the north-west.

A.512 Areas of deciduous woodland are a notable feature along skyline views, the disused Cosby Railway and M1 corridor is well hidden by woodland and therefore the parcels have an undeveloped character.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Perceptual and experiential qualities

A.513 The landscape is strongly rural for its predominant agricultural land cover, although it is heavily influenced by the proximity and noise of the M1 motorway, Countesthorpe Road and Cosby which lower the tranquillity of the area.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Overall Landscape Sensitivity

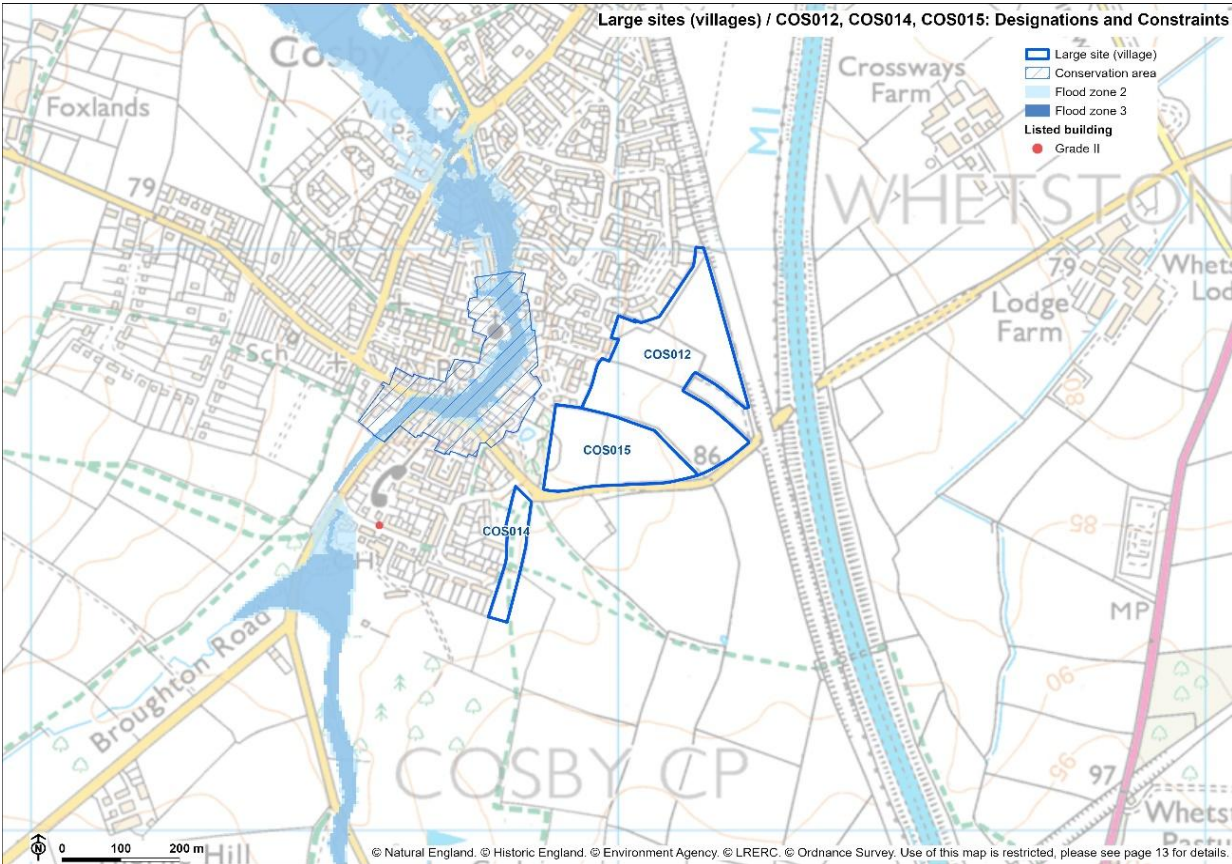
A.514 The overall sensitivity of the landscape in this parcel to residential development is **Low-moderate**

A.515 Factors which increase sensitivity include the areas of priority habitat that positively contribute to the natural character of the area. Occasional longer-distance views across the agricultural landscape and traditional agricultural character also increase sensitivity.

A.516 Factors which decrease sensitivity include the gently sloping landform and areas of strong enclosure. The proximity of nearby transport corridors also indicates lower sensitivity to development.

A.517 The public footpaths located in COS014 should be maintained or rerouted to enable people to access the wider landscape along with maintaining the existing interconnectivity between the settlements and PRow network.

Figure A.25: Location plan: COS012, COS014 and COS015



COS013 Land West of Cosby

Location

A.518 The parcel occupies arable and pasture fields to the west of the settlement Cosby. To the west, the parcel terminates at Foxlands and to the south, the parcel is defined by Croft Road.

Landscape character

A.519 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.520 At the local level, the north and east of the site lie within LCA 2 Blaby, Countesthorpe and Whetstone Fringe. The west of the site is located within LCA 3 Cosby Agricultural Parkland **[See reference 2]** the site is typical of respective characteristics for each of the LCA's. Both LCA's enclose the west of the Cosby settlement. The parcel comprises a very small proportion of LCA 2 and LCA 3's overall areas.

A.521 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Blaby, Countesthorpe and Whetstone Fringe LCA 2 are Low-moderate for 2-3 storey residential housing or transport infrastructure. The overall sensitivity scores recorded for the Cosby Agricultural Parkland LCA 3 are Moderate for 2-3 storey residential housing or transport infrastructure.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.522 The landform is largely flat to gently sloping, ranging from 70m to 75m AOD. The highest points occur along the settlement edge of Cosby. Elevation falls gently towards the north-west of the site.

A.523 The parcel comprises large, medium and small-scale regular fields bounded by well-maintained continuous low hedgerow and mature hedgerow trees of varying density and size.

Appendix A Assessment of sites

A.524 Areas of limited woodland cover and the gentle landform create the perception of a relatively medium-scale landscape.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Natural Character

A.525 The land use is intensively farmed, generally the larger fields within the site are used for arable agriculture, whilst smaller fields adjacent to Croft Road are used for horse and pony grazing.

A.526 Natural features are limited to well-maintained hedgerow boundaries along field edges and transport corridors. Woodland cover is sparse and limited to mature hedgerow trees along the site's perimeter and younger trees towards the centre of the area. A distinctive tree belt limits views to the north.

A.527 There are no designated habitats in the area. Modern development is limited to low-voltage electricity pylons that are screened by hedgerow trees.

- The sensitivity rating for this criterion is Low for residential development.

Historic landscape character

A.528 The historic field pattern has remained largely intact with the exception of some field amalgamation. Alternatively, modern equestrian land use has divided up larger agricultural fields by electric fencing near Foxlands.

A.529 The field structure is the main feature important to the historic character of the site and contributes to the time depth. There are no scheduled monuments or other historic features within the parcel.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Form, density and setting of existing settlement

A.530 The urban edge of Cosby is well integrated with the surrounding landscape, with soft landscaped edges along transport corridors and retained field boundaries within the site. The limited settlement pattern of the site provides a rural undeveloped backdrop to Cosby where properties look out onto the landscape through broken vegetated boundaries.

A.531 A new housing development along Cosby Road south of the site is well-screened by a network of mature hedgerow trees.

- The sensitivity rating for this criterion is Moderate for residential development.

Access and recreation

A.532 Three public rights of way cross through the site that disperse out of the adjacent settlement edge of Cosby. Sports fields located in proximity to the east of the site provide formal recreation opportunities.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Views and visual character including skylines

A.533 The relatively flat terrain of the landscape allows views towards adjacent fields and the settlement edge of Cosby to the south-east.

A.534 Skylines are composed almost entirely of hedgerows and hedgerow trees. Urban development is limited to occasional filtered views of housing development along the settlement edge. The field boundary hedgerows and mature vegetation network along Narborough Road and Croft Road limit views towards the site. A distinctive tree belt limits views north.

- The sensitivity rating for this criterion is Low for residential development.

Perceptual and experiential qualities

A.535 The landscape is rural for its predominant agricultural land cover. However, it is influenced by the adjacent village of Cosby which creates a settled character and reduces tranquillity. There are higher levels of detachment and tranquillity to the north.

A.536 Transport corridors that disperse out of Cosby and run to the north and south of the site reduce the rural quality of the area.

- The sensitivity rating for this criterion is Moderate for residential development.

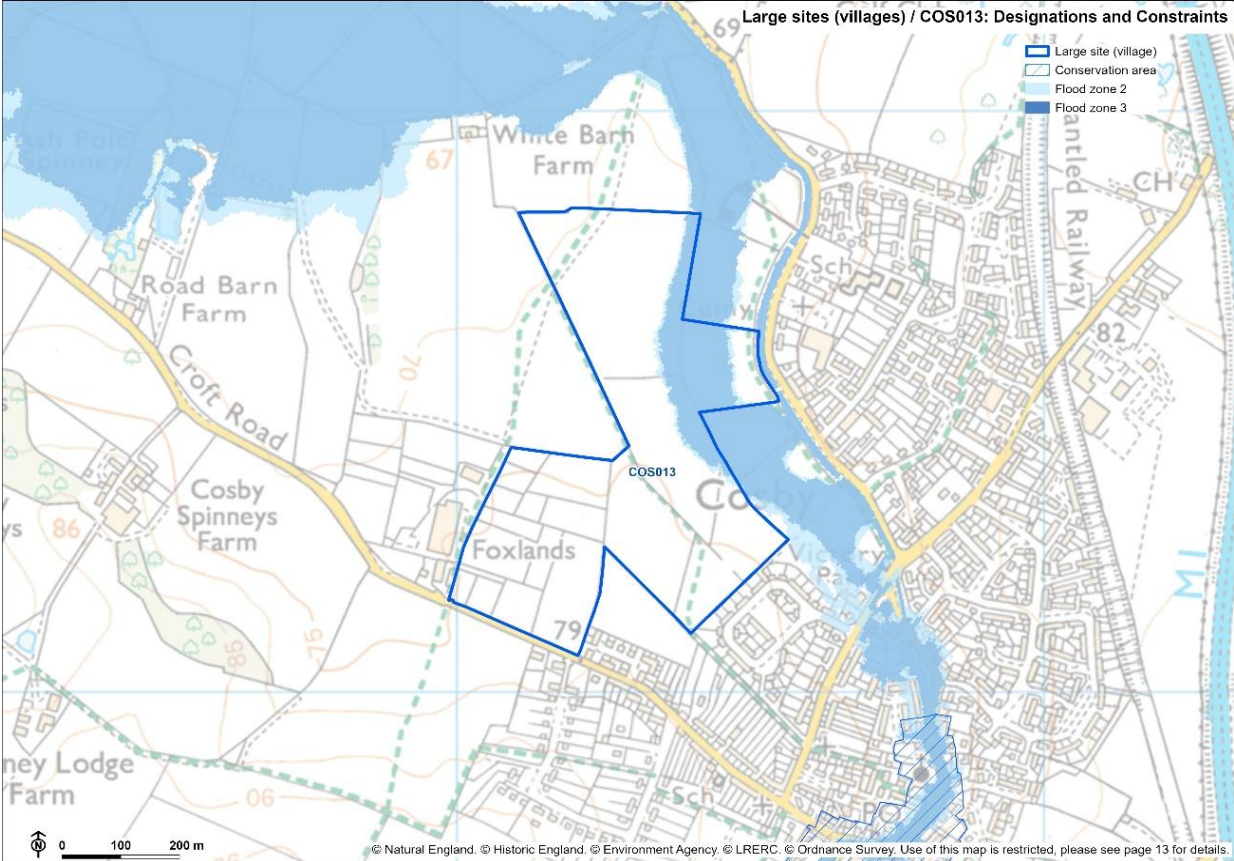
Overall Landscape Sensitivity

A.537 The overall sensitivity of the landscape in this parcel to residential development is **Low-moderate**.

A.538 Factors which increase sensitivity include the rural agricultural landscape.

A.539 Factors which decrease sensitivity include the gently sloping landform, well-maintained hedgerows, dominant agricultural land use and relatively limited recreational activity. The distinct lack of time depth and human influence of adjacent settlements also lower sensitivity to development.

Figure A.26: Location plan: COS013



CRO006 Land at Poplars Farm, CRO009 Land at Croft Lodge Farm, Croft

Location

A.540 The parcel occupies pastoral fields abutting the southern edge of the settlement, Croft. The parcel terminates at Poplars Farm and Paradise Spinney on its southern side. To the west, the edge of the parcel is defined by Croft Lodge and to the east, a public right of way.

Landscape character

A.541 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.542 At the local level, the CRO006 site lies within LCA 5 Croft Hill and Quarries **[See reference 2]** and is typical of the characteristics of the LCA. LCA 5 encloses the eastern side of Croft within it. The south-west of the CRO009 site within LCA 15 Stoney Stanton Rolling Farmland whilst the north-eastern side of the parcel is located in LCA 5 Croft Hill and Quarries.

A.543 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Stoney Stanton Rolling Farmland LCA and Croft Hill and Quarries LCA are Low-moderate and Moderate respectively for 2-3 storey residential housing or transport infrastructure.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.544 The landform is relatively flat and has an approximate elevation of 70m-75m AOD.

A.545 The CRO006 site is comprised of two large-scale regular fields bounded by post and wire fence along the north-east boundary, and well-maintained continuous low hedgerow and occasional mature hedgerow trees. CRO009 comprises a series of medium-scale mostly angular arable fields bounded by well-maintained continuous

Appendix A Assessment of sites

hedgerows. Mature hedgerow trees are a notable feature of the northern boundary. The gentle landform and areas of hedgerows with limited woodland cover create the perception of an open and relatively large-scale landscape.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Natural Character

A.546 The land use is various types of farming, with the fields being used for pastoral and arable agriculture with notable areas of horse pasture in CRO009. There is a strong continuous network of hedgerows that are well-maintained. Lines of trees in the adjacent parcel to the east of the sites create the perception of a wooded backdrop. Semi-natural features within the parcel are limited to hedgerow boundaries.

A.547 The whole of the parcel is part of a Lowland Dry Acid Grassland: Network Expansion Zone, extending from Croft Pasture Nature Reserve to the north. **[See reference 3]**

A.548 A large grassland wildflower area to the east of the parcel, bordering the public right of way has a positive perceptual contribution on the natural character of the site.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Historic landscape character

A.549 The historic field pattern of the parcel has remained largely intact, although there has been some in-field division via wooden fencing associated with horse pasture to the west of the parcel. The field structure is the main feature important to the historic character of the parcel and contributes to the time depth. There are no scheduled monuments or other historic features within the parcel.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Form, density and setting of existing settlement

A.550 The settlement edges of Croft define the northern boundary of the parcels, the settlement edge close to Broughton Road where modern residential properties have been built has a relatively hard landscaped edge in comparison with the rest of the settlement edge of the sites with wooden fencing and low hedgerows marking the boundary.

A.551 The parcel creates somewhat of a rural setting away from Croft but does not contribute to any sense of separation between farmsteads to the south.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Access and recreation

A.552 There is a singular public right of way that traverses the north-east of the sites from the settlement edge of Croft. There are informal paths tracking across the farmland branching out from the settlement. There is no public green space within the parcel, however there are wayfinding signs associated with the nature area present.

- The sensitivity rating for this criterion is Low for residential development.

Views and visual character including skylines

A.553 Despite the low-cut hedgerows and flat landforms, views are typically contained to the parcel with no outward views. Views towards the settlement edge of Croft are possible.

A.554 Skyline views are predominantly comprised of hedgerows with hedgerow trees. The block of woodland to the south-west of the sites is a notable feature in

Appendix A Assessment of sites

skyline views, whilst views towards the settlement edge of Croft are possible. A low-voltage electricity pylon runs adjacent to Broughton Road.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Perceptual and experiential qualities

A.555 The landscape is rural for its predominant agricultural land cover, although the dominant and highly visible settlement edge of Croft creates a settled character. Additionally, the subdivision for horse pasture, and presence of gravel tracks and a large brick gate in CRO009 clutters the landscape. The low-cut hedgerows and rolling topography contribute to a relatively open landscape.

A.556 The Broughton Road and low voltage pylon lines are intrusive modern features which detract from the rural perceptual qualities.

- The sensitivity rating for this criterion is Moderate for residential development.

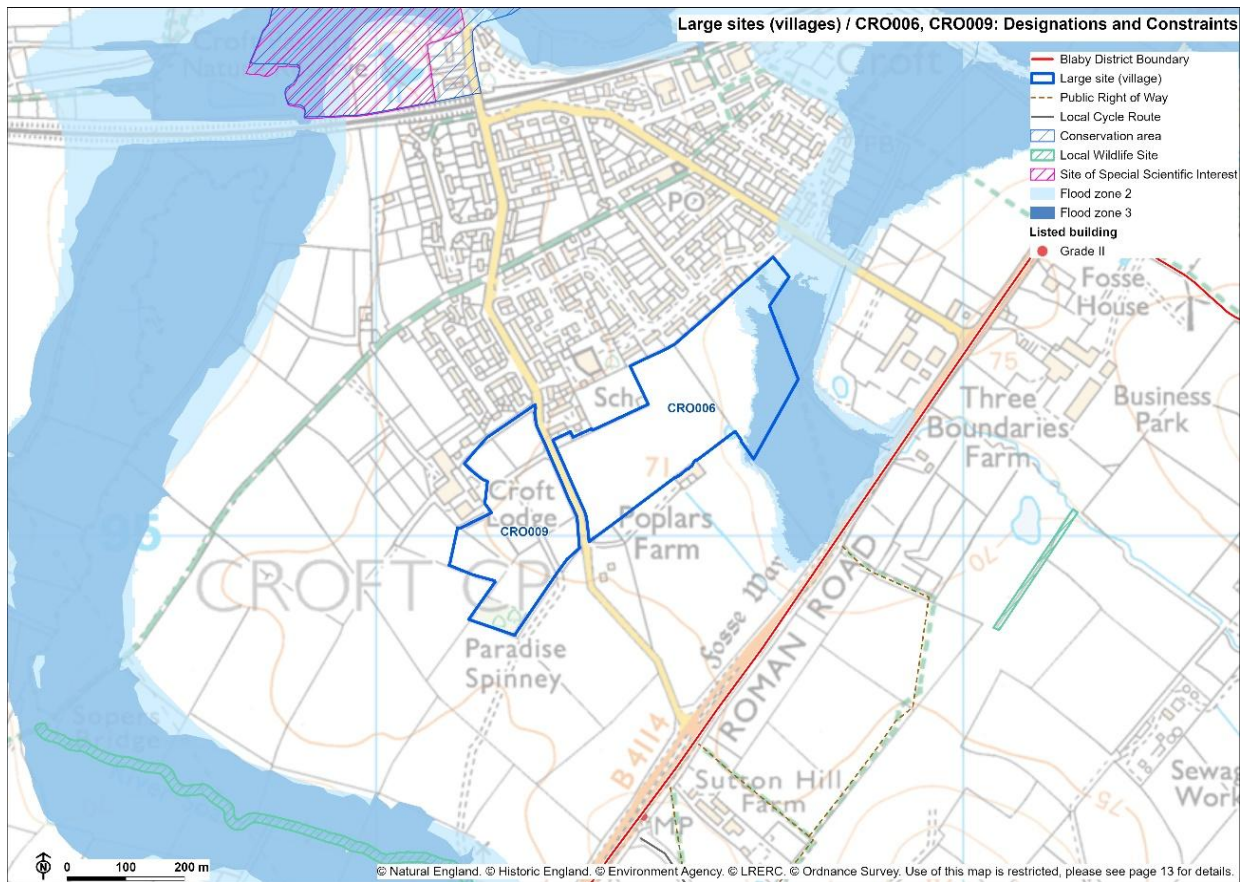
Overall Landscape Sensitivity

A.557 The overall sensitivity of the landscape in this parcel to residential development is Low-moderate.

A.558 Factors which increase sensitivity include the views across the agricultural landscape towards the settlement edge, with areas of weak hedgerow boundaries surrounding existing development.

A.559 Factors which decrease sensitivity include the flat landform, indistinctive skyline features and dominant agricultural land use with semi-natural features being limited to hedgerows. The reduction in tranquillity caused by the proximity to the settlement edge and Broughton Road and areas of horse pasture also indicate lower sensitivity to development.

Figure A.27: Location plan: CRO006 and CRO009



HUN013 Land South of Narborough Road, Huncote

Location

A.560 The parcel occupies an arable field and riparian corridor to the south of the settlement Huncote and terminating at the Huncote Quarry on its southern side.

Landscape character

A.561 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.562 At the local level, the parcel lies within LCA 5 Croft Hill and Quarries **[See reference 2]** and is typical of the characteristics of the LCA. LCA 5 encloses the majority of Huncote within it. The parcel comprises a small portion of LCA5's overall area.

A.563 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Croft Hills and Quarries LCA are Moderate for 2-3 storey residential housing or transport infrastructure.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.564 The landform of the site gently slopes from the north-east of the site boundary adjacent to the settlement edge (80m AOD) to Thurlaston Brook and large pond along the southern boundary (70m AOD).

A.565 The site is comprised of a large-scale irregular arable field, bound by a combination of rough grassland, a line of trees and low hedgerows. A smaller regular pastoral field to the south of the site is bound by well-maintained hedgerows with frequent mature hedgerow trees.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Natural Character

A.566 Land use is a combination of arable cropping and pastoral farming with substantial woodland coverage along parcel boundaries, including mature hedgerow trees and riparian blocks. Marshland surrounds the stream that cuts through the centre and south of the site and is a potential Local Wildlife Site (named Huncote marshland), adding to the high natural character to the south and west of the parcel.

A.567 The southern corner of the parcel is part of a Lowland Dry Acid Grassland Network Expansion Zone which extends from Croft Hill, and is an enclosed and intimate landscape.

A.568 Modern development includes a recent residential development along Peers Way and Preston Way adjacent to the north of the site.

- The sensitivity rating for this criterion is Moderate for residential development.

Historic landscape character

A.569 The historic field pattern has remained largely intact except for some field amalgamation within the larger field to the north of the site. The field structure is the main feature important to the historic character of the site and contributes to the time depth.

A.570 There are no scheduled monuments or other historic features within the parcel, the settlement of Huncote has several listed buildings to the north of the parcel. However, none are visible from the parcel due to the modern settlement edge.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Form, density and setting of existing settlement

A.571 There is no development within the parcel. The parcel plays an important role in the perception of a gap between the modern housing development edge of Huncote and Croft Quarry.

Appendix A Assessment of sites

A.572 The urban edge north of the site is harsh, with post and rail fencing providing the boundary adjacent to the modern housing development creating a hard boundary in some areas. There is limited woodland cover to the settlement edge.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Access and recreation

A.573 A singular well-trodden footpath runs through the parcel from the settlement edge of Huncote. The Huncote New Hill Nature Reserve is located adjacent to the south of the site which includes a series of signposted footpaths that lead to several different habitat types [See reference 5]. Visitors are encouraged to walk from Huncote, with wayfinding and benches provided. Consequently, the footpath that runs through the parcel forms an important recreational link to the nature reserve.

- The sensitivity rating for this criterion is Moderate for residential development.

Views and visual character including skylines

A.574 The low-cut hedgerows to the north and east of the large arable field within the site result in some open and long-distance views towards development along Huncote and into adjacent fields respectively. Elsewhere well-wooded boundaries contain views providing a sense of enclosure in areas.

A.575 There has been modern development along the skyline of the site. However, the topography of the site results in skylines not being a prominent feature. Residential properties are skyline features over gently rising landform.

- The sensitivity rating for this criterion is Moderate for residential development.

Perceptual and experiential qualities

A.576 The landscape is strongly rural for its predominant agricultural land cover, and proximity to the Huncote New Hill Nature Reserve. The landscape is also influenced

Appendix A Assessment of sites

by the villages of Huncote which create a settled character. The southern area is more intimate and enclosed, associated with the nature reserve.

A.577 Areas to the south of the site are more tranquil.

- The sensitivity rating for this criterion is Moderate for residential development.

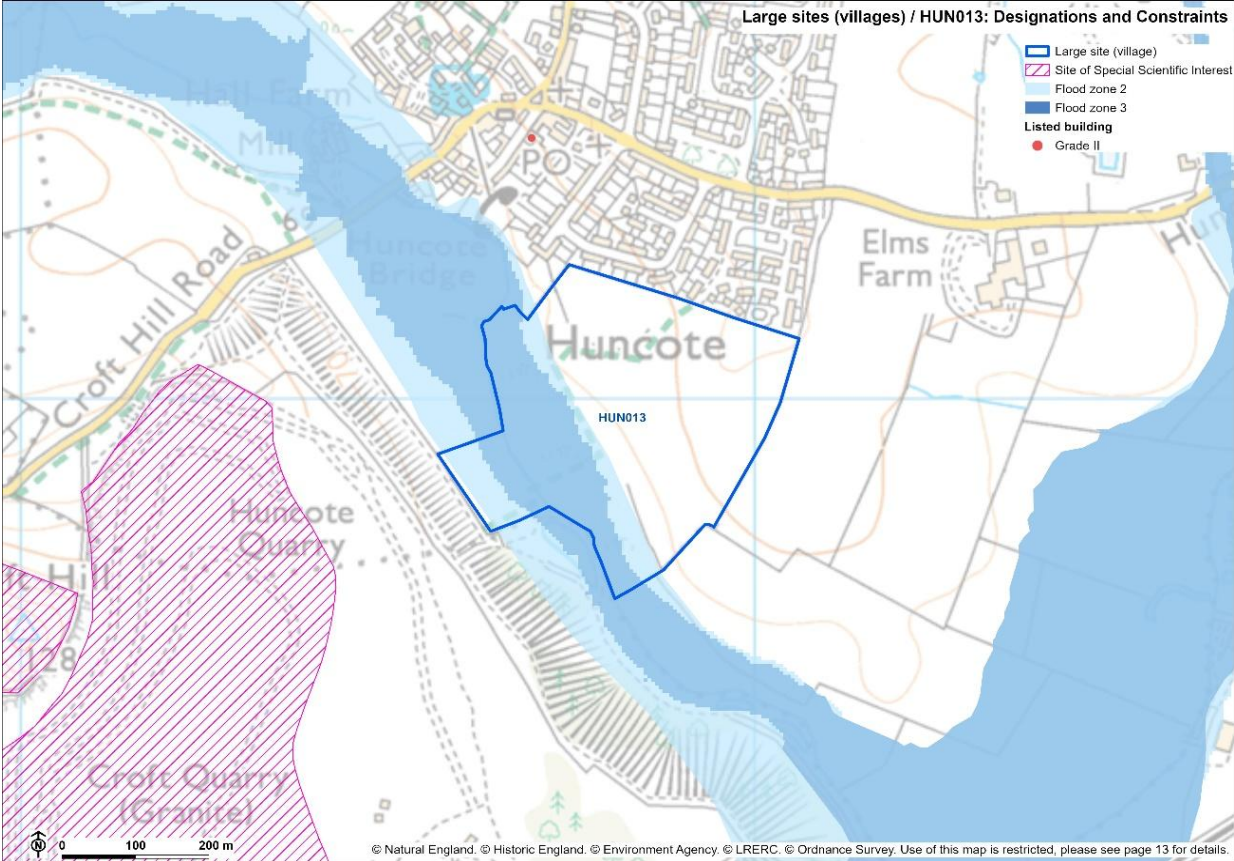
Overall Landscape Sensitivity

A.578 The overall sensitivity of the landscape in this parcel to residential development is **Moderate**.

A.579 Factors which increase sensitivity include the valued natural character of the site and adjacent areas which provide tranquillity in areas.

A.580 Factors which decrease sensitivity include the relatively uniform landscape and hard landscaped edges around modern residential development. Intervisibility to adjacent areas, particularly to the east of the site also indicates lower sensitivity to development.

Figure A.28: Location plan: HUN013



HUN016 Land east of Huncote, HUN017 Land west of Forest Road HUN019 Springfield Farm Forest Road, /HUN021 Land east of Forest Road, Huncote

Location

A.581 The parcels occupy a series of arable fields to the north and to the east of Huncote. The northern settlement edge defines the parcel edges of HUN017 and HUN019 and the eastern settlement edge defines the parcel edge of HUN016. The northern most boundary of the parcel is defined by the M69. Forest Road defines the western edge of HUN019 and HUN021, and the eastern edge of HUN017.

Landscape character

A.582 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.583 At the local level, the HUN016 and HUN017 parcels lies within LCA 5 Croft Hill and Quarries, whilst HUN019 and HUN021 are located within LCA 16 Thurlaston Rolling Farmland **[See reference 2]** all parcels are typical of the characteristics of the LCA. LCA 5 encloses the south, west and east of Huncote within it and LCA 16 encloses the north-east of Huncote.

A.584 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Croft Hill and Quarries LCA are Moderate for 2-3 storey residential housing or transport infrastructure in both LCA5 and LCA 16.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.585 The landform of the sites is gently rolling, ranging in elevation from 75m AOD to 90m AOD. The highest points occur in the north-west of parcel HUN021, elevation gently slopes east towards a brook located between Huncote and Narborough.

Appendix A Assessment of sites

A.586 The parcels comprise medium and large scale regular and mostly angular arable fields bounded by well-maintained continuous hedgerow and mature hedgerow trees. Larger fields are mostly located within HUN021.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Natural Character

A.587 The land use is associated with intensive agriculture with fields being used for predominantly arable agriculture with areas of pastoral agriculture located in HUN019. A notable human influence includes farm infrastructure surrounding Green's Lodge Farm (HUN021) and horse paddocks and caravan storage in HUN019, all detracting from the natural character of the area.

A.588 There is a strong network of hedgerows that are well-maintained, a block of woodland to the west of HUN017 creates the perception of a wooded backdrop to part of the parcel.

A.589 There are no designated semi-natural habitats in the parcel.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Historic landscape character

A.590 The historic field pattern has remained largely intact except for some field amalgamation in HUN021. The field structure is the main feature important to the historic character of the parcel and contributes to the time depth. There are no scheduled monuments or other historic features within the parcel.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Form, density and setting of existing settlement

A.591 There is no development within HUN016 and HUN017 which contributes to a somewhat rural backdrop to the settlement edge in places due to the agricultural land use and perceptual gap to Narborough. Industrial development around Green Lodge Farm and caravan storage at Forest Road Farm are notable features of the area north of Huncote.

A.592 The settlement edge of Huncote defines the southern and eastern boundary of the parcels, the settlement edge of HUN016 has a weak woodland structure creating a relatively exposed edge to the east. Elsewhere a modern housing development along the settlement edge close to Forest Road is well integrated into the surrounding landscape by mature hedgerow boundaries.

- The sensitivity rating for this criterion is Moderate for residential development.

Access and recreation

A.593 There are no public green spaces within the parcel. Two public footpaths intersect to the north of the settlement edge of Huncote.

- The sensitivity rating for this criterion is Low for residential development.

Views and visual character including skylines

A.594 The low-cut hedgerows and flat landform to the east and further north of the parcel result in open and long-distance views. High voltage pylons traverse the north-west of the parcel (HUN021) and are a notable feature of skyline views to the north. Most views from along the north of the settlement edge (HUN017 and HUN019) are contained by tall hedgerow trees, creating intermittent views towards high voltage pylons to the north-west.

- The sensitivity rating for this criterion is Moderate for residential development.

Perceptual and experiential qualities

A.595 The landscape is strongly rural for its predominant agricultural land cover. However, it is influenced by Huncote which creates a settled character and reduces tranquillity.

A.596 Additionally, the presence of farm infrastructure and caravan storage detracts from the perceptual and experiential qualities of the landscape. Areas of low-cut hedgerows in HUN016 and HUN021 contribute to an open landscape in places.

A.597 The high voltage pylons that intersect the north-west of the parcel are intrusive modern features which detract from rural perceptual qualities.

- The sensitivity rating for this criterion is Moderate for residential development.

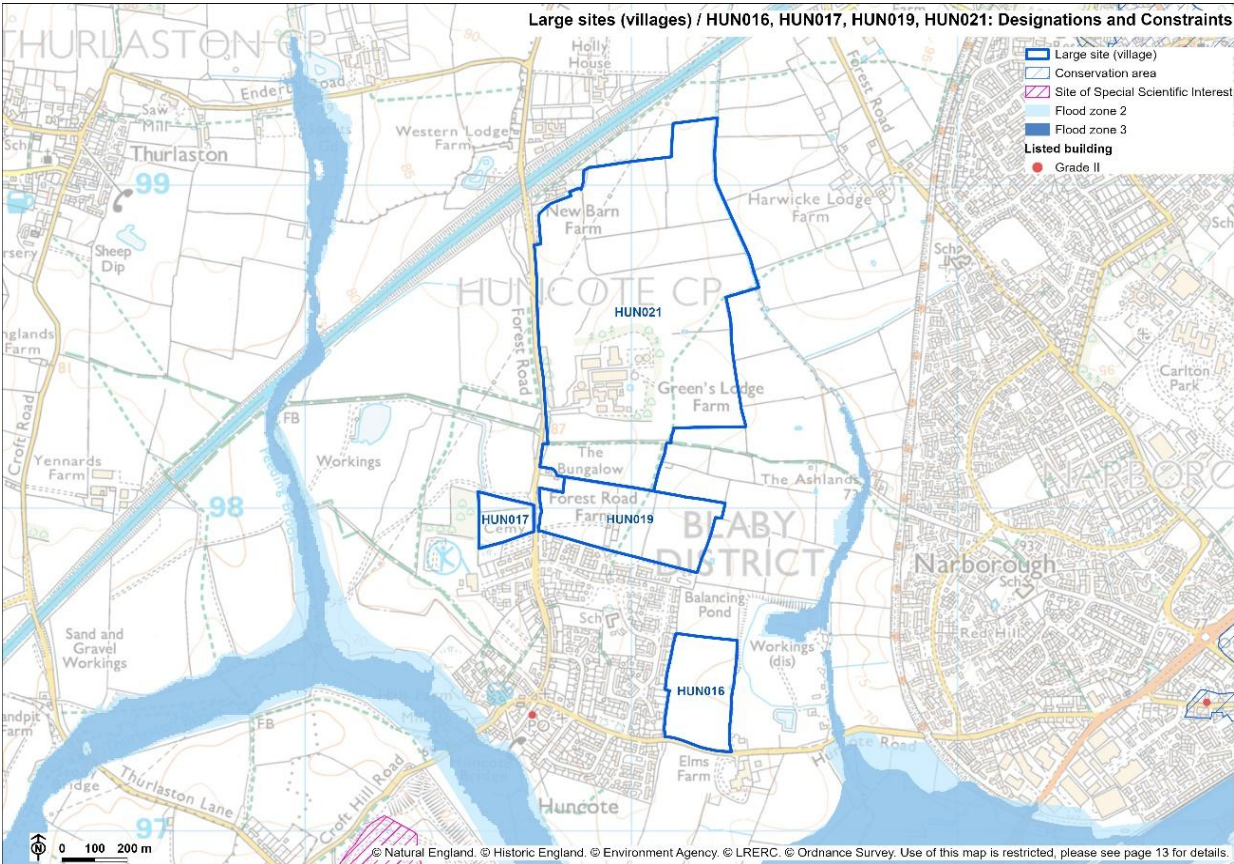
Overall Landscape Sensitivity

A.598 The overall sensitivity of the landscape in this parcel to residential development is **Moderate**.

A.599 Factors which increase sensitivity include views towards the settlement edge in HUN016, due to weak hedgerow boundaries along existing development.

A.600 Factors which decrease sensitivity include the relatively flat landform and dominant agricultural land use with semi-natural features often limited to field boundaries. The proximity of the settlement edge reduces tranquillity as does the overt human influence of industry surrounding Green Lodge Farm and the caravan storage site in HUN019.

Figure A.29: Location plan: HUN016, HUN017, HUN019 and HUN021



LIT022 Land south of Warwick Road and east of Cosby Road, Littlethorpe

Location

A.601 The parcel occupies arable fields to the east of the settlement Littlethorpe and terminating at the Whetstone Golf Course to the south and east. To the north, the parcel terminates at a local road.

Landscape character

A.602 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales [\[See reference 1\]](#).

A.603 At the local level, the parcel lies within LCA 2 Blaby, Countesthorpe and Whetstone Fringe [\[See reference 2\]](#) and is typical of the characteristics of the LCA. LCA 2 encloses the south-east of Littlethorpe. The parcel comprises a small area of the LCA between Littlethorpe and Whetstone.

A.604 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Blaby, Countesthorpe and Whetstone Fringe LCA are Low-moderate for 2-3 storey residential housing or transport infrastructure.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.605 The site comprises two grassland fields to the north of the site and a small and large arable field to the south. The site has an elevation ranging from 65 to 75m AOD.

A.606 The parcels within the site are predominantly bound by hedgerows, mature hedgerow trees are a notable feature of hedgerows particularly to the east of the site, some mature trees run parallel to field boundaries within the field itself. Sapling tree planting along the settlement edge is yet to mature.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Natural Character

A.607 Landcover is predominantly arable fields with semi-natural features limited to field boundaries.

A.608 Woodland cover is limited to mature trees lining the east of the site, and very prominent modern development along the west of the site detracts from rural character.

A.609 No priority habitats or local wildlife sites were identified within the site. However, the two northern grassland fields are part of a Lowlands Meadow: Network Expansion Zone [See reference 3], extending from the Narborough Bog Nature Reserve.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Historic landscape character

A.610 Except for the large arable field, the historic field pattern has remained largely intact. The field structure is the main feature important to the historic character of the site and contributes to the time depth. There are no scheduled monuments or other historic features within the parcel.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Form, density and setting of existing settlement

A.611 There is a substation and brick-laid track within the site. Otherwise, development is limited to the settlement edge of Littlethorpe, located to the west.

Appendix A Assessment of sites

Therefore, the site has a good association with existing settlements and would fit the existing settlement form.

A.612 Mature hedgerows along Warwick Road provide a soft landscaped edge with the site. However, the existing settlement edge to the west of the site has a very exposed edge due to the presence of post and rail fences, gaps within hedgerows, and areas of recently planted trees.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Access and recreation

A.613 The parcel has no public rights of way or green space.

- The sensitivity rating for this criterion is Low for residential development.

Views and visual character including skylines

A.614 The site has a mostly enclosed character, the strong network of hedgerows on Warwick Road limits views towards the site from the north of the parcel. The relatively hard landscaped edge of the new residential development on Goodman Close provides filtered views towards the site. This road associated with the new development encroaches upon the site.

A.615 The parcel has no distinctive skyline features, and this is not a prominent site.

- The sensitivity rating for this criterion is Low-moderate.

Perceptual and experiential qualities

A.616 The landscape is rural due to its predominant agricultural landcover but is influenced by the settlement edge of Littlethorpe resulting in low levels of dark skies and tranquillity.

Appendix A Assessment of sites

A.617 Modern residential development along the western edge of the site is a notable human influence. The busy transport corridors of the M1 motorway and the road into Littlethorpe are audible across the parcel and further lower tranquillity levels.

- The sensitivity rating for this criterion is Low-moderate for residential development.

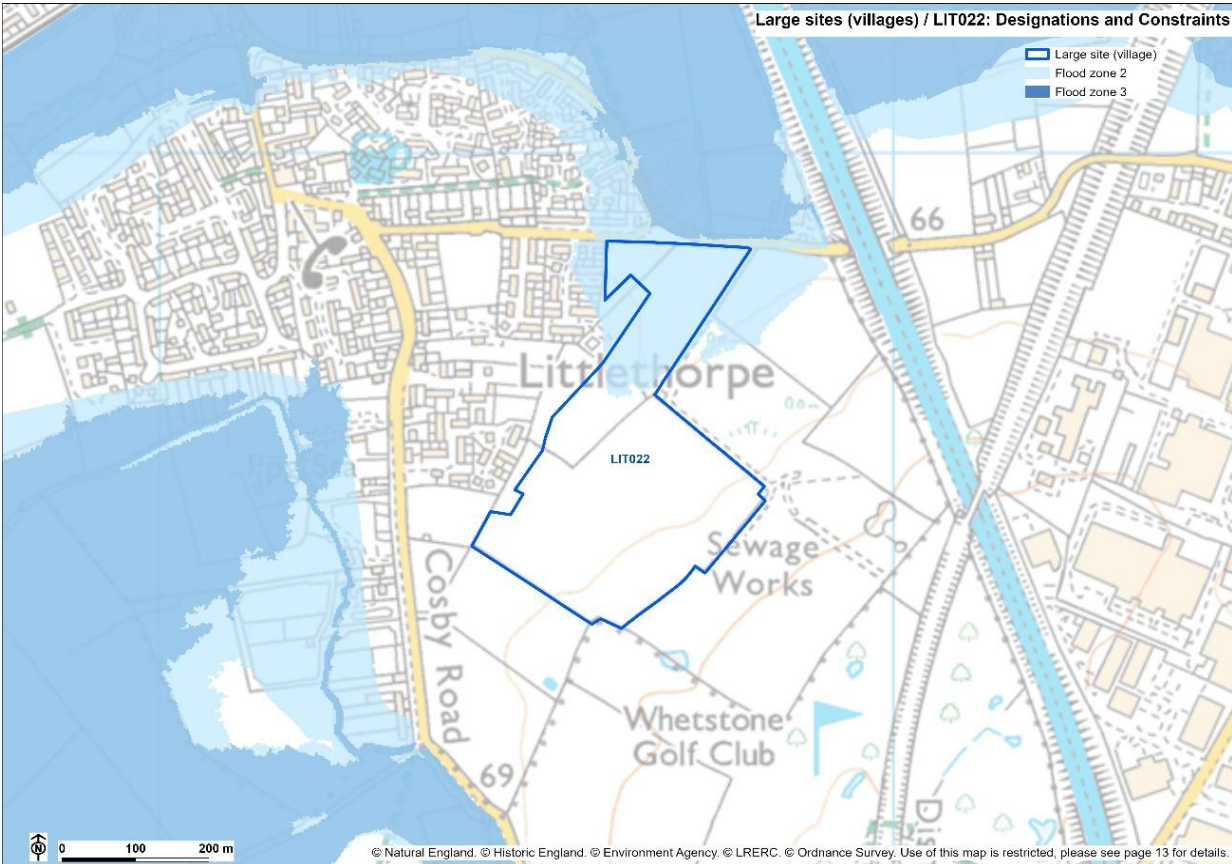
Overall Landscape Sensitivity

A.618 The overall sensitivity of the landscape in this parcel to residential development is **Low-moderate**.

A.619 Factors which increase sensitivity include the weak boundaries along the settlement edge to the east, enabling intermittent views towards the site.

A.620 Factors which decrease sensitivity include the flat landform, limited natural features, no access or recreational opportunities and low levels of tranquillity.

Figure A.30: Location plan: LIT022



LIT023 Land off Oak Road, Littlethorpe

Location

A.621 The parcel occupies arable fields to the west of the settlement Littlethorpe and terminating at Lodge Farm on its western side. To the north, the edge of the parcel is defined by an unnamed stream.

Landscape character

A.622 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.623 At the local level, the parcel lies within LCA 13 Sence and Soar Floodplain **[See reference 2]** and is typical of the characteristics of the LCA. LCA 13 encloses the north, south and west of Littlethorpe. The parcel comprises a small area of the western side of the LCA.

A.624 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Sence and Soar Floodplain LCA are Moderate for 2-3 storey residential housing or transport infrastructure.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.625 The site comprises pastoral fields with a flat landform, at an elevation of approximately 65m AOD.

A.626 The parcel is predominantly comprised of medium-scale fields with regular boundaries featuring medium sized hedgerows, the north of the site is defined by a stream with notable areas of mature riparian trees. Post and wire fencing and shorter well-maintained hedgerows line the east of the site along Beechwood Road and settlement edge.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Natural Character

A.627 The land use is primarily pastoral agriculture. There is a strong network of riparian trees to the north of the site which positively contributes to the landscape's character. Semi-natural features are limited to field boundaries and trees surrounding streams. A farm track hedgerow separating the fields is recorded as a potential Local Wildlife Site.

A.628 No priority habitats were identified within the site.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Historic landscape character

A.629 The historic field pattern has remained largely intact except for some field amalgamation to the north of the site. The field structure is the main feature important to the historic character of the site and contributes to the time depth. There are no scheduled monuments or other historic features within the parcel.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Form, density and setting of existing settlement

A.630 There is currently no development within the site, a farmstead and associated barns are located to the west of the site, whilst the settlement edge of Littlethorpe is located to the east.

A.631 The site provides a limited positive contribution to the settlement setting of Littlethorpe, the settlement edge has an exposed edge due to several gaps within hedgerows and areas of post and wire fencing, through which layers of housing are highly visible.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Access and recreation

A.632 A well-trodden, maintained and signposted byway open to all traffic traverses through the centre of the parcel dispersing out from the settlement edge towards Lodge Farm. There is no public green space within the parcel.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Views and visual character including skylines

A.633 The network of field and stream boundaries often limits views across the site. However, interspersed views towards the Littlethorpe settlement boundary are possible due to the intermittent hedgerow coverage along the settlement edge. There are filtered views of Narborough settlement through riparian vegetation to the north from the parcel. There are longer distance views south over rolling farmland where turbines are visible on the horizon.

A.634 There are no distinctive skyline features within the parcel.

- The sensitivity rating for this criterion is Moderate for residential development.

Perceptual and experiential qualities

A.635 The site has a traditional pastoral agricultural character with low levels of tranquillity and dark skies.

A.636 The proximity of the site to the settlement edge of Littlethorpe, Coventry Road, and the Birmingham to Peterborough railway line detracts from any rural perceptual qualities. The railway is not visible but is likely audible.

- The sensitivity rating for this criterion is Low-moderate for residential development.

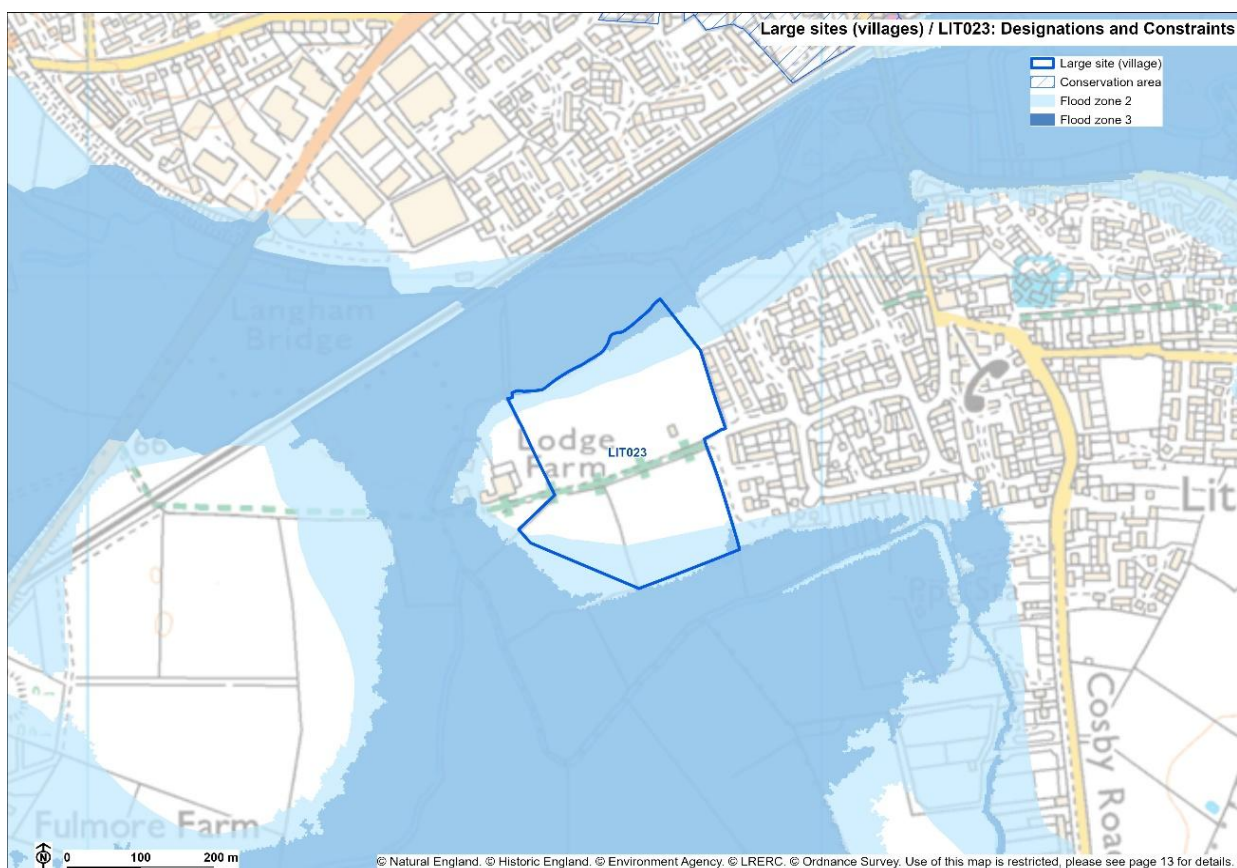
Overall Landscape Sensitivity

A.637 The overall sensitivity of the landscape in this parcel to residential development is **Low-moderate**,

A.638 Factors which increase sensitivity include the traditional agricultural features of the site and areas of open field boundaries along the settlement edge which allows some intervisibility towards surrounding private residencies and surrounding roads.

A.639 Factors which decrease sensitivity include the flat landform, relatively limited natural features. Additionally, the human influence (in the form of railway corridors) also indicates a lower sensitivity to development.

Figure A.31: Location plan: LIT023



LUB002 Land at Desford Road/Beggar's Lane, Lubbesthorpe

Location

A.640 The parcel occupies a mixture of large arable fields, predominantly in the north, and smaller pasture fields towards the south, closer to the settlement edge of Enderby. The B582 (Desford Road) contains the parcel to the south and west, while the Beggar's Lane defines the eastern boundary.

Landscape character

A.641 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.642 At the local level, the parcel lies within LCA 16 Thurlaston Rolling Farmland **[See reference 2]** and is typical of the characteristics of the LCA. LCA 16 encloses a large area of farmland west of the district extending to the B582 in the south.

A.643 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Thurlaston Rolling Farmland LCA are Low-moderate for 2-3 storey residential housing or transport infrastructure.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.644 The landform is gently rolling, ranging from 100m to 85m AOD. The highest points occur in the west of the site around Billsdon's Hollow. Elevation falls gently towards the east and north-east.

A.645 The parcel comprises large, medium and small-scale regular fields of arable and pasture bounded by mature and well-treed hedgerow boundaries. Sections of hedgerow bounding larger arable fields in the north often are well maintained and cut low, creating the perception of an open and relatively large-scale landscape. To the south-east, denser hedgerows and a higher concentration of hedgerow trees create

the perception of a small to medium scale enclosed landscape enhanced by the gently rolling landform.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Natural Character

A.646 The land use is predominantly arable agriculture with some pasture within smaller fields to the south-east. There is a strong continuous network of hedgerows and mature hedgerow trees.

A.647 The north-eastern edge of the parcel, along Beggar's Lane, comprises a strong network of hedgerows designated as Local Wildlife Site (LWS). The south-eastern edge of the parcel adjoins areas of priority habitat inventory semi-improved grassland. There are no other designated semi-natural habitats in the parcel.

- The sensitivity rating for this criterion is Moderate for residential development.

Historic landscape character

A.648 The historic field pattern has remained largely intact with the exception of some field amalgamation. The field structure is the main feature important to the historic character of the site and contributes to the time depth. There are no scheduled monuments or other historic features within the parcel.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Form, density and setting of existing settlement

A.649 Development is limited to a battery storage facility and large agricultural building in the south of the parcel. Two high-voltage overhead lines traverse the eastern side of the parcel.

A.650 Development in the south of the parcel is largely industrial, and consists of a National Grid substation and associated built development along Desford Road. The development of New Lubbesthorpe, a sustainable urban extension of over 4250 homes is under construction to the east of the site. Therefore, development within the site would be concordant with the surrounding landscape.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Access and recreation

A.651 The parcel has no public rights of way or green space.

- The sensitivity rating for this criterion is Low for residential development.

Views and visual character including skylines

A.652 The low-cut hedgerows and undulating landform result in relatively open and long-distance views, particularly over larger arable fields in the north. Smaller pasture fields with taller hedgerows and more frequent mature hedgerow trees filter longer distance views, creating a more enclosed character.

A.653 There are predominantly expansive skylines comprising hedgerows with hedgerow trees although the presence of the high voltage overhead line is a prominent visual feature which detracts from the rural character.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Perceptual and experiential qualities

A.654 The landscape is rural for its predominant agricultural land cover, although it is also influenced by the built development in the south, which introduces a settled character. The low-cut hedgerows and rolling topography contribute to an open landscape.

Appendix A Assessment of sites

A.655 The pylon lines, visible from the parcel, adjacent to the parcel are intrusive modern features which detract from the rural perceptual qualities.

- The sensitivity rating for this criterion is Moderate for residential development.

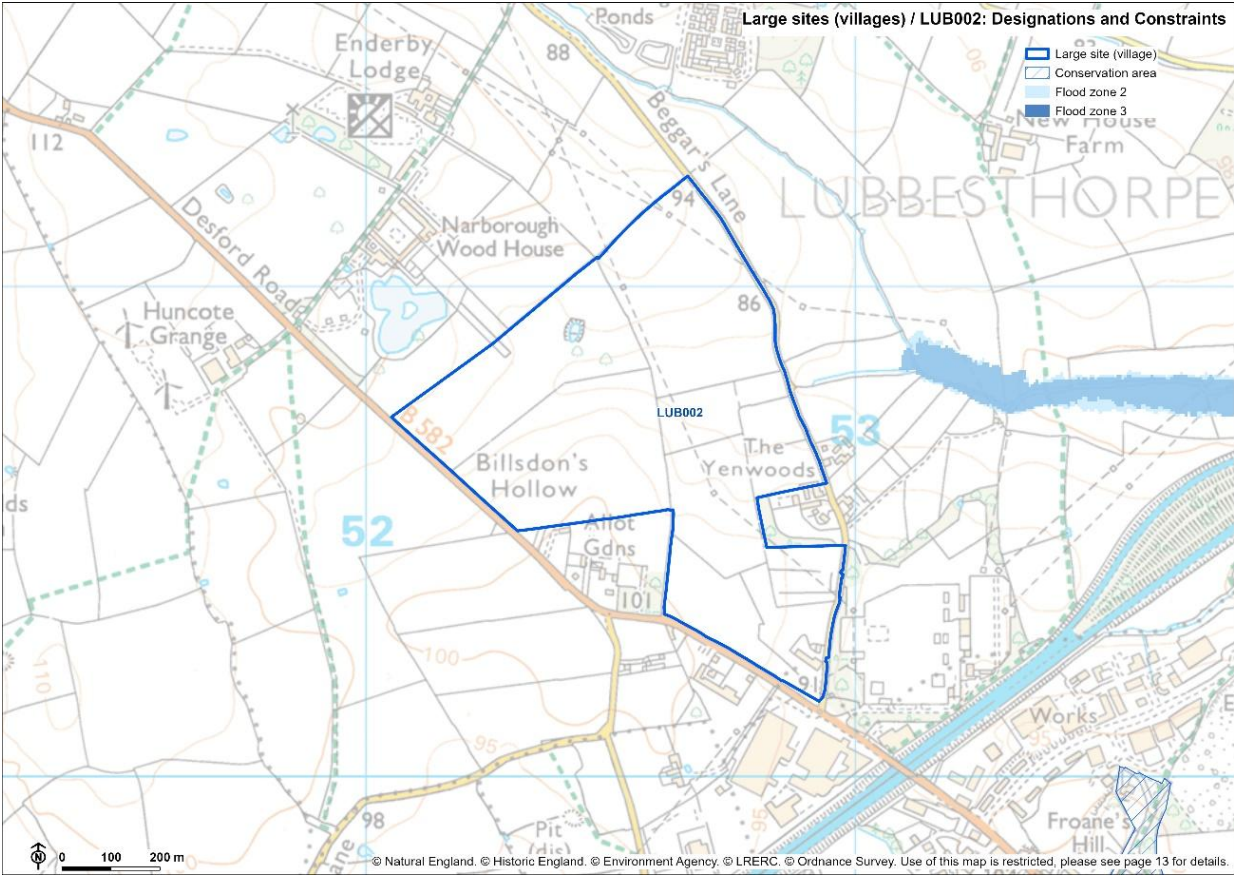
Overall Landscape Sensitivity

A.656 The overall sensitivity of the landscape in this parcel to residential development is **Low-moderate** due to the increased visibility of this scale of structure in the gently undulating landscape and its potentially poor relationship with the existing settlement edge.

A.657 Factors which increase sensitivity include the openness and expansive views across the agricultural landscape.

A.658 Factors which decrease sensitivity include the gently undulating landform, dominant agricultural land use and relatively limited natural features. The overt human influence (in the form of pylons and the M69) also indicate lower sensitivity to development.

Figure A.32: Location plan: LUB002



SAP035 Land West of Hinckley Road, Sapcote, including SAP025 and SAP019

Location

A.659 The parcel occupies several medium-scale fields to the south-west of Sapcote. The north (SAP035 and SAP025) and north-east boundary (SAP035 and SAP019) of the site is defined by modern residential development and Park Road, respectively.

Landscape character

A.660 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.661 At the local level, the parcel lies within LCA 15 Stoney Stanton Rolling Farmland **[See reference 2]** and is typical of the characteristics of the LCA. LCA 15 encloses Sapcote within it.

A.662 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Stoney Stanton Rolling Farmland LCA are Low-moderate for 2-3 storey residential housing or transport infrastructure.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.663 The landform gently slopes in a south-easterly direction, from the highest points located along the northern boundary (95m AOD) towards Park Road (90m AOD).

A.664 The SAP035 site comprises two small-scale fields to the east of the parcel that are subdivided by post and wire fencing (SAP019). Well-maintained hedgerows characterise the majority of the parcel; mature hedgerow trees characterise the south-east boundary and areas along the settlement boundary to the north of the parcel.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Natural Character

A.665 The land use of the southern and eastern field (SAP035 and SAP019) is mostly farmed with fields being used for arable agriculture. SAP025 is a notable area of semi-natural grassland with a planted drainage basin associated with the adjacent housing development along the settlement edge which has a positive perceptual contribution on the natural character of the parcel. Mature hedgerow trees, most notably to the south of the parcel create the perception of a wooded backdrop.

A.666 There is a candidate Local Wildlife Site called Thistle and Buttercup Meadows which covers the whole of SAP019 and continues outside the parcel to the south east. On the northern boundary of SAP025/ SAP035, there is a candidate Local Wildlife Site called Sapcote, Ash trees south of Hinckley Road.

- The sensitivity rating for this criterion is Moderate for residential development.

Historic landscape character

A.667 The historic field pattern has remained largely intact. The field structure is the main feature important to the historic character of the parcel and contributes to the time depth. There are no scheduled monuments or other historic features within the parcel. Sapcote Castle and Moat (Scheduled Monument) is located to the north-east of the parcel but has limited influence on the parcel itself. There is a strong relationship with Sapcote church spire which is visible from the public footpath.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Form, density and setting of existing settlement

A.668 Development within the parcel is limited to the planted drainage basin and earthworks associated with the residential development to the north of the parcel.

Appendix A Assessment of sites

There is also a paved footpath and tree planting within the parcel associated with the adjacent residential development.

A.669 The settlement edges of Sapcote define the northern and eastern boundaries of the parcel. The weak boundary along the settlement edge in SAP019 creates a relatively hard landscaped edge to the parcel. Modern development to the north of the parcel is well integrated with the surrounding landscape through existing mature hedgerows.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Access and recreation

A.670 One public footpath is located within the parcel, and defines the northern boundary. There is no public green space within the parcel. There is informal access to the fields from the adjacent residential development. There are play areas adjacent to the parcel in the adjoining residential area which are accessible via the public footpath within the parcel.

- The sensitivity rating for this criterion is Low for residential development.

Views and visual character including skylines

A.671 The lack of hedgerows along the settlement edge of Park Road creates relatively open views across the SAP019 site. Views from the modern residential development that defines the northern boundary of the parcel are contained due to several mature hedgerow trees.

A.672 There are undeveloped and indistinctive skylines comprising hedgerows with hedgerow trees to the south.

- The sensitivity rating for this criterion is Moderate for residential development.

Perceptual and experiential qualities

A.673 The landscape is semi-rural for its vegetated landcover and passive recreational use. It is also influenced by the adjacent modern residential development to the north and the village core of Sapcote to the north-east. Despite the proximity to residential development, there are high levels of tranquillity and feels like a transition point between urban and rural.

- The sensitivity rating for this criterion is Low-moderate for residential development.

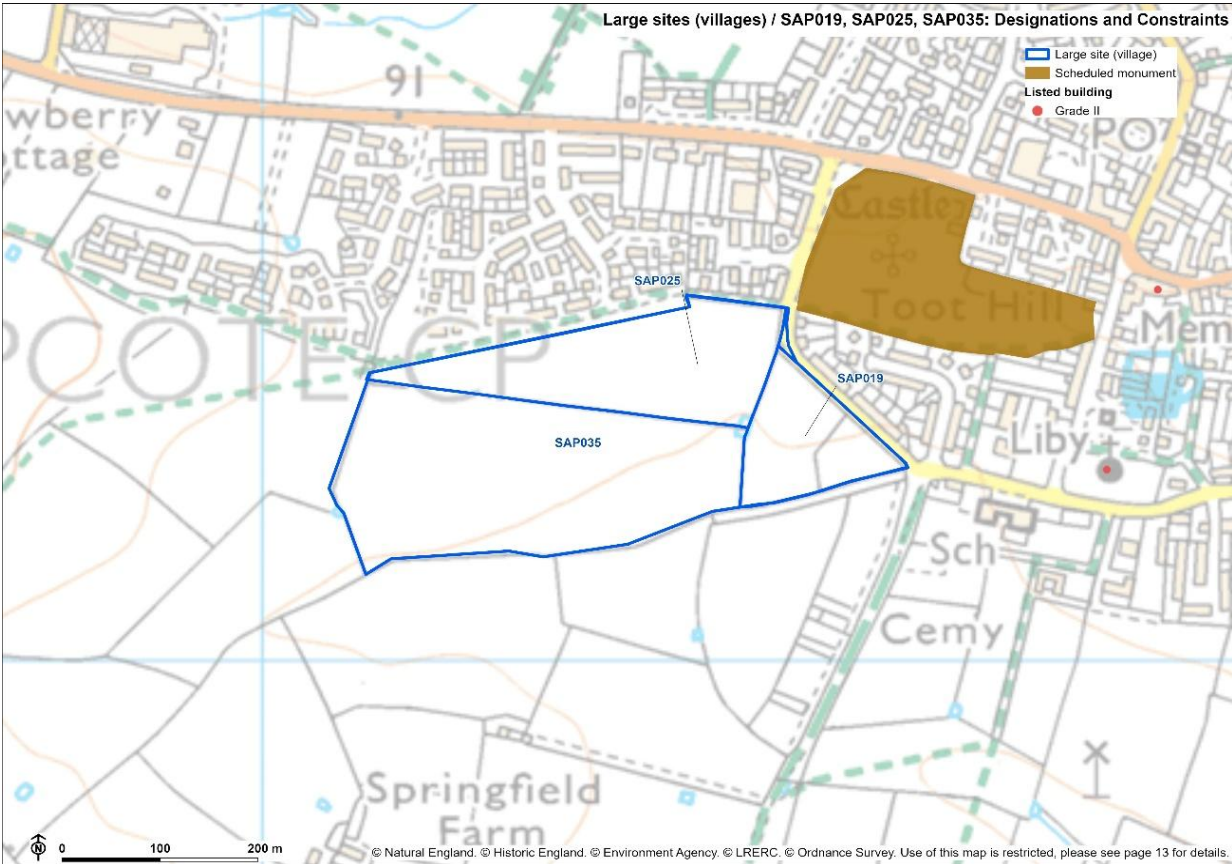
Overall Landscape Sensitivity

A.674 The overall sensitivity of the landscape in this parcel to residential development is **Low-moderate**

A.675 Factors which increase sensitivity include the hard settlement edge that defines SAP019, enabling open views across the parcel.

A.676 Factors which decrease sensitivity include the gently sloping landform, dominant agricultural land use and indistinctive skyline features. The human influence (in the form of modern residential development and associated ground works) also indicates a lower sensitivity to development.

Figure A.33: Location plan: SAP035, SAP025 and SAP019



SAP024 Land North of Leicester Road, SAP029 London Leys Farm, Sharnford Road and SAP034 Land off Sharnford Road, Sapcote.

Location

A.677 The parcel cluster occupies predominantly arable fields, extending from the south to the east of the settlement of Sapcote. The settlement edge of Sapcote defines the northern edge of SAP034 and the western edge of SAP024 and SAP029. Sapcote Quarry defines the north-eastern boundary of the parcel cluster.

Landscape character

A.678 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.679 At the local level, the parcel lies within LCA 15 Stoney Stanton Rolling Farmland **[See reference 2]** and is typical of the characteristics of the LCA. LCA 15 encloses Sapcote within it.

A.680 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Stoney Stanton Rolling Farmland LCA are Low-moderate for 2-3 storey residential housing or transport infrastructure.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.681 The landform is gently sloping, with an approximate elevation of between 80m to 90m AOD. The highest point of the sites is located to the north-east of the parcel, elevation gradually descends south-east from the settlement towards the River Soar.

A.682 The parcel contains medium-scale regular and mostly angular arable fields bounded by well-maintained continuous hedgerows with occasional hedgerow trees. Mature trees and copses surrounding disused quarries to the east and west of SAP024 are a prominent feature of the landscape.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Natural Character

A.683 The land use is predominantly arable agriculture; consequently, natural features are limited to boundary features.

A.684 Blocks of deciduous woodland (priority habitat) surrounding disused quarries on the periphery of SAP024 contribute positively to the landscape character, despite being located outside of the parcel boundary. There is a potential Local Wildlife Site called Leicester Road Ash, along Leicester Road on the southern boundary of SAP024. There is a potential Local Wildlife Site called Sharnford Road Trackside Ash on the eastern edge of SAP034.

A.685 There are no designated semi-natural habitats within the parcel.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Historic landscape character

A.686 Historic field boundaries (particularly external boundaries) have remained largely intact. However, the expansion of the settlement edge to the east of Sapcote has removed some hedgerows within SAP029. The field structure is the main feature important to the historic character of the parcel and contributes to the time depth. A historic windmill in the adjacent landscape is visible across the southern extent of the parcel cluster.

A.687 There are no scheduled monuments or other historic features within the parcel. However, there are several listed buildings in close proximity to the parcel (less than 280m away), including the Church of All Saints (Grade II listed building).

- The sensitivity rating for this criterion is Low-moderate for residential development.

Form, density and setting of existing settlement

A.688 Development within the sites is limited to a highly prominent low voltage overhead line that traverses the south-east of SAP034 and a farmstead to the south of SAP029.

A.689 The settlement edge defines the western boundary of each of the parcels, except for SAP034 where it defines the northern boundary. To the north of Leicester Road sites are screened by hedgerows with mature trees along the settlement edge. The settlement edge of Sapcote that borders SAP029 and SAP034 is characterised by a combination of clipped hedgerows and wooden fencing creating a more exposed hard edge.

A.690 The predominant agricultural land use and areas of woodland beyond the parcel create the perception of a rural area when viewed away from the settlement edge.

- The sensitivity rating for this criterion is Moderate for residential development.

Access and recreation

A.691 Three public footpaths cross the parcel. Two lead out from the southeastern edge, connecting Sapcote to the surrounding countryside and roads. The third is located to the west of SAP024 along the settlement edge of Sapcote. There is no public green space within the parcel.

- The sensitivity rating for this criterion is Low for residential development.

Views and visual character including skylines

A.692 There is a relatively high degree of enclosure in SAP024 due to the presence of a mature woodland edge to the east and west, with tall field boundaries.

A.693 The low-cut hedgerows and flat landform in SAP034 result in relatively open and long-distance views across the parcel. Elsewhere mature hedgerows restrict views across the parcel.

Appendix A Assessment of sites

A.694 Views towards the settlement edge are possible (mainly from field gates) due to the lack of vegetation along the settlement edge in SAP029 and SAP034. There are longer distance views to the south comprising the Sharnford settlement on a ridgeline. Southerly views also comprise pylons, wind turbines and overhead lines.

A.695 There are predominantly expansive skylines comprising hedgerows with hedgerow trees although the presence of the overhead line is a prominent skyline feature in SAP034.

- The sensitivity rating for this criterion is Moderate for residential development.

Perceptual and experiential qualities

A.696 The landscape is strongly rural for its predominant agricultural land cover, although it is also influenced by Sapcote which creates a settled character. Leicester Road (B4669) traverses through the parcel and Coventry Road along the east and south of the parcel reduces tranquillity. To less of an extent Sharnford Road to the south-east also negatively affects the tranquillity.

- The sensitivity rating for this criterion is Low-moderate for residential development.

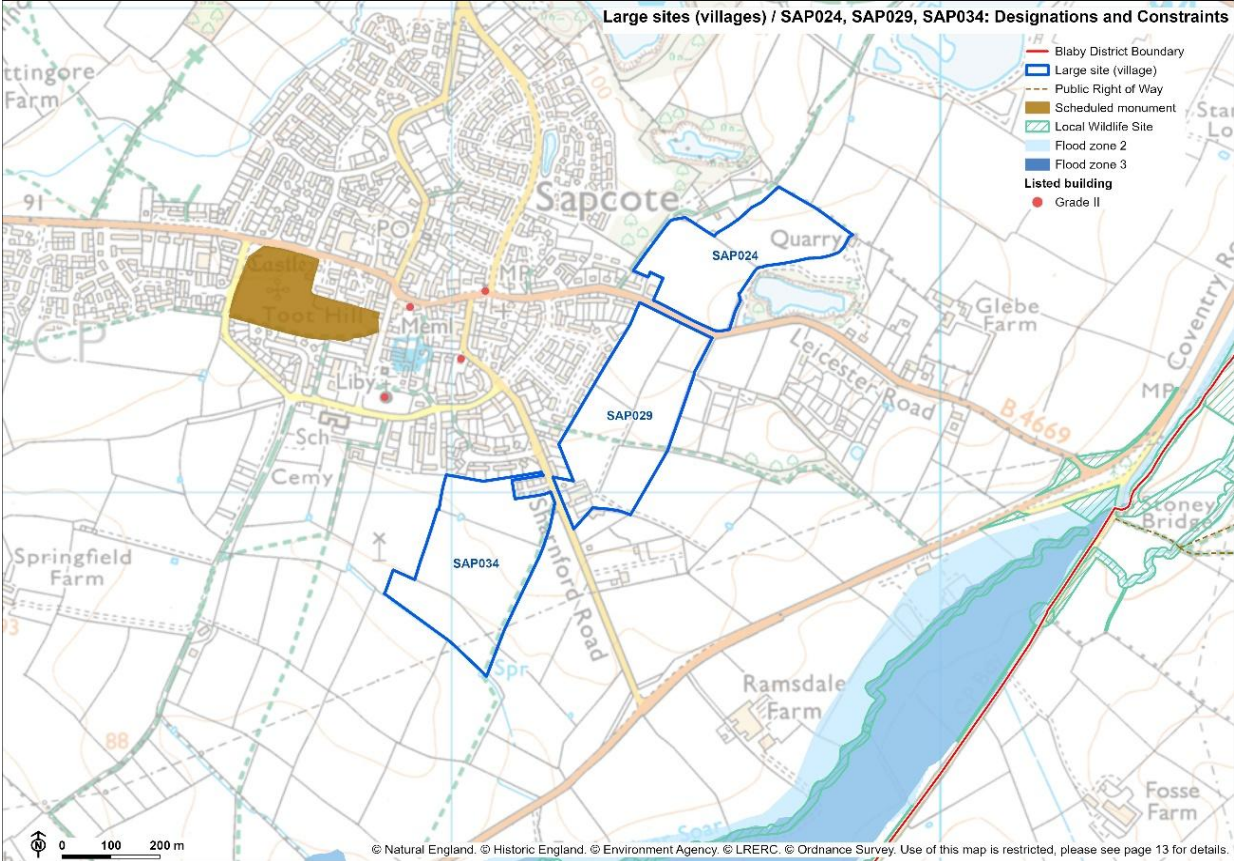
Overall Landscape Sensitivity

A.697 The overall sensitivity of the landscape in this parcel to residential development is **Low-moderate**.

A.698 Factors which increase sensitivity include the abrupt existing settlement edge in SAP029 and SAP034 and the openness of SAP034 allowing expansive views across the landscape.

A.699 Factors which decrease sensitivity include the dominant agricultural land use and relatively limited natural features. The proximity of the parcel to the settlement edge and the influence of the B4469 also lower the landscape's sensitivity to development.

Figure A.34: Location plan: SAP024, SAP029 and SAP034



STO009 Land North of Stoney Stanton

Location

A.700 The parcel occupies an arable field to the north of the settlement Stoney Stanton. To the east, the edge of the parcel is defined by Huncote Road, and to the north, the edge of the parcel is defined by a farm track and public footpath.

Landscape character

A.701 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales [See reference 1].

A.702 At the local level, the parcel lies within LCA 15 Stoney Stanton Rolling Farmland [See reference 2] and is typical of the characteristics of the LCA. LCA 15 encloses Stoney Stanton and Sapcote within it.

A.703 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Stoney Stanton Rolling Farmland LCA are Low-moderate for 2-3 storey residential housing or transport infrastructure.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.704 The landform is flat and lies approximately at 85m AOD. The site is comprised of a singular square medium-scale arable field.

A.705 A low hedgerow lies along Huncote Road with more mature hedgerows to the south and west.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Natural Character

A.706 The land cover is entirely an arable field with semi-natural features limited to hedgerow boundaries.

A.707 The south and west of the parcel boundaries are characterised by scattered hedgerow trees and dense mature shrubs.

A.708 A modern housing development to the east of the parcel along the settlement edge of Stoney Stanton, the conspicuous road network and electrical infrastructure detracts from the rural character.

- The sensitivity rating for this criterion is Low for residential development.

Historic landscape character

A.709 The historic field pattern has remained largely intact. The field structure is the main feature important to the historic character of the site and contributes to the time depth. There are no scheduled monuments or other historic features within the parcel.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Form, density and setting of existing settlement

A.710 The settlement edge of Stoney Stanton defines the south and east of the parcel. The parcel provides a mild rural undeveloped edge to the settlement, although due to the size of the site the effects are localised.

A.711 There is no development within the parcel itself.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Access and recreation

A.712 OS mapping indicates a single public footpath traverses the parcel in a north to south direction although it is blocked by a post and pale fence. There is informal access across the landscape that does not follow the line on OS mapping. There is no public green space within the parcel.

- The sensitivity rating for this criterion is Low for residential development.

Views and visual character including skylines

A.713 The low-cut hedgerows along Huncote Road enable views across the site resulting in a relatively open character. There are medium-distance views to the north, where the road is visible going over the railway corridor.

A.714 The settlement edge of Stoney Stanton is visible in south and south-east views. Views to the south are contained by the housing and hedgerows associated with Stoney Stanton.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Perceptual and experiential qualities

A.715 The site is undeveloped and is being used for arable agriculture which contributes to a somewhat rural character. Existing development to the south and east and traffic from Huncote Road and surrounding rural roads reduce tranquillity.

The sensitivity rating for this criterion is Low-moderate for residential development.

Overall Landscape Sensitivity

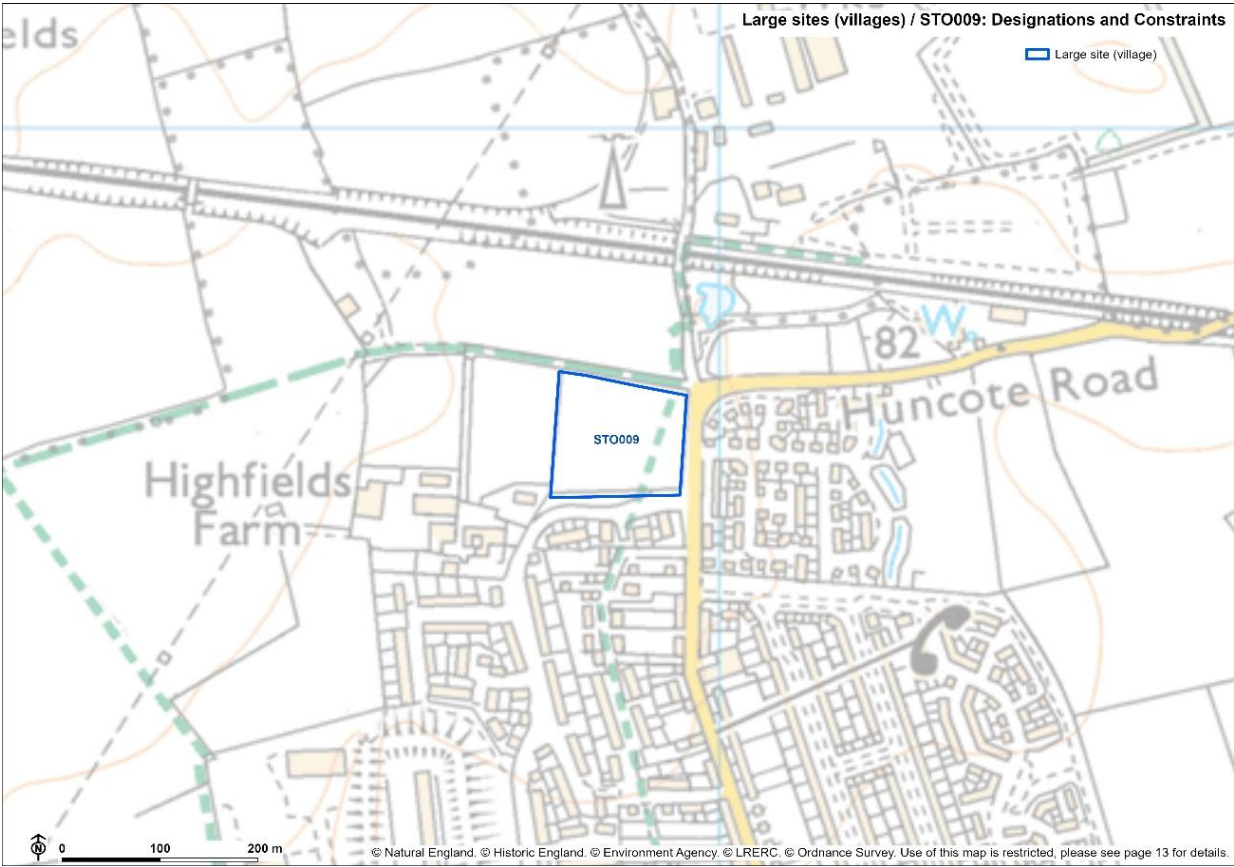
A.716 The overall sensitivity of the landscape in this parcel to residential development is **Low-moderate**

Appendix A Assessment of sites

A.717 Factors which increase sensitivity include the openness and expansive views across the agricultural landscape from Huncote Road.

A.718 Factors which decrease sensitivity include the flat landform, dominant agricultural land use and limited natural features. The lack of historic features and recreation opportunities in this small site also indicate lower sensitivity to development.

Figure A.35: Location plan: STO009



STO023 Land off Middleton Close, Stoney Stanton

Location

A.719 The parcel occupies four pasture fields to the east of the settlement Stoney Stanton and terminating at Oak Lodge Farm on its eastern side.

Landscape character

A.720 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales [See reference 1].

A.721 At the local level, the parcel lies within LCA 15 Stoney Stanton Rolling Farmland [See reference 2] and is typical of the characteristics of the LCA. LCA 15 encloses Stoney Stanton and Sapcote within it.

A.722 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Stoney Stanton Rolling Farmland LCA are Low-moderate for 2-3 storey residential housing or transport infrastructure.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.723 The site is comprised of small-scale pastoral fields strongly contained by hedgerows and hedgerow trees. The site is relatively flat and has an approximate elevation of 75m AOD.

A.724 Field boundaries are mostly regular with one curved boundary forming the eastern extent of the site.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Natural Character

A.725 The land use is predominantly pastoral agriculture. There is a strong continuous network of hedgerows that are well maintained. Hedgerows along the boundary of the site contain frequent mature hedgerow trees, whilst hedgerow boundaries that delineate fields lack tree coverage.

A.726 There are no designated natural habitats in the parcel.

- The sensitivity rating for this criterion is Low for residential development.

Historic landscape character

A.727 The historic field pattern has remained largely intact and is the main feature important to the historic character of the site and contributes to the time depth. There are no scheduled monuments or other historic features within the parcel.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Form, density and setting of existing settlement

A.728 The settlement edges of Stoney Stanton define the northern and eastern boundary of the parcel. The parcel forms part of an important wider rural backdrop to the settlement edge. There is a limited relationship with the existing settlement in places due to the dense vegetated buffer.

A.729 The urban edge of the settlement is well integrated with a soft landscaped edge to the west of the site.

A.730 There is no development within the parcel.

- The sensitivity rating for this criterion is Moderate for residential development.

Access and recreation

A.731 With the exception of a PROW along the proposed access route towards Croft, there is no public access or recreational activities within this site.

- The sensitivity rating for this criterion is Low for residential development.

Views and visual character including skylines

A.732 The network of mature hedgerow boundaries and lack of public access limit direct views towards the site, resulting in a very contained landscape. The site is not visually prominent within the landscape.

A.733 The site has an undeveloped skyline, skyline features are limited to hedgerow trees.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Perceptual and experiential qualities

A.734 The site has some rural character due to its agricultural land use. The contrasting settlement edge of Stoney Stanton detracts from the rural qualities of the landscape. The site plays a role as a rural backdrop to the settlement.

A.735 Eastern parts of the site are more remote and tranquil.

- The sensitivity rating for this criterion is Moderate for residential development.

Overall Landscape Sensitivity

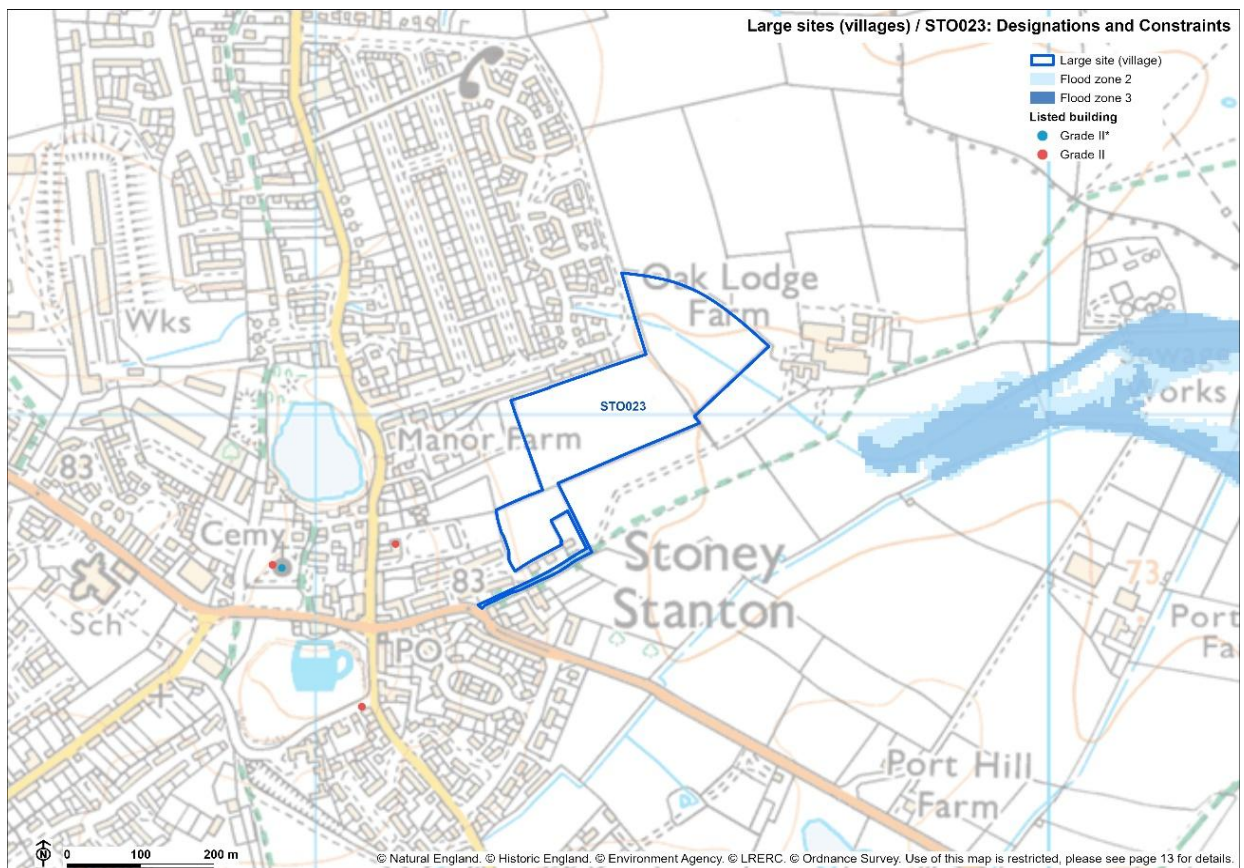
A.736 The site has an overall **Low-moderate** landscape sensitivity to residential development. Development may be at odds with existing settlement patterns.

Appendix A Assessment of sites

A.737 Factor that increases sensitivity include the rural setting the site provides to the settlement edge and the natural features in field boundaries, including hedgerow and hedgerow trees.

A.738 Factors that decrease sensitivity include the flat landform, no identified features of historic heritage and access opportunities. The proximity to the settlement edge also indicates a lower sensitivity to development.

Figure A.36: Location plan: STO023



STO024 Land north of Broughton Road and STO025 Land south of Broughton Road, Stoney Stanton

Location

A.739 The parcel occupies arable and pastoral fields located to the south-east of Stoney Stanton. The parcel is contained to the south by Stoney Cove diving centre, and to the east by Port Hill Farm. Broughton Road runs between STO024 and STO025.

A.740 Site note: STO024 could not be accessed or viewed into, therefore the assessment is desk-based for STO024.

Landscape character

A.741 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.742 At the local level, the parcel lies within LCA 15 Stoney Stanton Rolling Farmland **[See reference 2]** and is typical of the characteristics of the LCA. LCA 15 encloses Stoney Stanton and Sapcote within it. The parcel comprises a small proportion of LCA 15's overall area on the south-eastern side.

A.743 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Stoney Stanton Rolling Farmland LCA are Low-moderate for 2-3 storey residential housing or transport infrastructure.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.744 The landform is gently undulating, with elevations ranging from 75m to 95m ranging from 75m to 95m AOD with the landform getting progressively steeper as the landform rises towards Stoney Cove in the south. The highest points occur in the south of the parcel. Elevation falls gently in a north-west direction towards the western edge of Stoney Stanton.

Appendix A Assessment of sites

A.745 The parcel consists of medium to small-scale, regular, mostly angular arable and pastoral fields, enclosed by well-maintained, continuous hedgerows and occasional mature hedgerow trees. To the north (STO024), some hedgerows are replaced by post-and-wire fencing, while hedgerow trees become more frequent towards the south (STO025).

- The sensitivity rating for this criterion is Low-moderate for residential development.

Natural Character

A.746 The land use is predominantly pastoral agriculture with some farm buildings, and some grazing and pony paddocks to the north-east of the parcel. The fields are bounded by a strong, continuous network of well-maintained hedgerows with occasional mature hedgerow trees. Hedgerow trees become more frequent in the south of the parcel. Ditches delineate the western boundary of the parcel. There are copses of trees to the south in the centre of the parcel (STO25), whilst woodland cover surrounding Stoney Cove to the south of the parcel provides a wooded backdrop to the parcel.

A.747 The southern half of the parcel is part of a Network Enhancement Zone, extending from an area of priority habitat inventory deciduous woodland surrounding Stoney Cove outside of the parcel to the south. **[See reference 3]**

A.748 Natural features are limited to field boundaries. There are no designated semi-natural habitats in the parcel.

- The sensitivity rating for this criterion is Low for residential development.

Historic landscape character

A.749 The historic field pattern has remained intact. The field structure is the main feature important to the historic character of the parcel and contributes to the time depth. There are no scheduled monuments or other historic features within the parcel.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Form, density and setting of existing settlement

A.750 Development is limited to farm infrastructure such as small barns in the south of the parcel, which are barely visible amongst woodland features. The settlement edge of Stoney Stanton defines the southwestern boundary of the parcel. The boundary of the settlement is defined by hedgerows of varying scale which integrate well with the surrounding landscape. While, to the northwest, several fields create a gap between the settlement edge of Stoney Stanton and the parcel which noticeably separates the parcel from the settlement edge reducing the parcel's integration with the landscape.

A.751 The parcel creates a perceptual rural backdrop to the settlement edge, a rectangular field to the north-west of the parcel not marked for development creates a gap between the proposed development and the settlement edge that would adversely affect the form and pattern of the settlement of Stoney Stanton should development occur.

- The sensitivity rating for this criterion is Moderate-high for residential development.

Access and recreation

A.752 A singular public right of way traverses along the southern boundary of the parcel adjoining Stoney Cove diving centre, a local attraction. There is no public green space within the parcel.

- The sensitivity rating for this criterion is Low for residential development.

Views and visual character including skylines

A.753 The well-maintained hedgerow network and relatively flat landform restrict most long-distance views across the parcel. There is localised enclosure to the

Appendix A Assessment of sites

south, with areas of hedgerows with mature hedgerow trees create a relatively enclosed landscape with limited views across the parcel.

A.754 Skylines comprise hedgerows with hedgerow trees that are somewhat indistinctive. There is intervisibility with the settlement edge of Stanton Stoney to the west. Views towards the settlement edge are also possible from Broughton Road when facing in a westerly direction.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Perceptual and experiential qualities

A.755 The landscape is strongly rural for its predominant agricultural land cover, although it is also influenced by the proximity of Stoney Stanton and the nearby Stoney Cove Diving Centre and restaurant to the south, lending the area a more settled character. The transport route of Broughton Road between the two sites to the south also decreases tranquillity.

- The sensitivity rating for this criterion is Moderate for residential development.

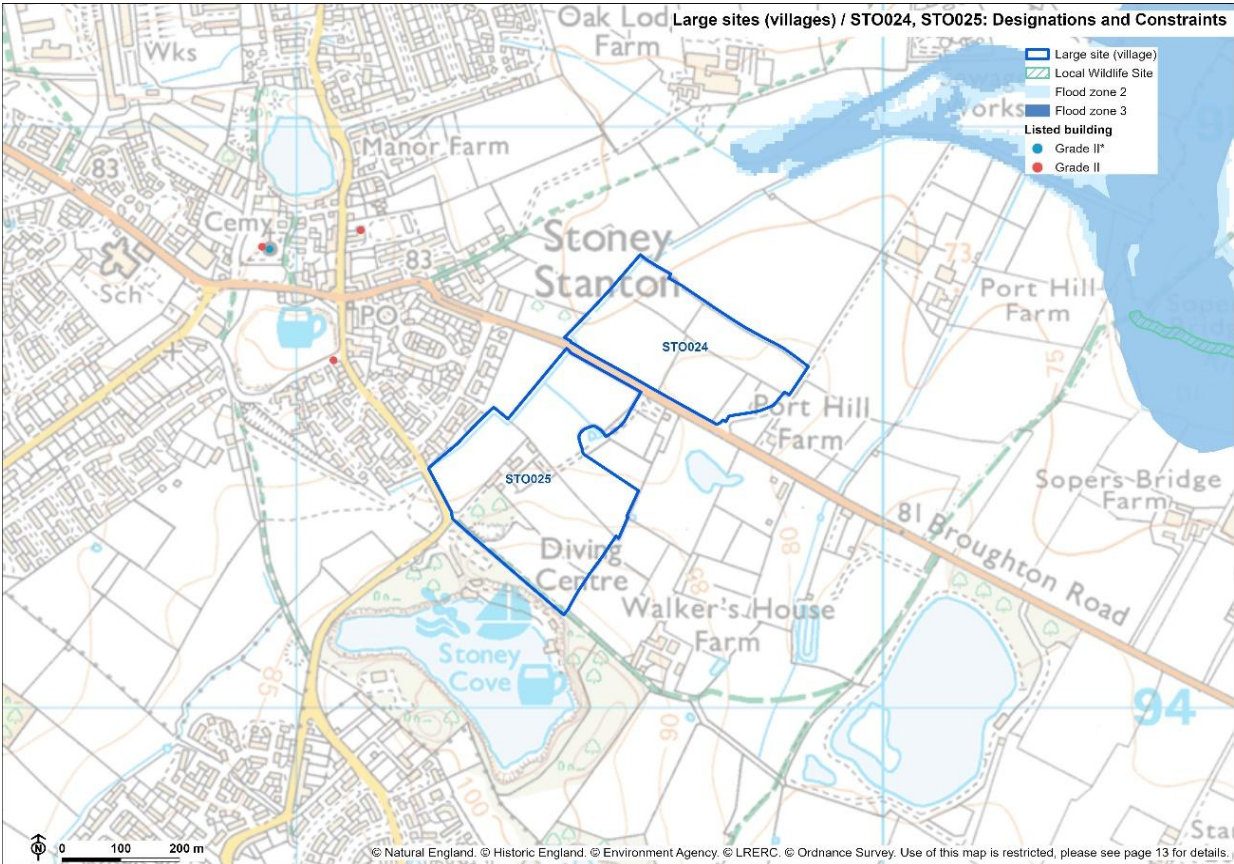
Overall Landscape Sensitivity

A.756 The overall sensitivity of the landscape in this parcel to residential development is **Moderate** due to the increased visibility of this scale of structure in the gently undulating landscape and its potentially poor relationship with the existing settlement edge.

A.757 Factors which increase sensitivity include the separation of the parcel from the settlement edge of Stoney Stanton, the rural character, and the natural features in field boundaries. The existing boundary vegetation containing the parcel to the south should be retained to soften the edges of any development on this parcel and avoid the introduction of a hard settlement edge into the landscape.

A.758 Factors that decrease sensitivity include the gently undulating landform, dominant pastoral land use, limited sense of time-depth and recreational activity.

Figure A.37: Location plan: ST0024 and ST0025



Assessment of small village sites considered within LSA

ELM010 Station Road, Elmeſthorpe

Location

A.759 The parcel occupies arable fields to the south-west of Elmeſthorpe and terminating at the railway line between Hinckley and Narborough on its southern side. To the north, east and west, the edge of the parcel is defined by Station Road, existing settlement edge and field boundaries.

Landscape character

A.760 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales [See reference 1].

A.761 At the local level, the parcel lies within LCA 6 Elmeſthorpe Floodplain [See reference 2] and is atypical of the characteristics of the LCA in terms of physical and historic character. LCA 6 includes farmland south of Elmeſthorpe between the western district boundary and M69 corridor.

A.762 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Elmeſthorpe Floodplain LCA are Moderate for 2-3 storey residential housing or transport infrastructure, Moderate-high for small-scale commercial (B1/B2 use categories) and High for Large scale commercial (warehousing – B8 use category).

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.763 The landform is gently rolling, ranging from 85m to 90m AOD. The highest points occur in the west of the site. Elevation falls gently towards the railway line on the southern edge.

Appendix A Assessment of sites

A.764 The parcel comprises medium and small-scale irregular and mostly angular fields bounded by continuous hedgerow and mature hedgerow trees. The gentle landform and established hedgerows with limited intervisibility create the perception of an enclosed and relatively small-scale landscape.

- The sensitivity rating for this criterion is Low-moderate for residential development.
- The sensitivity rating for this criterion is Low-moderate for employment development.

Natural Character

A.765 The land use is intensively farmed with predominantly arable agriculture which is possibly alternated as grazing pasture. There is a strong continuous network of hedgerows which consist largely of hedgerow trees along some external field boundaries and along the internal boundary of the narrow southern field. The southern boundary does not include the dense linear woodland following the railway line and there are no designated semi-natural habitats in the parcel.

A.766 The southern edge of the parcel is part of a Network Enhancement Zone 1 and a wider Network Expansion Zone, extending from (though not directly connected to) an area of priority habitat inventory lowland fens south-east of Elmesthorpe. **[See reference 3]**

- The sensitivity rating for this criterion is Low-moderate for residential development.
- The sensitivity rating for this criterion is Low-moderate for employment development.

Historic landscape character

A.767 The historic field pattern has remained largely intact, except for division into smaller fields behind residential properties in the north-west of the parcel.

- The sensitivity rating for this criterion is Low for residential development.

- The sensitivity rating for this criterion is Low for employment development.

Form, density and setting of existing settlement

A.768 There is no development within the parcel.

A.769 The settlement edge of Elmesthorpe defines the north-eastern boundary of the parcel. There is currently limited residential expansion west of Station Road, although more recent residential expansion to the east (Leighton Crescent) has altered the historic linear settlement pattern so that new development would not be incongruous.

A.770 The parcel contributes to the rural backdrop and setting of residential buildings along Station Road. This makes an important contribution to the rural and small-scale character of the village.

- The sensitivity rating for this criterion is Moderate-high for residential development.
- The sensitivity rating for this criterion is High for employment development.

Access and recreation

A.771 There is no public access and no public green space within the parcel.

- The sensitivity rating for this criterion is Low for residential development.
- The sensitivity rating for this criterion is Low for employment development.

Views and visual character including skylines

A.772 Tall hedgerows along Station Road and dense hedgerow trees within the parcel limit intervisibility with the settlement edge which results in relatively enclosed views.

A.773 The parcel provides an undeveloped skyline and backdrop along the western settlement edge of Elmesthorpe which is visible between residential properties and integrates rural views into the settlement character. This is particularly notable in

Appendix A Assessment of sites

views into the parcel from Badgers Mount Hotel & Restaurant. The visual character of these views would be significantly altered by modern development.

- The sensitivity rating for this criterion is Moderate for residential development.
- The sensitivity rating for this criterion is Moderate-high for employment development.

Perceptual and experiential qualities

A.774 The landscape is rural for its predominant agricultural land cover and strong network of hedgerows. Perceptual qualities are influenced by Elmesthorpe to the north-east which creates a settled character, although settlement is low density along this edge which reduces the detracting from the rural perceptual qualities.

- The sensitivity rating for this criterion is Moderate for residential development.
- The sensitivity rating for this criterion is Moderate for employment development.

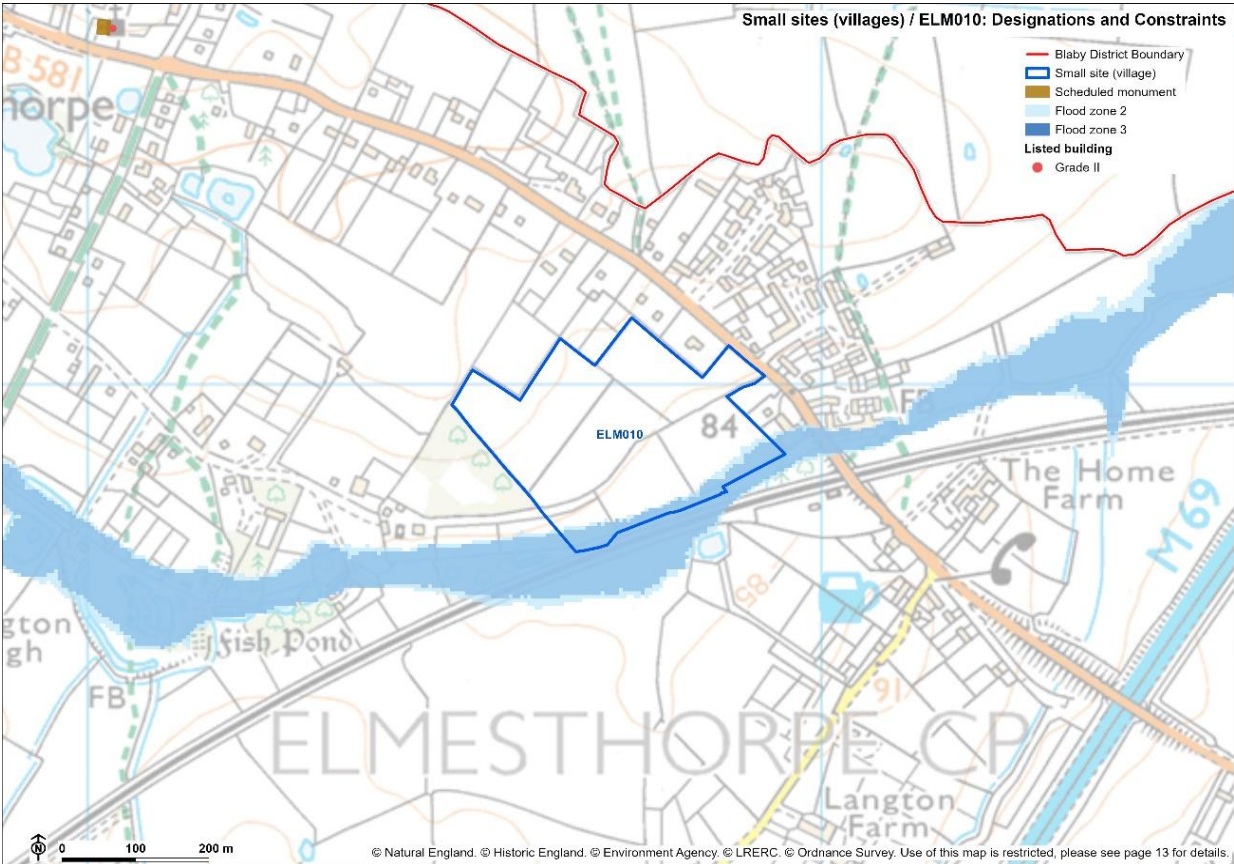
Overall Landscape Sensitivity

A.775 The overall sensitivity of the landscape in this parcel to residential development is **Moderate**, with the overall sensitivity of the landscape to employment development increasing to **Moderate-high** due to the increased visibility of this scale of structure in the gently undulating landscape and its potentially poor relationship with the existing settlement edge.

A.776 Factors which increase sensitivity include the importance of the parcel in providing undeveloped skylines and a rural visual character to views from the settlement edge.

A.777 Factors which decrease sensitivity include the gently undulating landform, dominant agricultural land use and relatively limited natural features. The close proximity to the settlement edge and existing settlement pattern also indicates lower sensitivity to development.

Figure A.38: Location plan: ELM010



ELM011 Land North of Elmesthorpe

Location

A.778 The parcel occupies two small fields on the northern edge of Elmesthorpe with the A47 road corridor on its western side. To the south, the edge of the parcel is defined by the B581.

A.779 Site survey note: unable to access due to private road and neighbouring building work. This assessment has been completed as desk-based only.

Landscape character

A.780 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.781 At the local level, the parcel lies within LCA 6 Elmesthorpe Floodplain **[See reference 2]** and is typical of the characteristics of the LCA. LCA 6 encloses Elmesthorpe within it. The parcel comprises a small area of the overall area of LCA 6.

A.782 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Elmesthorpe Floodplain LCA are moderate for 2-3 storey residential housing or transport infrastructure.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.783 This is a flat landscape around 110m AOD, formed of small unmanaged fields in proximity to farm warehouses and a residential property.

A.784 The parcel comprises small-scale irregular fields that are bounded by the A47 roadside vegetation on the western boundary, B581 Station Road roadside vegetation on the southern boundary and subdivided by post and wire fencing. The eastern boundary is defined by post and wire fencing. The land use appears to be for construction storage of spoil heaps in both fields, and the northern-most portion being used as part of the adjacent construction site's compound.

- The sensitivity rating for this criterion is Low for residential development.

Natural Character

A.785 Land use is associated with the adjacent construction site. Storage containers and industrial equipment and spoil heaps detract from the limited natural character of the area.

A.786 Tree cover in the form of mature hedgerow and hedgerow trees in the field boundaries along the transport corridors of the A47 and B581 is strong and continuous. There are no designated semi-natural habitats present in the parcel.

- The sensitivity rating for this criterion is Low for residential development.

Historic landscape character

A.787 The historic field pattern has been disrupted by the creation of the A47 to the west of the site. Intact historic field boundaries to the south and east of the site are the main features important to the historic character of the area. There are no scheduled monuments or other historic features within the parcel. However, the Church of St Mary, a Grade II listed building, is 60m away to the south-east.

- The sensitivity rating for this criterion is Low for residential development.

Form, density and setting of existing settlement

A.788 Land use is associated with the farm warehouses adjacent to the site. The mature hedgerow trees that line the A47 and B581 along the edges of the parcel create a soft edge to the parcel and a wooded setting.

A.789 The site does not contribute to the separation of settlements due to the small size of the fields and the little perceived distance between Earl Shilton and Elmesthorpe.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Access and recreation

A.790 There are no public rights of way or green space within the parcel.

- The sensitivity rating for this criterion is Low for residential development.

Views and visual character including skylines

A.791 Views towards the site from the A47 and B581 are restricted by trees. There are views of the adjacent nearby elevated settlement of Earl Shilton over the A47 roadside vegetation. The elevated nature of the A47 also provides a sense of enclosure to the west. Views to the east are restricted by a series of farmhouses and barns.

A.792 The site is not visually prominent within the local landscape and does not contain any distinctive skyline features.

- The sensitivity rating for this criterion is Low for residential development.

Perceptual and experiential qualities

A.793 The site possesses low levels of tranquillity due to its proximity to main transport corridors. The site has a settled character which is heavily influenced by the proximity to Elmesthorpe and Earl Shilton and the transport corridors. The mature boundary vegetation to the west and south contributes to an enclosed landscape.

- The sensitivity rating for this criterion is Low-moderate for residential development.

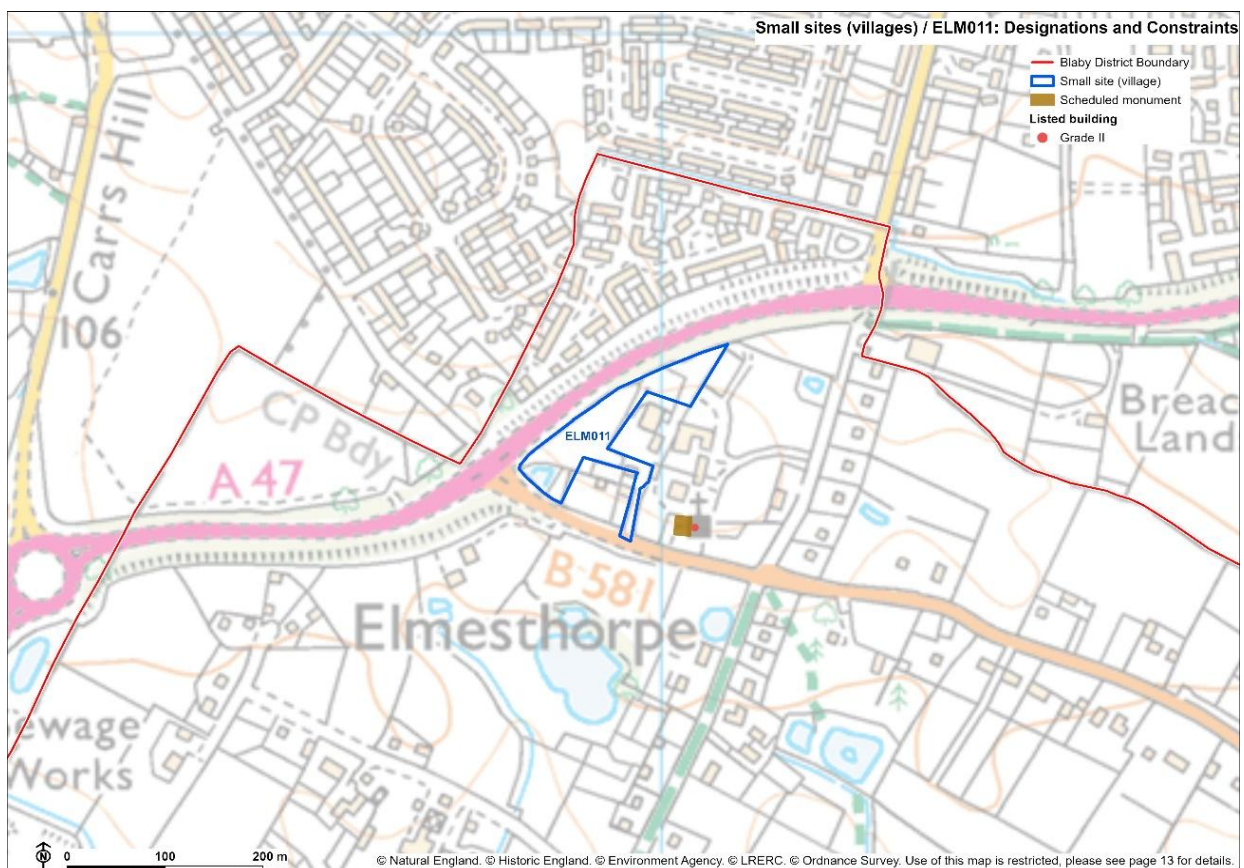
Overall Landscape Sensitivity

A.794 The overall sensitivity of the landscape in this parcel to residential development is **Low**.

A.795 Factors which increase sensitivity include the mature hedgerows and hedgerows trees in field boundaries and along the transport corridor that form the natural features.

A.796 Factors which decrease sensitivity include the flat landform, limited historic features and recreational use, and its settled character. Mature hedgerow boundaries that screen the site from any views from adjacent transport corridors should be retained to avoid creating a hard edge.

Figure A.39: Location plan: ELM011



KIL002 Steeple Chase Farm, Main Street & KIL008 Land to the rear of 40 Main Street, Kilby

Location

A.797 The parcel occupies a combination of pasture fields, farm buildings and two areas of private land on the northern edge of Kilby. The parcel is defined by Wistow Road to the east and existing residential properties to the south and west. The northern boundary follows informal pasture field boundaries and the hedgerow along a private garden.

Landscape character

A.798 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales [See reference 1].

A.799 At the local level, the parcel lies on the settlement edge and LCA 8 Kilby Meadows [See reference 2] and is typical of the characteristics of the LCA. LCA 8 encloses Kilby and surrounding farmland in the far east of the district along the southern floodplain of the River Sense.

A.800 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Kilby Meadows LCA are Moderate for 2-3 storey residential housing or transport infrastructure.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.801 The landform is gently rolling ranging from 85m to 90m AOD. The highest points occur in the east of the parcel, gently falling north towards the River Sense.

A.802 There is a mixed pattern of land use within the parcel which includes farm buildings, areas of private garden and a small area of a pasture field with some mature hedgerow to the west and post and wire boundaries. As a result, the parcel feels like a collection of smaller parcels creating the perception of a mixed, small-scale landscape.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Natural Character

A.803 The mixed pattern of land use includes areas of private garden and a small area of grass pasture. Mature hedgerow and hedgerow trees form the western boundary and encloses a narrow area of private garden on the western side. To the east is a well-maintained hedgerow enclosing a small field, as well as two trees within a fenced area of pasture closer to the northern boundary. These features contribute to the natural character of the landscape, but there are no designated semi-natural habitats in the parcel.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Historic landscape character

A.804 The boundaries within the parcel closest to the settlement edge are reflective of the historic field pattern, although now contain a private garden and agricultural buildings. Hedgerow and post and wire boundaries are in place elsewhere within the parcel which do not relate to the historic field pattern. There is ridge and furrow present in the eastern field of KIL002, which is present in the majority of fields surrounding the historic village of Kilby. However, listed buildings in the village, such as The Bake House (Grade II) adjoins KIL008 to the south-west, and The Dog and Gun Public House (Grade II) is less than 50m away.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Form, density and setting of existing settlement

A.805 Development within the parcel consists of several large farm sheds and a red brick stable block along Main Street.

Appendix A Assessment of sites

A.806 The settlement edge of Kilby defines the southern edge of the parcel. This edge is relatively well integrated with mature hedgerow vegetation and pasture fields, however the large agricultural sheds detract from this, as visible from the public footpath north of the parcel.

A.807 The settlement pattern is linear and there has been limited modern expansion from the historic settlement core along Main Street. However, pre-1960s developments are located along Wells Avenue and Wistow Close which deviate from the historic settlement pattern and result in lower sensitivity.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Access and recreation

A.808 A public footpath briefly crosses the parcel in the north-western corner, connecting a small public green space with the surrounding countryside to the north-east. There is no public green space within the parcel.

- The sensitivity rating for this criterion is Low for residential development.

Views and visual character including skylines

A.809 The parcel is semi-enclosed, with the areas of private garden mostly enclosed by hedgerow and hedgerow trees apart from some fragmentation in the west. These areas have limited intervisibility with other parts of the parcel or surrounding landscape. By contrast, the areas of pasture contained by post and wire fencing in the north-east are more open with long distance views over pastoral countryside north of the parcel. This area of the parcel contributes to relatively undeveloped skylines.

A.810 The farmyard containing large agricultural buildings and surrounding settlement to the south contributes to the developed skylines along the settlement boundary, and a line of electricity pylons cross the agricultural pastures north of the parcel detracting from the rural visual character.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Perceptual and experiential qualities

A.811 The landscape north of the settlement edge of Kilby has a strong rural character for its predominant pastoral land use, and the northern area of the parcel contributes to this. However, the large agricultural sheds and intervisibility with surrounding settlement and electricity pylons from within the parcel detract from a sense of tranquillity and remoteness.

- The sensitivity rating for this criterion is Low-moderate for residential development.

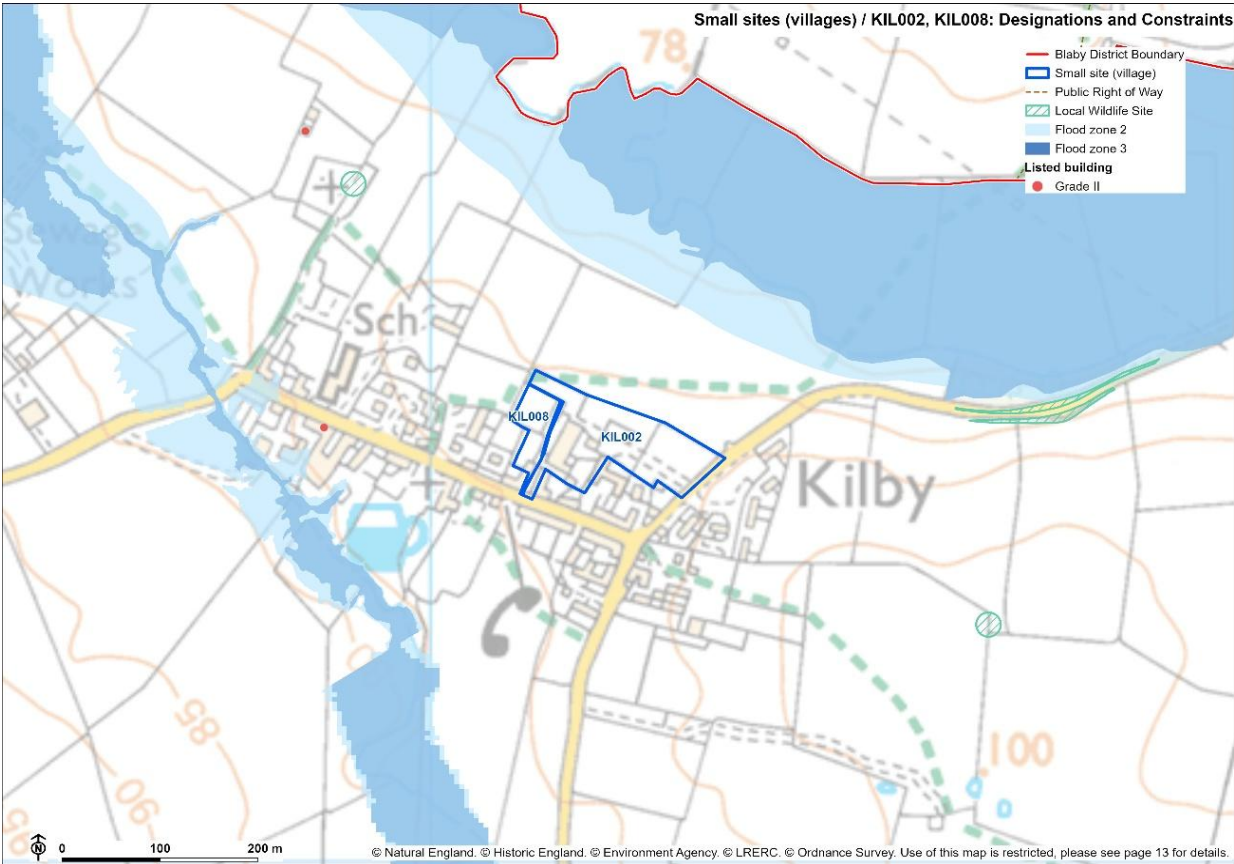
Overall Landscape Sensitivity

A.812 The overall sensitivity of the landscape in this parcel to residential development is **Low-moderate**.

A.813 Factors which increase sensitivity include the historic linear pattern and small-scale settlement of Kilby which has limited modern development, the relatively well integrated edge from mature hedgerow and hedgerow trees, and rural perceptual qualities of openness and expansive views across the agricultural landscape from the north.

A.814 Factors which decrease sensitivity include the gently undulating landform, mixed land use including large agricultural buildings and relatively limited natural features. The overt human influence from close proximity to settlement and electricity pylons also indicate lower sensitivity to development.

Figure A.40: Location plan: KIL002 and KIL008



KIL006 Land to the south of Chapel Close and Main Street, Kilby

Location

A.815 The parcel occupies two small fields south of the settlement edge of Kilby. To the south, the parcel is defined by a tributary of the River Sence and riparian vegetation, and field boundaries to the east and west. The northern section has been recently developed and overlaps half of a back garden.

Landscape character

A.816 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.817 At the local level, the parcel lies within LCA 9 Kilby Rural Rolling Farmland **[See reference 2]** and is typical of the characteristics of the LCA. LCA 9 encloses farmland south of Kilby in the south-east of the district, following the south and eastern boundaries.

A.818 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Kilby Rural Rolling Farmland LCA are Moderate for 2-3 storey residential housing or transport infrastructure.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.819 The landform is gently rolling at approximately 85m AOD. The elevation is higher towards the settlement edge in the north, with the landform falling gently south towards a tributary of the River Sence.

A.820 The parcel comprises two small-scale angular fields which vary between arable and pastoral agricultural use. The southern boundary is well vegetated with hedgerow and riparian vegetation associated with the watercourse, and this pattern of denser vegetation continues along the eastern boundary. Hedgerow along internal boundaries within the parcel and post and rail fencing delineates the eastern

Appendix A Assessment of sites

boundary of the parcel. Between the two fields is a narrow and paved plot with a small single storey building, bounded by hedgerow and hedgerow trees.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Natural Character

A.821 The parcel contains a small field that varies between pastoral grassland and arable land use. There is a strong continuous network of tall hedgerows and hedgerow trees within the parcel and along the eastern and southern boundaries. There are no designated semi-natural habitats in the parcel. The site abuts two potential Local Wildlife Sites (names Kilby community woodland and Kilby grassland S of village), which the riparian vegetation to the southern boundary and eastern hedgerow trees are connected to.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Historic landscape character

A.822 The small historic field pattern between the watercourse and residential edge has remained largely intact within this parcel, with the addition of a smaller enclosure containing a barn or small building. The strip field structure is strongly associated with the historic linear village of Kilby and the main feature important to the historic character of the site and contributes to the time depth. Although the majority of fields around the village show clear evidence of ridge and furrow, it is not evident within the parcel. There are no scheduled monuments or other historic features within the parcel. However, the listed buildings in the village, such as the 17 and 19, Main Street (Grade II) and Limes Farmhouse (Grade II) are in close proximity (less than 70m away).

- The sensitivity rating for this criterion is Low-moderate for residential development.

Form, density and setting of existing settlement

A.823 Development is limited to a small barn/outbuilding enclosed by hedgerow between the two fields of the parcel.

A.824 The settlement edge of Kilby defines the northern edge of the parcel. The settlement pattern is linear and there has been limited modern expansion from the historic settlement core along Main Street. However, pre-1960s developments are located along Wells Avenue and Wistow Close which deviate from the historic settlement pattern and result in lower sensitivity.

A.825 The parcel plays a localised but significant role in providing rural views from the settlement edge, particularly the houses on Chapel Close which overlook the parcel.

- The sensitivity rating for this criterion is Moderate for residential development.

Access and recreation

A.826 There is no access or public green space within the parcel.

- The sensitivity rating for this criterion is Low for residential development.

Views and visual character including skylines

A.827 The parcel provides an undeveloped skyline and rural visual character to views from the settlement edge. Tall hedgerow boundaries result in a naturalistic and enclosed visual character, but there is strong intervisibility with the settlement edge due to the post and rail boundary along the northern edge of the parcel.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Perceptual and experiential qualities

A.828 The parcel has intimate and rural perceptual qualities for its agricultural land cover and enclosure from tall mature hedgerow and hedgerow trees although it is also strongly influenced by the intervisibility with the settlement edge to the north.

A.829 The overall perception of this area is of a historic small-scale settlement well integrated into the rural landscape. This is sensitive to modern development and new residential development should be sensitive to these perceptual qualities.

- The sensitivity rating for this criterion is Moderate for residential development.

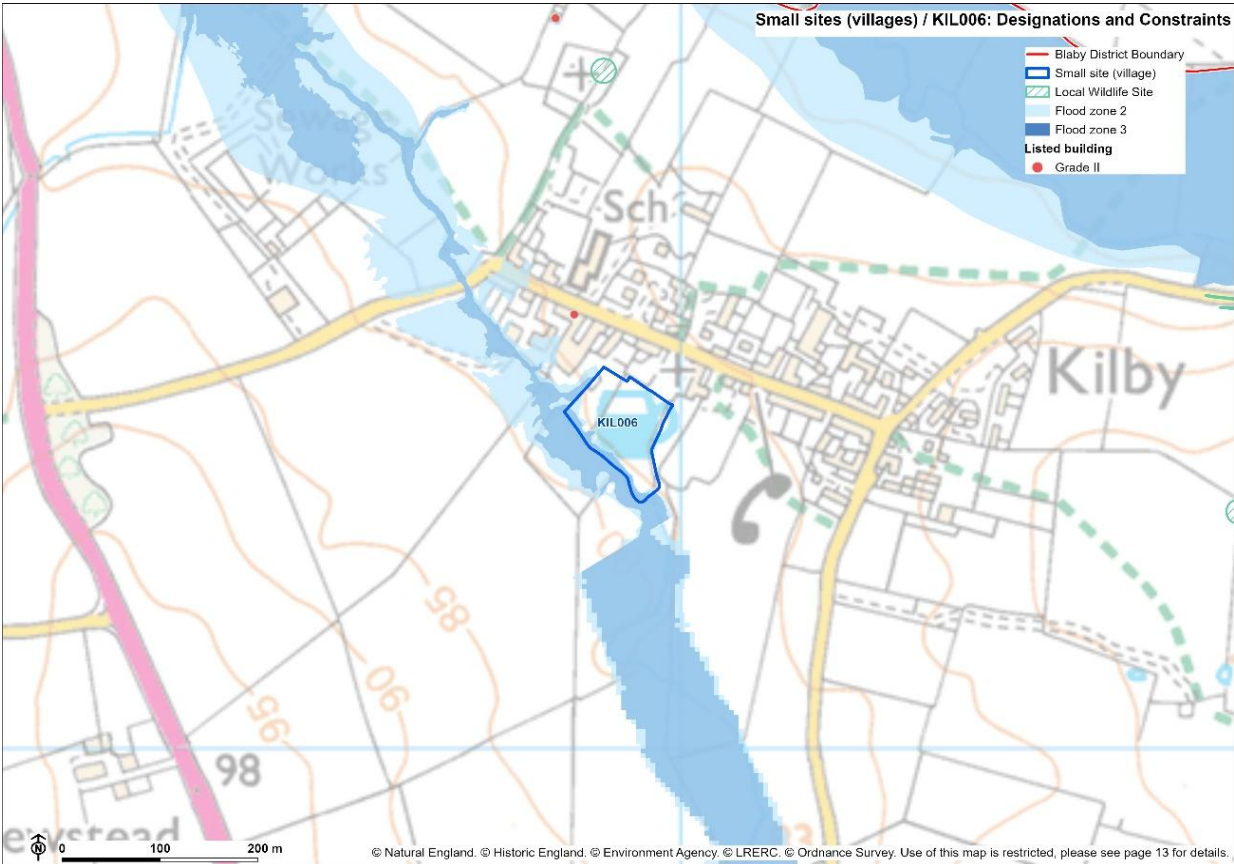
Overall Landscape Sensitivity

A.830 The overall sensitivity of the landscape in this parcel to residential development is **Low-moderate**.

A.831 Factors which increase sensitivity include the historic and small-scale pattern of linear settlement within Kilby with limited residential expansion, strong intervisibility with the settlement and the role of the parcel in providing a rural backdrop and undeveloped skyline to the settlement edge, as well as the small-scale historic landscape pattern.

A.832 Factors which decrease sensitivity include the dominant agricultural land use, relatively limited natural features and close proximity to the settlement edge.

Figure A.41: Location plan: KIL006



LIT008 Land South of Tysoes Nursery, LIT009 Tysoes Nursery 53 Cosby Road and LIT024 Land West of Cosby Road, Littlethorpe

Location

A.833 The parcel comprises mixed land uses, including rough grassland, paddocks and a plant nursery. The parcel abuts the southern edge of Littlethorpe. It is contained by Cosby Road to the east and delineated by a tree-fringed watercourse to the west.

Landscape character

A.834 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.835 At the local level, the parcel lies within LCA 13 Sence and Soar Floodplain **[See reference 2]** and is atypical of the characteristics of the LCA, in terms of natural and historic character. LCA 13 encloses the north, south and west of Littlethorpe. The parcel comprises a small area of the western side of the LCA.

A.836 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Sence and Soar Floodplain LCA are Moderate for 2-3 storey residential housing or transport infrastructure.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.837 The parcel has a flat landform with an approximate elevation of 70m AOD. Part of the parcel is located on the floodplain of an unnamed watercourses associated with the River Soar.

A.838 The parcel's land use consists of a mix of pastoral agriculture and a plant nursery. It features small-scale, regular, angular fields bordered by continuous hedgerows with mature hedgerow trees. To the south, fields are further divided by

Appendix A Assessment of sites

post-and-wire fencing. The field pattern is predominantly regular, except along the western boundary, which follows the natural course of a meandering stream.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Natural Character

A.839 The site has a mixed land use predominantly comprised of pastoral agriculture with a plant nursery and an equestrian field. There is a strong, continuous network of well-maintained hedgerows with frequent mature hedgerow trees. Mature hedgerows and trees mark the boundaries of the site along Cosby Road to the east and the stream to the west. The settlement edge along the LIT009 consists of mature hedgerows and hedgerow trees.

A.840 There are no designated priority habitats in the parcel.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Historic landscape character

A.841 The historic field pattern has remained intact except some in-field division via sheep fencing. The field structure is the main feature important to the historic character of the site and contributes to the time depth. There are no scheduled monuments or other historic features within the parcel.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Form, density and setting of existing settlement

A.842 Development is limited to the plant nursery and a low voltage power headline. The settlement edge of Littlethorpe defines the northern edge of the parcel. However, mature trees and thick vegetation lining the settlement edge limit visibility with current residential development, creating a soft landscaped edge.

Appendix A Assessment of sites

A.843 The site provides a limited positive contribution to the settlement setting of Littlethorpe. The site provides some perception of a gap between the settlement edge to the north and the bungalow farm to the south.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Access and recreation

A.844 There is no public access or public rights of way within the site.

- The sensitivity rating for this criterion is Low for residential development.

Views and visual character including skylines

A.845 Limited views into the site are possible through gaps in the vegetation along the adjacent Cosy Road to the east.

A.846 The high hedgerows with frequent hedgerow trees create an enclosed feel to the site, and so it is not visually prominent within the landscape. The site has a low degree of visibility to surrounding landscapes and an indistinctive skyline. However, a low voltage overhead line runs east to west through the southern edge of the site and is a prominent skyline feature.

- The sensitivity rating for this criterion is Low for residential development.

Perceptual and experiential qualities

A.847 The landscape has a somewhat rural character due to its predominant agricultural land cover, although it is also influenced by the adjacent modern residential development to the north and east which creates a settled character.

A.848 The pylon lines, and the plant nursery are intrusive modern features which detract from the rural perceptual qualities.

- The sensitivity rating for this criterion is Low-moderate for residential development.

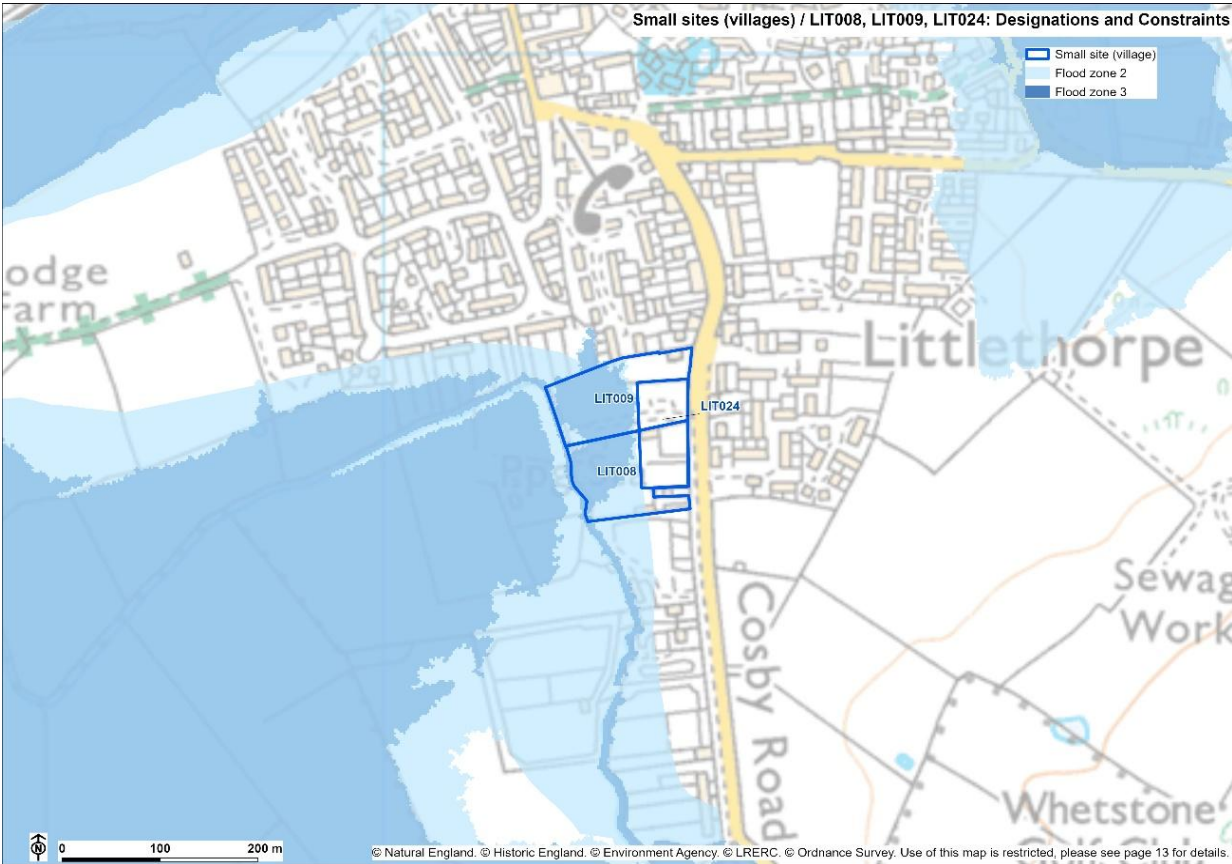
Overall Landscape Sensitivity

A.849 The overall sensitivity of the landscape in this parcel to residential development is **Low-moderate**, due to the increased visibility of this scale of structure in the flat landscape and its potentially strong relationship with the existing settlement edge.

A.850 Factors which increase sensitivity include the mild perception of a gap the parcel creates between Littlethorpe and Bungalow Farm. The existing boundary vegetation containing the parcel to the west should be retained to soften the edges of any development on this parcel and avoid the introduction of a hard settlement edge into the landscape.

A.851 Factors which decrease sensitivity include the flat landform, agricultural land use, an enclosed character and relatively limited natural features. The overt human influence (in the form of plant nursery, pylons and also indicates lower sensitivity to development.

Figure A.42: Location plan: LIT008, LIT009 and LIT024



SHA008 Land West of Coventry Road & SHA009 Leicester Road, Sharnford

Location

A.852 The parcel occupies two small parcels of land directly adjacent to the south-west of Sharnford. SHA008 abuts a small development of modern housing along Butler Close, with the B4114 forming the southern boundary of the parcel. SHA009 is north of SHA008 defined by existing field boundaries and residential properties on the settlement edge to the east.

Landscape character

A.853 At the national level, the parcel lies within National Character Area 94: Leicestershire Vales **[See reference 1]**.

A.854 At the local level, the parcel lies within LCA 1 Aston Flamville Wooded Farmland **[See reference 2]** and is atypical of the characteristics of the LCA. LCA 1 borders the western edge of Sharnford.

A.855 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Aston Flamville Wooded Farmland LCA are Moderate for 2-3 storey residential housing or transport infrastructure, Moderate-high for small-scale commercial (B1/B2 use categories) and High for Large scale commercial (warehousing – B8 use category).

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.856 The landform is gently rolling at approximately 85m AOD. The highest points occur in the north of SHA008 with elevation falling gently to the north towards the Soar Brook.

A.857 The parcels are contained by hedgerows with occasional mature trees and some areas of wooden fencing creating the sense of an enclosed landscape.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Natural Character

A.858 The land is currently comprised of grassland, scrub and clusters of trees within SHA009 which creates some degree of naturalistic character within the parcel. A strong network of hedgerow and hedgerow trees are additional natural features, particularly along the boundary of SHA009. There are no designated semi-natural habitats in the parcel. There is a potential local wildlife site called The Limes Grassland overlapping the centre of SHA008, however the eastern half of the potential local wildlife site is partially developed.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Historic landscape character

A.859 The historic field pattern has been slightly altered to form more regular boundaries. There are no scheduled monuments or other known historic features within the parcel.

A.860 The parcel does not provide a setting to any historic assets.

- The sensitivity rating for this criterion is Low for residential development.

Form, density and setting of existing settlement

A.861 A recent residential development is located immediately to the east of SHA008, and SHA009 contains some single storey sheds and outbuildings of unknown use. Development on the parcel would not create a hard landscaped boundary and would be contained by the existing field boundary vegetation.

A.862 The parcel relates well to the existing settlement, with an existing track connecting SHA009 to the existing settlement edge on Aston Lane.

- The sensitivity rating for this criterion is Low for residential development.

Access and recreation

A.863 There is no public green space within the parcel. A footpath traverses SHA008 and links the residential development to the east with the arable fields to the west.

- The sensitivity rating for this criterion is Low for residential development.

Views and visual character including skylines

A.864 There are views into the parcel from the existing public footpath. Views from the B4114 are screened by mature hedgerow trees, and there is very little intervisibility with SHA009 due to mature hedgerow trees and vegetation along the northern boundary.

A.865 The parcel is not visually prominent within the local landscape and does not contain any distinctive skyline features.

- The sensitivity rating for this criterion is Low for residential development.

Perceptual and experiential qualities

A.866 The presence of hedgerow trees contributes to the rural character of the area. However, the parcels are associated with, or connected to, the existing development to the east or existing settlement edge, contributing a settled character and limited rural perceptual qualities.

A.867 The area has a low sense of tranquillity due to the proximity of existing development and the busy route of the B4114.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Overall Landscape Sensitivity

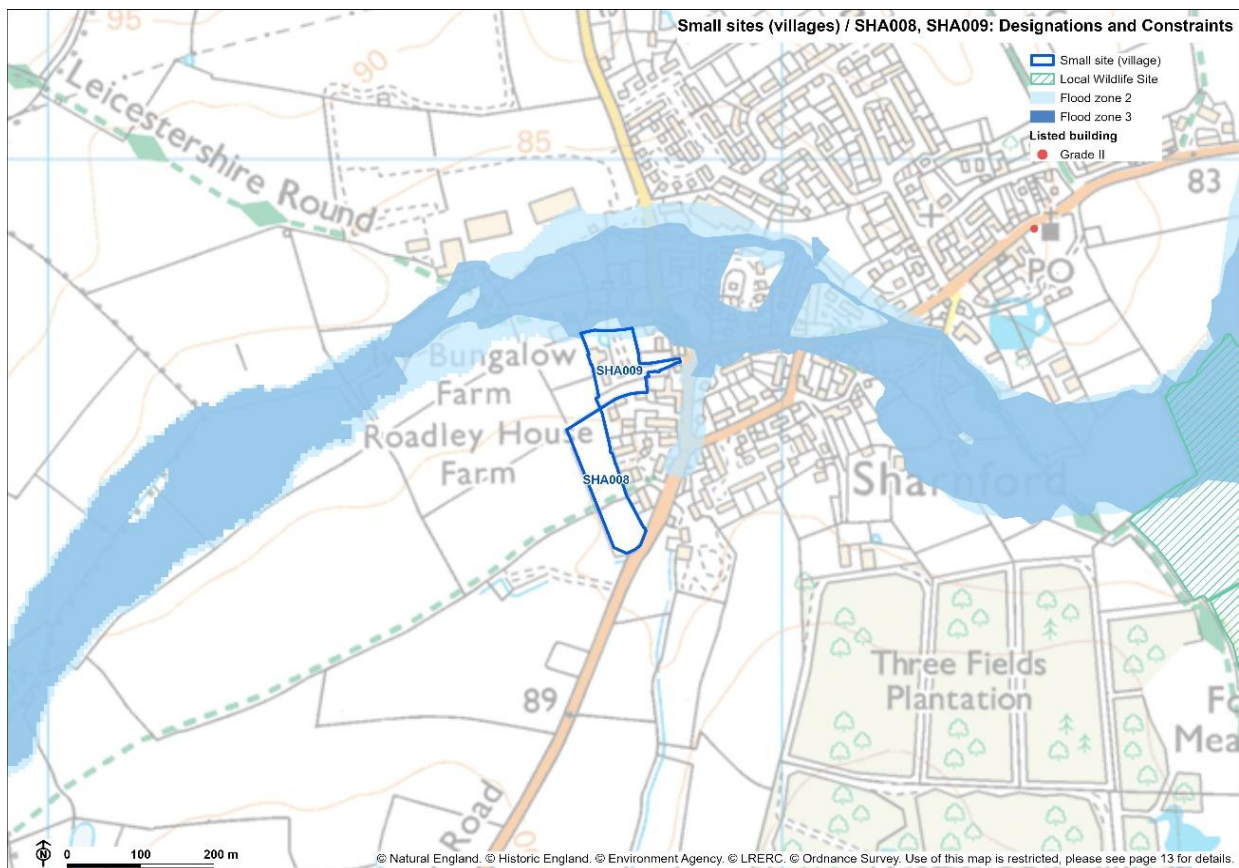
A.868 The overall sensitivity of the landscape in this parcel to residential development is **Low**.

A.869 Factors which increase sensitivity are the flat landform and the strong relationship of the parcel with existing residential development, as well as the limited natural and heritage value of the parcel.

A.870 Factors which increase sensitivity to development include the natural features that form the mature field boundaries. The existing boundary vegetation containing the parcels to the north and west should be retained to soften the edges of any development on this parcel and avoid the introduction of a hard settlement edge into the landscape.

A.871 The public right of way should be retained or rerouted to enable people to access the wider landscape surrounding Sharnford.

Figure A.43: Location plan: SHA008 and SHA009



SHA010 Land off Mill Lane, Sharnford

Location

A.872 The parcel occupies arable and pasture fields to the north-east of Sharnford. The parcel is defined by the settlement edge along part of the southern and western boundary, and by existing field boundaries to the north and east.

Landscape character

A.873 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.874 At the local level, the parcel lies within LCA 15 Stoney Stanton Rolling Farmland **[See reference 2]** and is typical of the characteristics of the LCA. LCA 15 encloses Stoney Stanton and Sapcote within it.

A.875 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Stoney Stanton Rolling Farmland LCA are Low-moderate for 2-3 storey residential housing or transport infrastructure.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.876 The landform is gently rolling, ranging from 85m to 95m AOD. The highest points occur in the north-west of the site. Elevation falls gently towards the River Soar in the east.

A.877 The parcel comprises medium and large-scale fields that are regular and bounded by a combination of mature hedgerow, hedgerow trees and post and wire fencing. The slight undulations in landform and vegetated boundaries create the perception of semi-enclosed and medium scale landscape.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Natural Character

A.878 The land use is a combination of arable and pasture, with pasture fields located along the settlement edge. There is a strong network of hedgerows with sparse but occasional tree cover in the form of mature hedgerow trees. There are no designated semi-natural habitats in the parcel.

- The sensitivity rating for this criterion is Low for residential development.

Historic landscape character

A.879 Historically, the parcel comprised small, regular fields, but 20th-century field amalgamation has resulted in the present medium- to large-scale field pattern. Traces of historic field pattern is reflected in the surviving wider irregular field boundaries. There are no scheduled monuments or other historic features within the parcel.

- The sensitivity rating for this criterion is Low for residential development.

Form, density and setting of existing settlement

A.880 There is no existing development within the parcel, although an electricity transmission line crosses the northern field of the parcel.

A.881 The settlement edge of Sharnford defines the western boundary and part of the southern boundary of the parcel. The settlement edge is relatively well integrated by undulating topography and intermittent mature vegetation. Given the elevated topography in the north-west of the parcel along the existing settlement edge, modern development would result in the settlement edge becoming more prominent in the surrounding landscape.

A.882 The parcel contributes to the rural setting and character of the village, particularly where Mill Lane connects to the public bridleway on the settlement edge. In addition, the southern boundary partially adjoins the edge of the historic core of the village. The form of settlement within this area is lower density with some historic buildings along Chapel Lane, including grade II listed Sharnford Methodist Church which would result in higher sensitivity to modern development.

Appendix A Assessment of sites

A.883 The settlement pattern is nuclear and development within the parcel would be in accordance with this general pattern although development within the parcel would expand the current settlement by approximately 25%.

- The sensitivity rating for this criterion is Moderate for residential development.

Access and recreation

A.884 There is a public bridleway between two of the fields contained within the parcel that links the settlements of Sharnford and Sapcote in the north-east. There is no public green space within the parcel.

- The sensitivity rating for this criterion is Low for residential development.

Views and visual character including skylines

A.885 The mature hedgerows and undulating landform results in views over a semi-enclosed landscape with rural characteristics. Long distance views are partially glimpsed between vegetation to the north-west and there is intervisibility with the settlement of Sapcote, including the grade II listed Church of All Saints above tree line.

A.886 Settlement and other modern development influences on the landscape (in the form of pylons, telegraph poles, and wind turbines) are available in short and longer distance views which results in lower sensitivity to development.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Perceptual and experiential qualities

A.887 The landscape has rural perceptual qualities for its predominant agricultural land cover, although it is also influenced by the adjacent settlement edge which create a settled character. The mature hedgerow field boundaries and gently undulating topography create a semi-enclosed character which occasionally opens

Appendix A Assessment of sites

up to longer distance views and intervisibility with the surrounding landscape to the north-west.

A.888 The electricity transmission line in the north and audibility of the surrounding road network detract from a sense of tranquillity and other rural perceptual qualities.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Overall Landscape Sensitivity

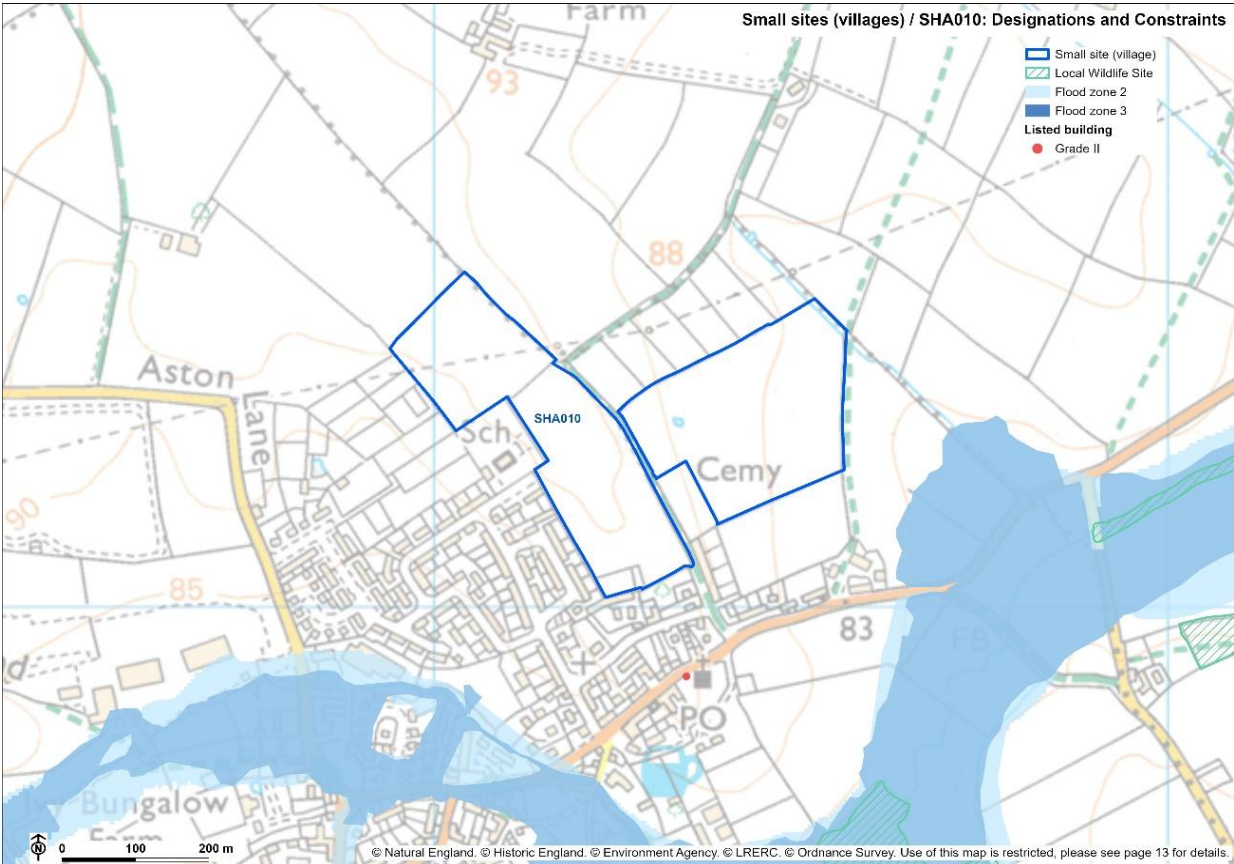
A.889 The overall sensitivity of the landscape in this parcel to residential development is **Low-moderate**.

A.890 Factors which increase sensitivity include the rural setting provided by the parcel for the settlement and perceptual qualities, the existing small-scale of settlement and the potential for development to create a more prominent settlement edge in the wider landscape.

A.891 Factors which decrease sensitivity include the gently undulating landform and relatively limited natural features. Additionally, the close proximity to the settlement edge and human influences in the parcel and surrounding landscape, such as the electricity transmission line, also result in lower sensitivity to development.

A.892 The public bridleway should be retained or rerouted to enable people to access the wider landscape along with maintaining the existing interconnectivity between the settlements and PRow network.

Figure A.44: Location plan: SHA010



THU004 Hill View Nurseries and THU005 Land East of Croft Road, Thurlaston

Location

A.893 The parcel comprises land used for garden centre, and an arable and pastoral field located to the south-east of Thurlaston on either side of Croft Road. The parcel is primarily enclosed by mature hedgerows on all sides, except for the northern boundary which aligns with the settlement edge of Thurlaston.

Landscape character

A.894 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.895 At the local level, THU004 lies within LCA 11 Normanton Agricultural Parkland **[See reference 2]** and THU005 lies within LCA 16 Thurlaston Rolling farmland. Both the parcels are atypical of the characteristics of the LCAs, particularly for the role the parcel plays in the form, density and setting of the existing settlement of Thurlaston. The parcel generally possesses less sensitive features across all criteria. LCA 11 encloses the western side of Thurlaston within it.

A.896 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Normanton Agricultural Parkland LCA and Thurlaston Rolling Farmland LCA are Moderate for 2-3 storey residential housing or transport infrastructure.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.897 The landform is gently rolling, ranging from 80m AOD to 85m AOD. The highest points occur in the south-west of the parcel. THU004 comprises land used for a garden centre and is bound by a combination of hedgerows along the eastern boundary with Croft Road and a line of trees to the west. THU005 comprises two medium-scale regular fields located on relatively flat land at 85m AOD. Mature

Appendix A Assessment of sites

hedgerows and areas of stone walls along Croft Road form the boundary of the parcel.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Natural Character

A.898 To the west, land use is entirely associated with a garden centre, therefore field boundaries form the only notable natural feature within the parcel. To the east, land use in the parcel is associated with pastoral agriculture and grazing and pony paddocks. There is a strong network of hedgerow trees along Croft Road that transitions to a stone wall.

A.899 There are no designated habitats within the parcel.

- The sensitivity rating for this criterion is Low for residential development.

Historic landscape character

A.900 The historic field pattern has remained largely intact with the exception of some field amalgamation; the historic field pattern has been divided to accommodate the garden centre. The field structure is the main feature important to the historic character of the parcel and contributes to the time. There are no scheduled monuments or other historic features within the parcel.

- The sensitivity rating for this criterion is Low for residential development.

Form, density and setting of existing settlement

A.901 To the west, development within the parcel is limited to the garden centre which creates an urban feel to the area. To the east, development is limited to pony paddock grazing and associated infrastructure such as wire fencing. The settlement edge of Thurlaston defines the north of the parcel and the parcel does not make a significant contribution to the sense of separation between settlements overall.

Appendix A Assessment of sites

A.902 The boundaries of the parcel have varying densities of vegetation which may allow filtered views of any proposed development.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Access and recreation

A.903 A single footpath traverses the south-west corner of the parcel. There is no public green space within the parcel.

- The sensitivity rating for this criterion is Low for residential development.

Views and visual character including skylines

A.904 Views into THU004 are mostly limited by the boundary vegetation. Views into the parcel are possible through the entrance to the garden centre which creates a gap in the hedgerow boundary along Croft Road.

A.905 Views in and out of THU005 are mostly limited by the dense boundary vegetation along Croft Road. However, the area of stone walls to the north-west of the parcel allows open views across the parcel in an eastern direction.

A.906 The parcel is not visually prominent within the wider landscape.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Perceptual and experiential qualities

A.907 The landscape is rural due to its predominant land cover, however, built development and human activity associated with the garden centre to the west lends to its peri-urban character. THU004 is entirely developed and has a good association with existing development along the settlement edge of Thurlaston. Numerous trees on the eastern edges of the parcel create a semi-natural, enclosed character, despite the presence of stone walling.

Appendix A Assessment of sites

A.908 The proximity of Croft Road, a main road in and out of Thurlaston, reduces tranquillity.

- The sensitivity rating for this criterion is Low for residential development.

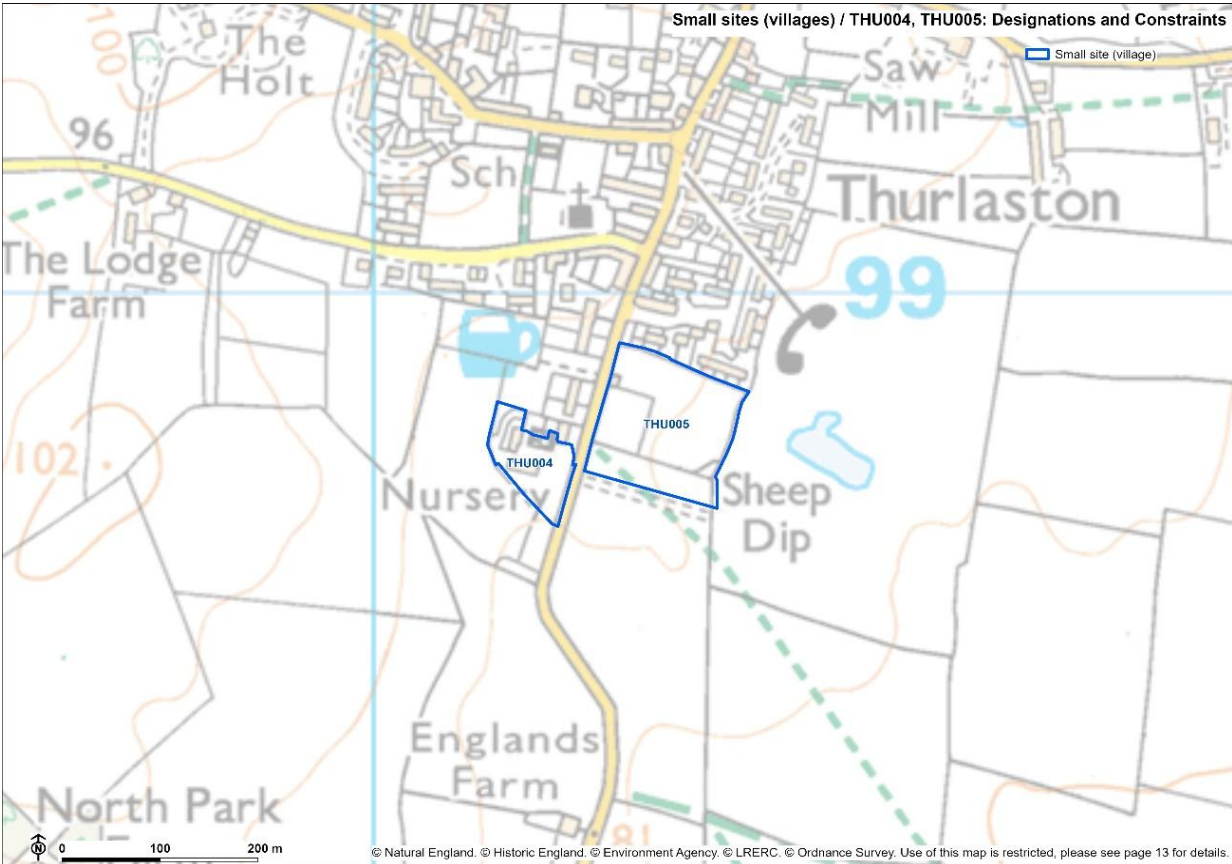
Overall Landscape Sensitivity

A.909 The overall sensitivity of the landscape in this parcel to residential development is **Low-moderate** due to the increased visibility of this scale of structure in the gently undulating landscape and its potentially strong relationship with the existing settlement edge.

A.910 Factors which increase sensitivity include the natural features in the field boundaries and along Croft Road. The existing boundary vegetation containing the parcel to the east and west should be retained to soften the edges of any development on this parcel and avoid the introduction of a hard settlement edge into the landscape.

A.911 Factors which decrease sensitivity include the overt human influence in the form of a garden centre and the associated human activity it brings to the parcel. Limited natural features and a lack of recreational and historical features also contribute to a lower overall sensitivity.

Figure A.45: Location plan: THU004 and THU005



THU008 Land south of Earl Shilton Road

Location

A.912 The parcel occupies a small-scale pasture field along Earl Shilton Road on the south-west edge of the settlement of Thurlaston. The field is defined by Earl Shilton Road on its northern side, and roadside properties to the east and west.

Landscape character

A.913 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.914 At the local level, the parcel lies within LCA 11 Normanton Agricultural Parkland **[See reference 2]** and is typical of the characteristics of the LCA. LCA 11 includes the western edge of the district and includes land on the western fringes of Thurlaston.

A.915 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Normanton Agricultural Parkland LCA are Moderate for 2-3 storey residential housing or transport infrastructure.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.916 The landform is flat at approximately 95m AOD.

A.917 The parcel comprises a small-scale rectangular pasture field on the southern edge of Earl Shilton Road. The northern and western field boundaries are defined by hedgerows. The southern field boundaries are post and rail fencing that reflects the pastures beyond, and the eastern boundary is a mixture of different field boundaries comprising post and wire, and hedgerows associated with the adjacent property. The flat landform and exposed field boundaries create a perception of an open and large scale landscape.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Natural Character

A.918 The land use is intensively farmed and is predominantly pasture. There is a mature network of hedgerows in the field boundaries and along Aston Lane. There are no designated semi-natural habitats in the parcel.

- The sensitivity rating for this criterion is Low for residential development.

Historic landscape character

A.919 The historic field boundary has been eroded through subdivision for horsiculture, as the parcel is a small part of a larger historic field. The northern boundary of the parcel has remained intact. There are no scheduled monuments or other historic features within the parcel.

- The sensitivity rating for this criterion is Low for residential development.

Form, density and setting of existing settlement

A.920 An overhead line on wooden poles crosses the parcel. The parcel is encroached by greenhouses and a post and wire fence associated with the adjacent property. The site abuts the settlement edge of Thurlaston. Development here would fill the small gap in the linear development along Earl Shilton Lane, and not affect the overall nuclear nature of the settlement of Thurlaston.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Access and recreation

A.921 There is no public access and no public green space within the parcel.

- The sensitivity rating for this criterion is Low for residential development.

Views and visual character including skylines

A.922 The maintained moderately tall hedgerows along Earl Shilton Road enable heavily filtered views into the site. There are long-distance views to the south from the road in gaps in the hedgerow.

A.923 The parcel has no distinctive skyline features, and this is not a prominent site.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Perceptual and experiential qualities

A.924 The landscape is rural for its predominant agricultural land cover and strong network of hedgerows. Perceptual qualities are influenced by Thurlaston to the east which creates a settled character. The settlement is low density along this edge, which reduces the impact of the settlement on rural perceptual qualities.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Overall Landscape Sensitivity

A.925 The overall sensitivity of the landscape in this parcel to residential development is **Low-moderate**.

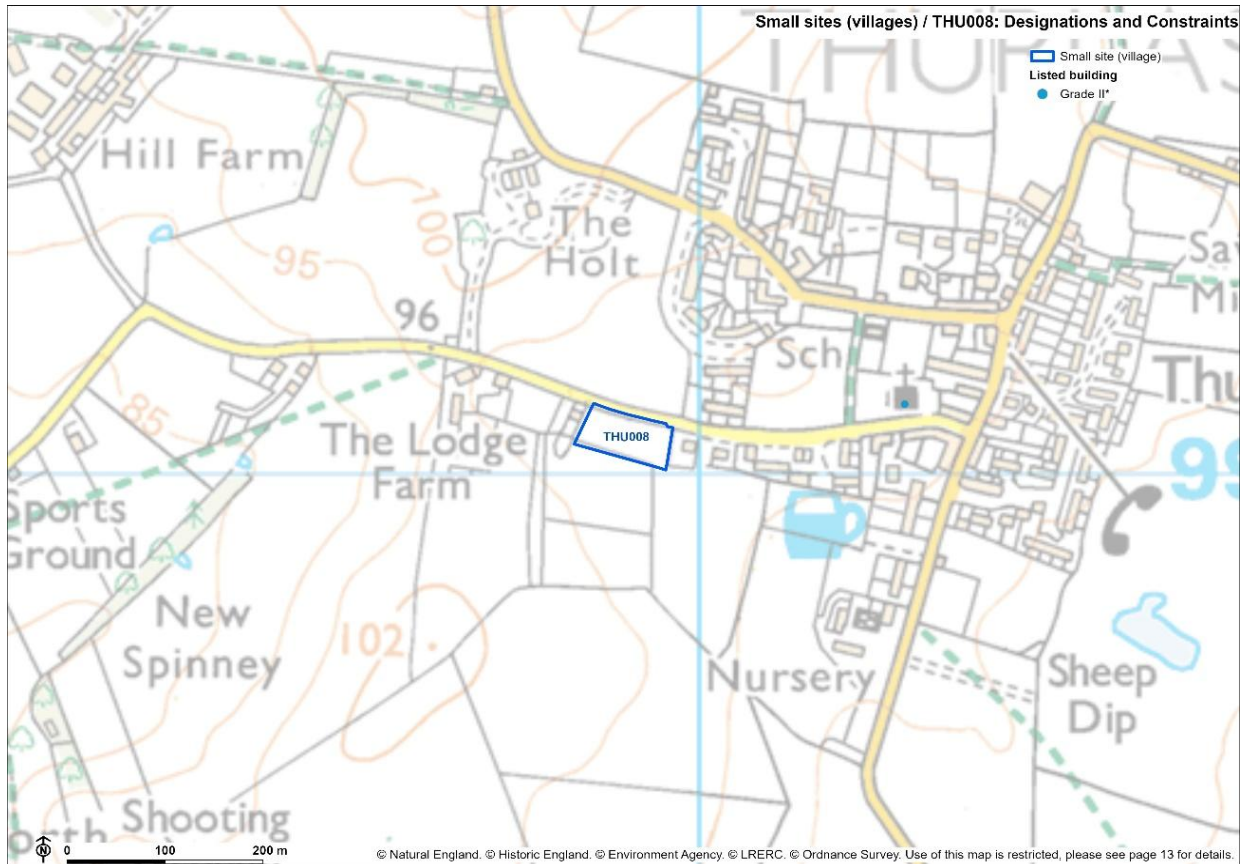
A.926 Factors which increase sensitivity include the open nature of the views towards and from the settlement edge, due to weak hedgerow boundaries along THU008.

A.927 Factors which decrease sensitivity include the flat landform and dominant agricultural land use with semi-natural features limited to field boundaries and lack of

Appendix A Assessment of sites

public access. The proximity of the settlement edge reduces tranquility as does the overt human influence.

Figure A.46: Location plan: THU008



THU009 Land north of Thurlaston Lane, Thurlaston

Location

A.929 The parcel occupies arable fields on the western edge of the district, east of the settlement of Earl Shilton. The parcel is defined by Thurlaston Lane to the south, and existing field boundaries to the north, east and west. The A47 road corridor runs through the centre of the parcel with sloped banks planted with vegetation.

Landscape character

A.930 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales [**See reference 1**].

A.931 At the local level, the parcel lies within LCA 11 Normanton Agricultural Parkland [**See reference 2**] and is typical of the characteristics of the LCA. LCA 11 is on the western edge of the district and includes land on the western fringes of Thurlaston.

A.932 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Normanton Agricultural Parkland LCA are Moderate for 2-3 storey residential housing or transport infrastructure.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.933 The landform is gently rolling, ranging from 85m to 95m AOD. The highest points occur in the south of the site. Elevation falls gently to the north of the parcel towards an upper tributary of the Thurlaston Brook.

A.934 The parcel comprises large-scale irregular and mostly angular arable fields with the A47 road corridor dividing the parcel. Fields are bounded by hedgerow and mature hedgerow trees and woodland belts have been planted along the road corridor. The gentle landform and large-scale fields create the perception of an open and relatively large-scale landscape within the parcel.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Natural Character

A.935 The land use is intensively farmed with predominantly arable agriculture. There is a mature network of hedgerows and occasional tree cover in the form of mature hedgerow trees in the field boundaries and along the A47 (not included within the parcel). There are no designated semi-natural habitats in the parcel.

- The sensitivity rating for this criterion is Low for residential development.

Historic landscape character

A.936 The historic field boundary around the parcel has remained intact but the historic pattern has been lost through amalgamation, most likely during the creation of the A47 road corridor. There are no scheduled monuments or other historic features within the parcel.

- The sensitivity rating for this criterion is Low for residential development.

Form, density and setting of existing settlement

A.937 There is no existing development within the parcel except for a pylon line partially overlapping the north-eastern corner. The A47 road corridor, though excluded from the parcel boundaries, runs roughly north to south through the parcel dividing it into 2 land areas either side.

A.938 The parcel is within close proximity to the settlement of Earl Shilton although intervisibility between the parcel and the settlement edge is limited by vegetation. The settlement form of Earl Shilton has undergone numerous expansions to the historic linear core along Leicester Road and is now merged with the settlement of Barwell to the south-west. Due to the resulting form of the adjoining settlements, development within the parcel could be in accordance with the existing pattern despite not aligning directly with the settlement edge.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Access and recreation

A.939 There is no public access or public green space within the parcel.

- The sensitivity rating for this criterion is Low for residential development.

Views and visual character including skylines

A.940 Views into and within the parcel are partially contained by mature hedgerows and mitigation planting along the A47 reducing intervisibility between the parcel and surrounding landscape. This results in a semi enclosed visual character that is more open to the west. Longer distance views are available to the north and a line of pylons running north-west to south-east is particularly prominent within northern skylines. The settlement edge of Earl Shilton is partially visible from the parcel which contributes a settled character in views and skylines to the south-west.

A.941 Despite the predominant agricultural land use within the parcel, surrounding modern influences such as pylons, the A47 road corridor and large agricultural sheds detract from the rural character of views across the parcel and surrounding landscape from Thurlaston Road.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Perceptual and experiential qualities

A.942 The landscape contains some rural perceptual qualities for its predominant agricultural land cover, well vegetated boundaries and occasional longer distance views over the surrounding rural landscape. Variations in hedgerow cover and the presence of the A47 through the centre of the parcel result in the perception of a semi-enclosed landscape, however low-cut hedgerows along Thurlaston Road and rolling topography also contribute to a more open landscape to the west.

Appendix A Assessment of sites

A.943 The close proximity of the settlement edge, as well as the A47 road corridor and pylon lines which partially overlap with the parcel edge and are prominent within skylines are modern features which detract from the rural perceptual qualities.

- The sensitivity rating for this criterion is Low-moderate for residential development.

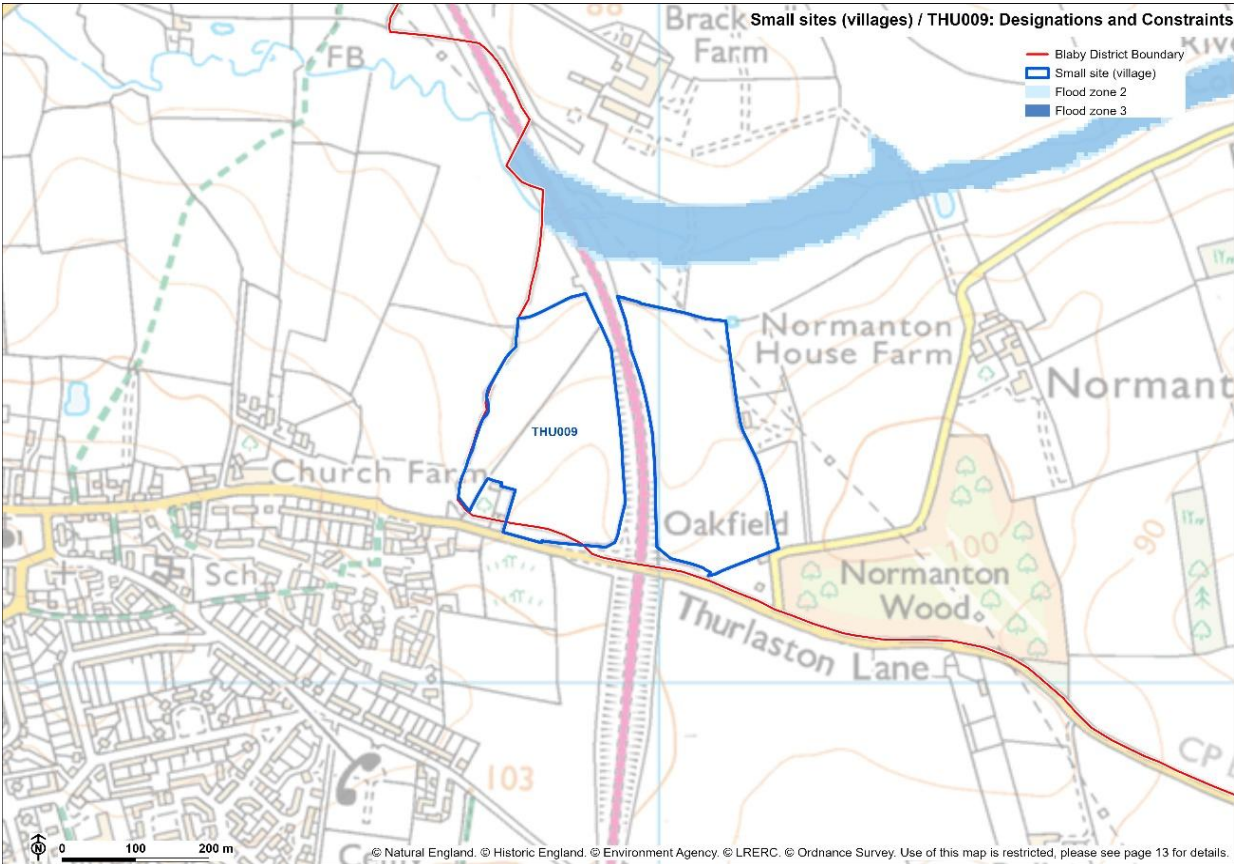
Overall Landscape Sensitivity

A.944 The overall sensitivity of the landscape in this parcel to residential development is **Low-moderate**.

A.945 Factors which increase sensitivity include the rural characteristics of the parcel, location in relation to the settlement edge and semi-enclosed character from mature hedgerow boundaries.

A.946 Factors which decrease sensitivity include the gently undulating landform, dominant agricultural land use and relatively limited natural features. The overt human influence (in the form of pylons and the A47) also indicate lower sensitivity to development.

Figure A.47: Location plan: THU009



Assessment of employment sites considered within LSA

EAST001 Land west of M69, Aston Flamville

Location

A.947 The parcel occupies arable fields to the north-west of the settlement of Aston Flamville. Three of the parcel boundaries are defined by road corridors. With the M69 motorway corridor to the east, the B4669 road corridor to the north, and Aston Lane to the south. The western boundary is defined by neighbouring field boundaries containing residential and agricultural development.

Landscape character

A.948 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales [See reference 1].

A.949 At the local level, the parcel lies within LCA 1 Aston Flamville Wooded Farmland [See reference 2] and is typical of the characteristics of the LCA. LCA 1 contains agricultural land along the south-western edge of the district, enclosing the smaller settlements of Aston Flamville and Wigston Parva within it.

A.950 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Aston Flamville Wooded Farmland LCA are Moderate for 2-3 storey residential housing or transport infrastructure, Moderate-high for small-scale commercial (B1/B2 use categories) and Moderate-high for Large scale commercial (warehousing – B8 use category).

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.951 The landform is gently rolling, ranging from 100m to 105m AOD. The highest points occur along the northern edge of the site. Elevation falls gently towards the northern edge of Aston Flamville.

Appendix A Assessment of sites

A.952 The parcel comprises large-scale irregular arable fields bounded by low hedgerow, which is fragmented in places with occasional mature hedgerow trees. The gentle landform and low hedgerows with limited woodland cover create the perception of an open and relatively large-scale landscape.

- The sensitivity rating for this criterion is Low-moderate for employment development.

Natural Character

A.953 The land use is intensively-farmed large arable fields. There is a strong network of hedgerows that are well-maintained and cut low, although partially fragmented in areas. There is sparse but occasional tree cover in the form of mature hedgerow trees in the field boundaries and along Hinckley Road. The parcel contains a large field pond to the east which is bounded by denser hedgerow and tree cover.

A.954 The Borrow Pit Grassland Local Wildlife Site (LWS) lies to the east, the Green Lane Hedgerow LWS to the north, and the Aston Lane Verge LWS abuts the southern edge. There are no nationally or internationally designated semi-natural habitats in the parcel.

A.955 Aston Firs lies to the north-east of the parcel, which is large area of ancient woodland and is designated as a SSSI. The north-eastern half of the parcel is part of both a Network Enhancement Zone 2 and a Network Expansion Zone, extending from these areas of ancient woodland. [\[See reference 3\]](#)

- The sensitivity rating for this criterion is Low-moderate for employment development.

Historic landscape character

A.956 Some traces of the historic field pattern remain within the parcel, but this has mostly been lost due to field amalgamation and the creation of the M69 corridor. There are no scheduled monuments or other historic features within the parcel.

- The sensitivity rating for this criterion is Low for employment development.

Form, density and setting of existing settlement

A.957 Development within the parcel is limited to a high voltage overhead line which traverses the parcel along south-eastern corner. The proposed Hinckley National Rail Freight Interchange, located north-west of the M69 junction, may have indirect implications for the wider landscape, including potential changes in connectivity and visual context.

A.958 The western edge of the parcel is partially defined by a small block of detached housing and a farmstead with large agricultural sheds. The parcel is also proximal to mobile home / caravan sites set adjacent to ancient woodland to the north. However, the scale and nature of these existing developments are significantly different from the scale of employment development. The area remains largely undeveloped, and the introduction of employment development would be discordant with the established rural character and settlement pattern..

- The sensitivity rating for this criterion is Moderate for employment development.

Access and recreation

A.959 There are no public rights of way crossing the parcel, and the track that crosses through the centre of the parcel is not accessible. There is no public green space within the parcel.

- The sensitivity rating for this criterion is Low for employment development.

Views and visual character including skylines

A.960 The low-cut hedgerows, limited tree cover and gently undulating landform results in relatively open views across the parcel. Burbage Woods is a significant area of ancient woodland which contains longer distance views to the north and creates an undeveloped skyline. Mitigation planting along the M69 partially contains views to the east.

Appendix A Assessment of sites

A.961 The visual character is rural but human influences including settlement, large agricultural buildings, the high voltage overhead line and M69 motorway corridor are often visible in views from within the parcel and detract from the rural character.

- The sensitivity rating for this criterion is Low-moderate for employment development.

Perceptual and experiential qualities

A.962 The landscape contains rural perceptual qualities for its predominant agricultural land cover and sense of wooded enclosure and undeveloped skylines from Burbage Woods to the north. The low-cut hedgerows and gently rolling topography contribute to an open landscape within the parcel.

A.963 The M69 (and other minor roads) and pylon lines are intrusive modern features which detract from any sense of tranquillity and reduce other rural perceptual qualities.

- The sensitivity rating for this criterion is Moderate for employment development.

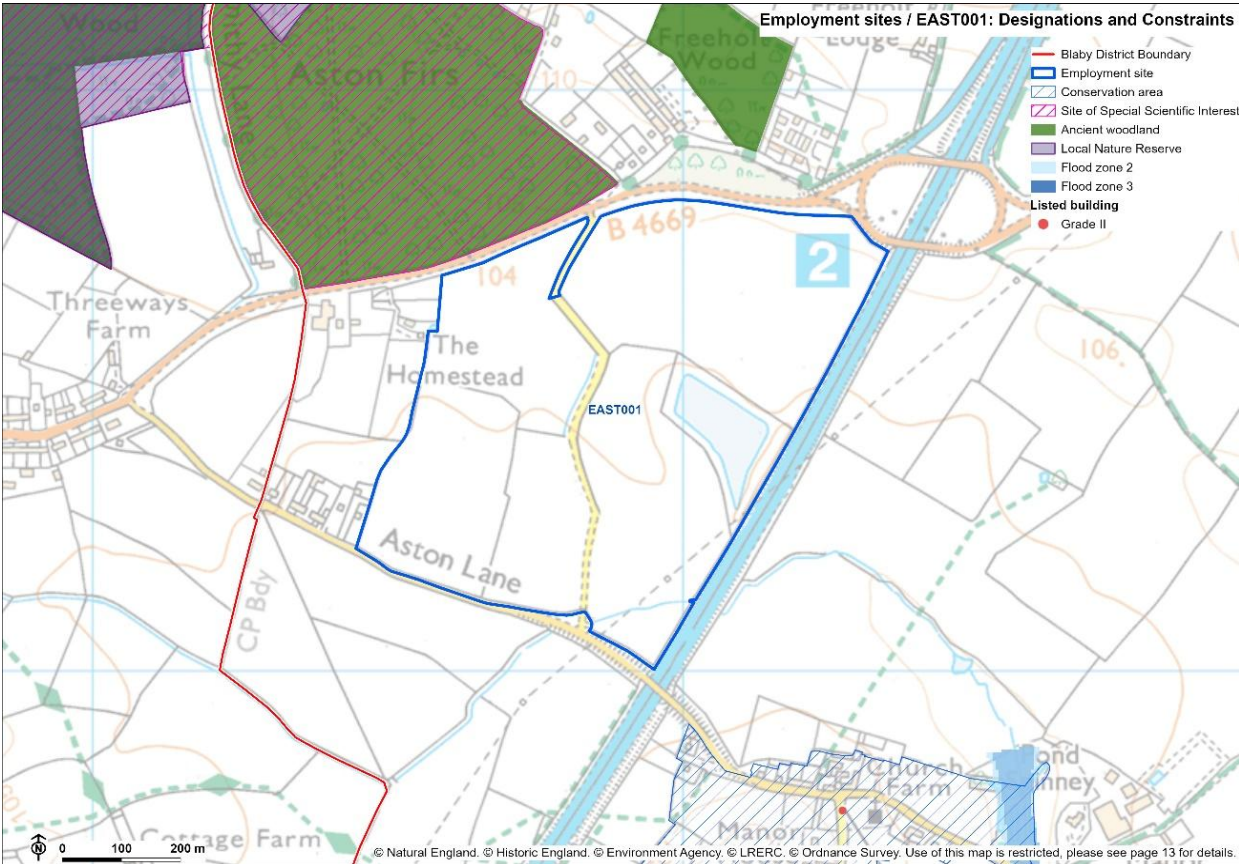
Overall Landscape Sensitivity

A.964 The overall sensitivity of the landscape in this parcel to employment development is Low-moderate.

A.965 Factors which increase sensitivity include the openness and expansive views across the agricultural landscape and rural character, particularly in views containing Burbage Woods to the north.

A.966 Factors which decrease sensitivity include the gently undulating landform, dominant agricultural land use and relatively limited natural features. The overt human influence (in the form of pylons, the M69 and surrounding residential and employment development) also indicate lower sensitivity to development.

Figure A.48: Location plan: EAST001



EBLA002 Land east of Lutterworth Road, EBLA003 Land east of A426, EBLA004 Parson's Spinney and BLA038 Land east of Lutterworth Road, Blaby

Location

A.967 The parcel comprises a mix of land uses, including pastoral fields, land used for caravan storage and manufacturing, and the grounds of Whetstone Juniors Football Club. The parcel is located to the south and south-east of Blaby. The parcel is contained by A426 to the west and a combination of business and industrial development, Blaby Golf Centre and existing field boundaries to the north, east.

Landscape character

A.968 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales [\[See reference 1\]](#).

A.969 At the local level, the parcel lies within LCA 2 Blaby, Countesthorpe and Whetstone Fringe [\[See reference 2\]](#) and is atypical of the characteristics of the LCA in relation to the form and density of existing development. LCA 2 encloses Blaby, Countesthorpe within it.

A.970 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Blaby, Countesthorpe and Whetstone Fringe LCA is Moderate for small-scale commercial (B1/B2 use categories) and Moderate-high for Large scale commercial (warehousing – B8 use category).

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.971 The landform is gently rolling, ranging from 73m to 85m AOD. The highest points occur in the east of the parcel. The elevation gradually descends towards Whetstone Brook to the west.

A.972 The parcel land uses of the parcel are a combination of pastoral agriculture and development for manufacturing and storage. The parcel comprises small, and a

Appendix A Assessment of sites

large-scale regular and angular fields bounded by mostly well-maintained hedgerows and with occasional mature hedgerow trees. The gentle landform and continuity of hedgerows including a fastigate tree belt, create the perception of a relatively enclosed and small-scale landscape.

- The sensitivity rating for this criterion is Low-moderate for employment development.

Natural Character

A.973 The land is primarily with pastures and some paddocks, and includes some arable fields to the east and south-east. There is a strong, continuous network of well-maintained hedgerows with occasional mature hedgerow trees. Hedgerow trees become more frequent along the roads and north of the sports fields and include a prominent poplar shelter belt in the western section of the parcel. This, along with the conifer plantation around the caravan storage in the east, adds to the overall tree cover and sense of enclosure in the area.

A.974 Winchester Road hedge Local Wildlife Site (LWS) is located to the east and Blaby Golf Course Ponds LWS in the north. There are no nationally or internationally designated semi-natural habitats in the parcel. The harsh settlement edge to the north is softened by dense mature hedgerow.

- The sensitivity rating for this criterion is Low-moderate for employment development.

Historic landscape character

A.975 Traces of the historic field pattern remain but have largely been altered due to field amalgamation and changes in land use. There are no scheduled monuments or other known historic features within the parcel.

- The sensitivity rating for this criterion is Low-moderate for employment development.

Form, density and setting of existing settlement

A.976 Development within the parcel is low density and scattered, and includes a manufacturing facility, land used for caravan storage, industrial agricultural buildings, football pitches and scattered residential dwellings.

A.977 The settlement edges of Blaby and Whetstone are proximal to the northern and western edges of the parcel. The parcel contributes to the perception of a gap between these settlements and Countesthorpe. New development within the parcel would reduce the existing settlement gap which would adversely affect the existing settlement pattern. However, the coalescence of settlement would be prevented by Blaby Golf Centre to the north continuing to provide a softer edge to Blaby, the A426 to the west forms a hard boundary, preserving the gap between Blaby and Whetstone. Development in this area would not be at odds with the current business and industrial land uses north of the parcel along Rose Way, however it would further encourage settlement coalescence.

- The sensitivity rating for this criterion is Moderate for employment development.

Access and recreation

A.978 There is no public access or public green space within the parcel. Whetstone Juniors football pitches are located in the south, but these are not public green space.

- The sensitivity rating for this criterion is Low for employment development.

Views and visual character including skylines

A.979 The parcel is occasionally visible from the A426 although mostly enclosed by dense hedgerow and hedgerow trees. Visibility and views into and within the parcel are often contained by mature hedgerow boundaries, occasional tree cover, and large industrial buildings.

A.980 Some skylines comprising hedgerows with some hedgerow trees and linear tree belts are visible within the parcel, however the presence of overhead electricity

Appendix A Assessment of sites

lines and large industrial scale buildings are visible above the tree line on skylines to the north and west.

- The sensitivity rating for this criterion is Moderate for employment development.

Perceptual and experiential qualities

A.981 The landscape is rural due to its predominant agricultural land cover, although it is strongly influenced by the adjacent villages and associated infrastructure and mixed land uses, which create a settled character. The continuous network of hedgerow boundaries and gently rolling topography contribute to an enclosed landscape.

A.982 Overhead power lines and large industrial buildings within the parcel are visible to the north and are intrusive modern features which detract from the rural perceptual qualities. Noise and movement from the A426, Winchester Road and surrounding road network reduce the sense of tranquillity.

- The sensitivity rating for this criterion is Moderate for employment development.

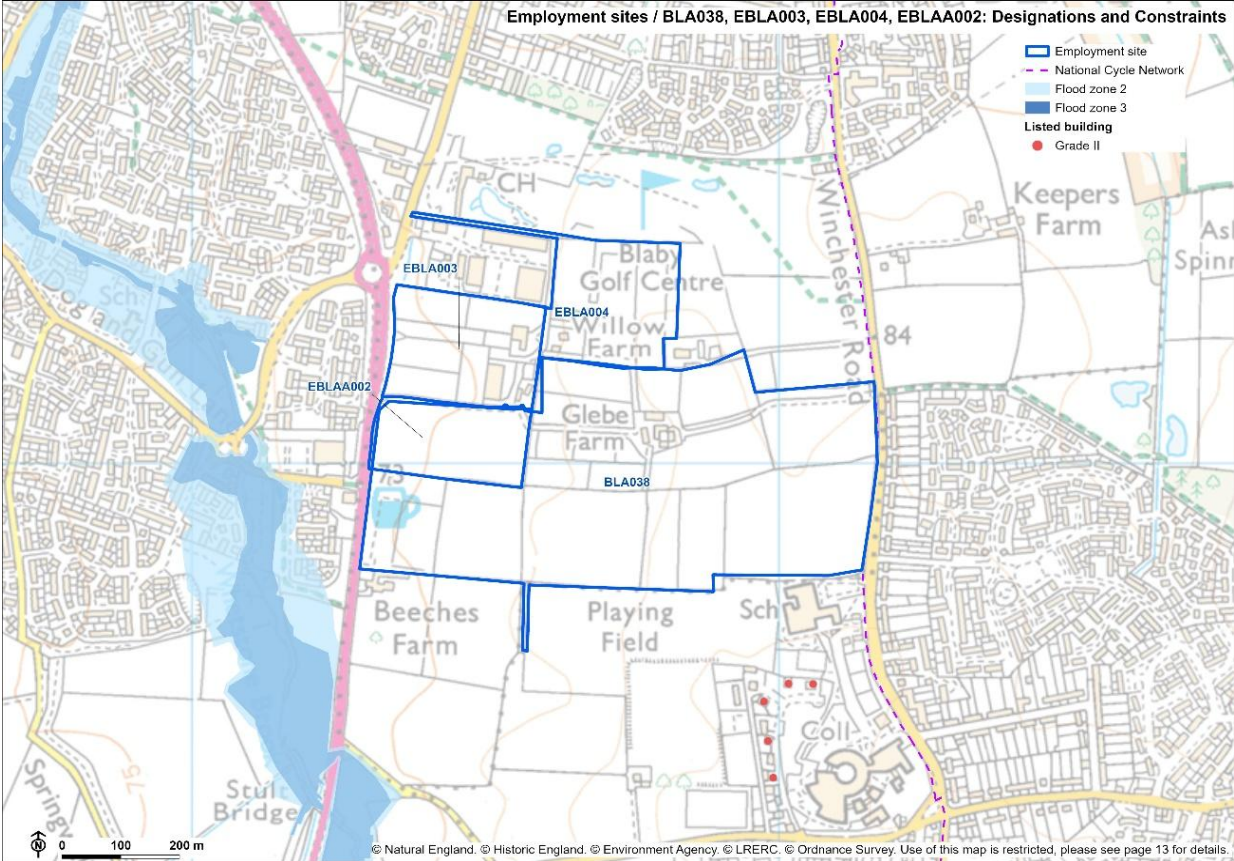
Overall Landscape Sensitivity

A.983 The overall sensitivity of the landscape to employment development increasing to **Moderate**.

A.984 Factors which increase sensitivity include the rural character and role of the parcel in the perception of a separation gap between the settlement edges of Blaby, Whetstone and Countesthorpe.

A.985 Factors decreasing sensitivity include the gently rolling landform, dominant agricultural land use and relatively limited natural features and the limited sense of time-depth and recreational activity. The overt human influence (in the form of overhead electricity lines and large industrial development) also indicates a lower sensitivity to development.

Figure A.49: Location plan: EBLA002, EBLA003, EBLA004, BLA038



ELUB002 Land East of Narborough Wood Park, Lubbethorpe

Location

A.986 The parcel occupies two arable fields less than 2.00 km from the northern settlement edge of Enderby. It is bounded by Narborough Wood Park, a small business park, to the west.

Landscape character

A.987 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales [\[See reference 1\]](#).

A.988 At the local level, the parcel lies within LCA 16 Thurlaston Rolling Farmland [\[See reference 2\]](#) and is typical of the characteristics of the LCA. LCA 16 encloses a small area of farmland in the west of the district.

A.989 As noted in the Landscape and Settlement Character Assessment, the sensitivity scores for the Thurlaston Rolling Farmland did not evaluate small-scale commercial (B1/B2 use categories) or large-scale commercial (B8 warehousing use category)

Physical character (including topography and scale)

A.990 The landform is very gently rolling, ranging from 90m to 100m AOD. The highest points occur in the centre of the site. The landform gently rises to the north.

A.991 The parcel consists of two regular arable fields. There is one small-scale field with boundary treatments comprising mature hedgerow trees to the north and east and low-cut hedgerows to the west and south. The second field is medium-scale and bounded by low-cut hedgerows. In the north, mature hedgerow trees create a sense of an enclosed landscape. However, due to the predominance of low-cut hedgerow boundaries across the parcel, the overall landscape remains more open, emphasized by the gently rolling landform.

- The sensitivity rating for this criterion is Low-moderate for employment development.

Natural Character

A.992 The land is primarily used for arable agriculture, featuring a robust continuous network of hedgerows. To the north, line of mature hedgerow trees enclosed the parcel.

A.993 The south-western edge partially adjoins an area of priority habitat deciduous woodland but there are no other designated semi-natural habitats in the parcel itself.

- The sensitivity rating for this criterion is Low-moderate for employment development.

Historic landscape character

A.994 The historic field pattern has remained largely intact with the exception of some field amalgamation. The field structure is the main feature important to the historic character of the site and contributes to the time depth. There are no scheduled monuments or other historic features within the parcel.

- The sensitivity rating for this criterion is Low-moderate for employment development.

Form, density and setting of existing settlement

A.995 There is no built development within the parcel.

A.996 Development adjoining the north-west of the parcel comprises a small business park (Narborough Wood Park) on Desford Road. The development of New Lubbesthorpe, a sustainable urban extension of over 4250 homes is under construction to the east of the site. Therefore, development within the site would be concordant with the surrounding landscape.

- The sensitivity rating for this criterion is Low-moderate for employment development.

Access and recreation

A.997 A public footpath runs adjacent to the northern boundary of the parcel. There is no green space within the site.

- The sensitivity rating for this criterion is Low-moderate for employment development.

Views and visual character including skylines

A.998 The low-cut hedgerows and undulating landform allow for long-distance views across most of the parcel. However, in the north, hedgerow trees filter these views, creating a more enclosed character.

A.999 Expansive skylines are primarily defined by hedgerows with hedgerow trees. However, the high-voltage overhead line in the adjacent fields to the east is a prominent visual feature that detracts from the rural character, along with the visible business park to the west.

- The sensitivity rating for this criterion is Low-moderate for employment development.

Perceptual and experiential qualities

A.1000 The predominantly agricultural landscape retains a rural character, though the business park to the west influences the character to some degree. Low hedgerows and rolling topography create an open aspect.

A.1001 Overhead pylons adjacent to the parcel detract from the rural setting.

- The sensitivity rating for this criterion is Low-moderate for employment development.

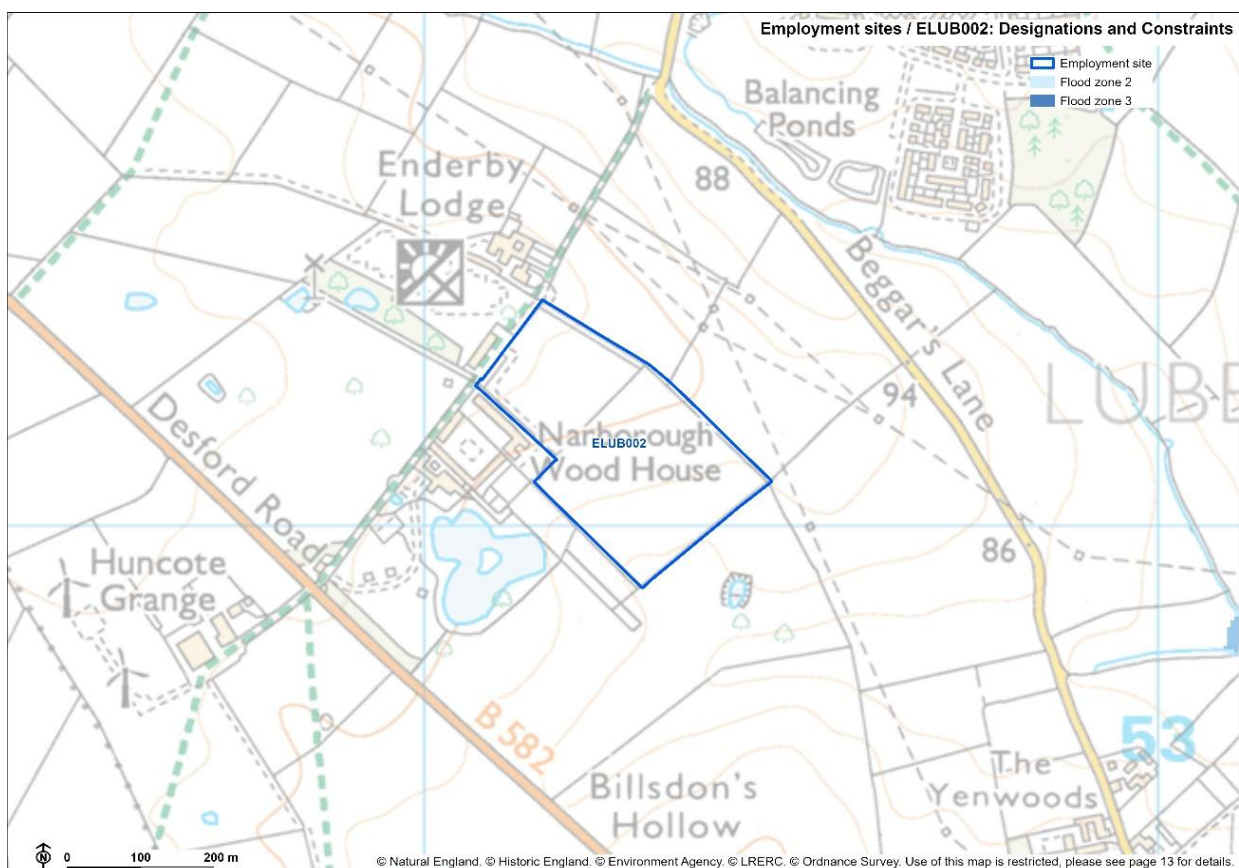
Overall Landscape Sensitivity

A.1002 The overall sensitivity of the landscape in this parcel to employment development increasing to **Low-moderate** due to the increased visibility of this scale of structure in the gently undulating landscape and its potentially poor relationship with the existing settlement edge.

A.1003 Factors which increase sensitivity include the openness and expansive views across the agricultural landscape.

A.1004 Factors which decrease sensitivity include the gently undulating landform, dominant agricultural land use and relatively limited natural features. The overt human influence (in the form of visually prominent pylons in the adjacent field) also indicate lower sensitivity to development.

Figure A.50: Location plan: ELUB002



ETHU001 Thurlaston Sawmill, Enderby Road

Location

A.1005 The parcel occupies a saw mill and associated hardstanding on Enderby Road, to the north-east of Thurlaston. The parcel is enclosed by security fencing, mature hedgerow and hedgerow trees to the east, south and west, and defined by a barbed wire security fence and Enderby Road to the north.

Landscape character

A.1006 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.1007 At the local level, the parcel lies within LCA 16: Thurlaston Rolling Farmland **[See reference 2]** and is atypical of the characteristics of the LCA due to its industrial land use. LCA 16 is comprised of agricultural land west of the settlement edges of Leicester Forest East, Enderby and Narborough.

A.1008 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Thurlaston Rolling Farmland LCA are Moderate for 2-3 storey residential housing or transport infrastructure and were not assessed for small-scale commercial (B1/B2 use categories) and commercial (warehousing – B8 use category).

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.1009 The landform is generally flat, at approximately 85m AOD. The highest points occur in the west of the site. Elevation falls gently towards an unnamed stream to the east.

A.1010 The parcel comprises a small-scale irregular and angular holding, bounded by security fencing and continuous hedgerow and mature hedgerow trees. The gentle landform and established hedgerows with limited intervisibility create the perception of an enclosed and relatively small-scale landscape.

- The sensitivity rating for this criterion is Low-moderate for residential development.
- The sensitivity rating for this criterion is Low-moderate for employment development.

Natural Character

A.1011 Land use is associated with the saw mill and is industrial. Storage containers, metal spoil heaps, and areas of hardstanding detract from the limited natural character of the parcel.

A.1012 There is tree cover in the form of mature hedgerows and hedgerow trees in the field boundaries to the east, west and south. There is some limited ground cover along the northern edge abutting Enderby Road. There are no designated semi-natural habitats present in the parcel.

- The sensitivity rating for this criterion is Low for residential development.
- The sensitivity rating for this criterion is Low for employment development.

Historic landscape character

A.1013 There are no scheduled monuments or other historic features within the parcel, and the site does not form part of the wider setting to any known historic assets.

- The sensitivity rating for this criterion is Low for residential development.
- The sensitivity rating for this criterion is Low for employment development.

Form, density and setting of existing settlement

A.1014 Development within the parcel is low density and comprises one large industrial building, large areas of hardstanding, storage containers and metal spoil heaps. The parcel is adjacent to but not abutting the settlement edge of Thurlaston, separated by a field. It is more related to the sporadic development along Enderby

Appendix A Assessment of sites

Road of which there are scattered properties, a small business park and a sports facility. The small business park is in the style of agricultural barns, and the sports facility is not visible from the road.

A.1015 The site creates a perceptual industrial backdrop to the Thurlaston settlement edge, within a wider rural view of small scale rectangular arable and pasture fields. Development in this area would be at odds with the current settlement form and could impact the identity and distinctiveness of the settlement.

- The sensitivity rating for this criterion is Moderate for residential development.
- The sensitivity rating for this criterion is Moderate for employment development.

Access and recreation

A.1016 The parcel contains one public footpath linking the settlement of Thurlaston and surrounding farmsteads to the network of roads further east, although it is interrupted by the sports ground along Enderby Road. There is no public green space within the parcel.

- The sensitivity rating for this criterion is Low for residential development.
- The sensitivity rating for this criterion is Low for employment development.

Views and visual character including skylines

A.1017 Views within the parcel are enclosed and short-distance, filtered by hedgerow trees. Views from the road into the parcel are open due to the lack of screening vegetation but further distance views are screened by the saw mill building within the parcel.

A.1018 Skylines are often enclosed by wood panel security fencing, hedgerow trees and linear plantings of trees along field boundaries. There is limited intervisibility with Thurlaston settlement due to mature field boundaries and intervening buildings, although there will be seasonally clearer views in winter.

- The sensitivity rating for this criterion is Low-moderate for residential development.
- The sensitivity rating for this criterion is Low-moderate for employment development.

Perceptual and experiential qualities

A.1019 The parcel exhibits limited rural character, influenced by its current uses as a saw mill, which contribute to its overall industrial character. The site has a vegetated and enclosed character.

- The sensitivity rating for this criterion is Low-moderate for residential development.
- The sensitivity rating for this criterion is Low-moderate for employment development.

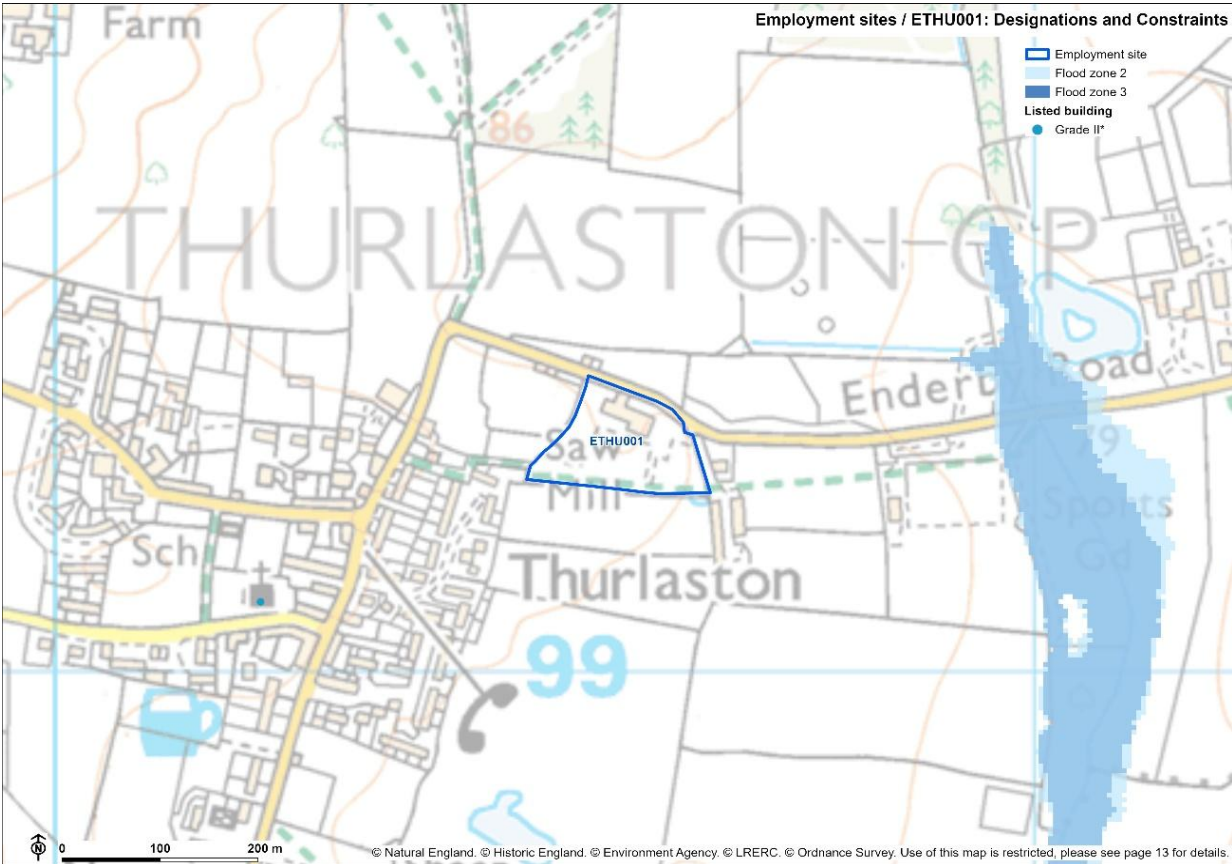
Overall Landscape Sensitivity

A.1020 The overall sensitivity of the landscape in this parcel to residential development and employment development is **Low-moderate**. Although this is a brownfield site, this scale of structure would be more visually prominent in the mostly flat landscape, and the parcel has a weak relationship with the existing settlement edge.

A.1021 Factors that increase sensitivity include existing boundary vegetation containing the parcel, which could be retained to soften the edges of any development on this parcel.

A.1022 Factors decreasing sensitivity include the flat landform, industrial land use, limited recreational activity, and sense of enclosure from tall hedgerows/mature vegetation. The overt human influence indicates a lower sensitivity to development.

Figure A.51: Location plan: ETHU001



EWHE001 Land at Enderby Road, Whetstone

Location

A.1024 The parcel occupies a medium area of rough grassland with areas of scrub on the western edge of Whetstone. To the north, the parcel is defined by the B582 road and to the east, a steep wooded bank of vegetation and the Whetstone Way footpath, associated with the disused railway. The southern and western edge are defined by existing settlement, a field boundary and Grange Drive.

Landscape character

A.1025 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.1026 At the local level, the parcel lies within LCA 2 Blaby, Countesthorpe and Whetstone Fringe **[See reference 2]** and is atypical of the characteristics of the LCA, in terms of the parcel's role in the form, density and setting of existing settlement. LCA 2 encloses several of the largest settlements in the district including Blaby, Countesthorpe and Whetstone.

A.1027 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Blaby, Countesthorpe and Whetstone Fringe LCA are Low-moderate for 2-3 storey residential housing or transport infrastructure, Moderate for small-scale commercial (B1/B2 use categories) and Moderate-high for Large scale commercial (warehousing – B8 use category).

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.1028 The landform is relatively flat at approximately 66m to 68m AOD. Elevation is slightly higher to the north gently falling away from the B582 road corridor.

A.1029 The parcel comprises a medium-scale angular area of rough grassland and patches of scrub contained by tall hedgerow to the north, a bank of dense wooded vegetation to the east, and a combination of post and board fencing and walls to the south and west. The gentle landform and tall boundaries create the perception of an

Appendix A Assessment of sites

enclosed and relatively small-scale landscape from the north and east. The parcel shows a presence of fly-tipping.

- The sensitivity rating for this criterion is Low-moderate for residential development.
- The sensitivity rating for this criterion is Low-moderate for employment development.

Natural Character

A.1030 The parcel contains rough grassland with patches of scrub to the south. The boundaries consist of tall but fragmented hedgerow in the north along the B582, with a dense boundary of vegetation to the north-west and on a steep bank to the east. The dense vegetation adjacent to the eastern boundary is identified as priority habitat inventory deciduous woodland and is also a potential Local Wildlife Site. There are no designated semi-natural habitats in the parcel.

A.1031 The parcel is part of a Network Expansion Zone, extending from the priority habitat inventory deciduous woodland to the east and/or lowland fens and lowland meadows just over 500m to the west. **[See reference 3]**

- The sensitivity rating for this criterion is Low-moderate for residential development.
- The sensitivity rating for this criterion is Low-moderate for employment development.

Historic landscape character

A.1032 The historic field pattern has not remained intact apart from the western boundary and there are no scheduled monuments or other historic features within the parcel.

A.1033 Grade I listed Church of St Peters and Grade II listed Whetstone Grange is located to the south-west of the parcel and there may be some intervisibility from the north.

- The sensitivity rating for this criterion is Low-moderate for residential development.
- The sensitivity rating for this criterion is Low-moderate for employment development.

Form, density and setting of existing settlement

A.1034 There is no development within the parcel.

A.1035 Whetstone's eastern edge is generally defined by the Whetstone Way footpath and bank of vegetation, associated with a disused railway corridor, which lies east of the parcel.

A.1036 The Whetstone Way footpath and wooded bank, which lies east of the parcel, currently provides good integration of the settlement edge. However, there is mixed lower density settlement located to the north, west, south, and south-west of the parcel. These include Grange Business Park north of the B582, as well as other small businesses and grade II listed Whetstone Grange along Station Street. These are well integrated by vegetation from the western approach of the settlement, but as a result, new development would not be discordant with the existing form and pattern of settlement especially to the north overall.

- The sensitivity rating for this criterion is Low-moderate for residential development.
- The sensitivity rating for this criterion is Low-moderate for employment development.

Access and recreation

A.1037 The parcel has no public rights of way or green space. The parcel shows signs of use.

- The sensitivity rating for this criterion is Low for residential development.
- The sensitivity rating for this criterion is Low for employment development.

Views and visual character including skylines

A.1038 Post and board fencing along the western boundary, and fragmented hedgerow along the northern boundary, result in some intervisibility between the parcel and western settlement edge. Where views into the parcel are available from the B582, such as from the bridge over the railway line, the grassland with wooded backdrop contribute to a rural visual character along this settlement edge. This forms part of a view that also contains grade II listed Whetstone Grange and the spire of grade I listed Church of St Peter visible above the treeline. New development would significantly alter the rural and historic character of this approach to the settlement which include undeveloped skylines.

A.1039 Views into the parcel from the east and south are more enclosed and have a lower sensitivity to development.

- The sensitivity rating for this criterion is Low-moderate for residential development.
- The sensitivity rating for this criterion is Low-moderate for employment development.

Perceptual and experiential qualities

A.1040 The grassland and vegetation within the parcel lend some rural perceptual qualities to the surrounding landscape and western settlement edge of Whetstone. Proximity and intervisibility with listed buildings such as the spire of Church of St Peter and Whetstone Grange within these views add historic character and a sense of time depth.

A.1041 Surrounding residential and employment development to the north, west and south contribute a settled character to this landscape. Rural qualities are further detracted by scrap metal and wooden pallets which have been dumped south of the site.

- The sensitivity rating for this criterion is Low-moderate for residential development.

Appendix A Assessment of sites

- The sensitivity rating for this criterion is Low-moderate for employment development.

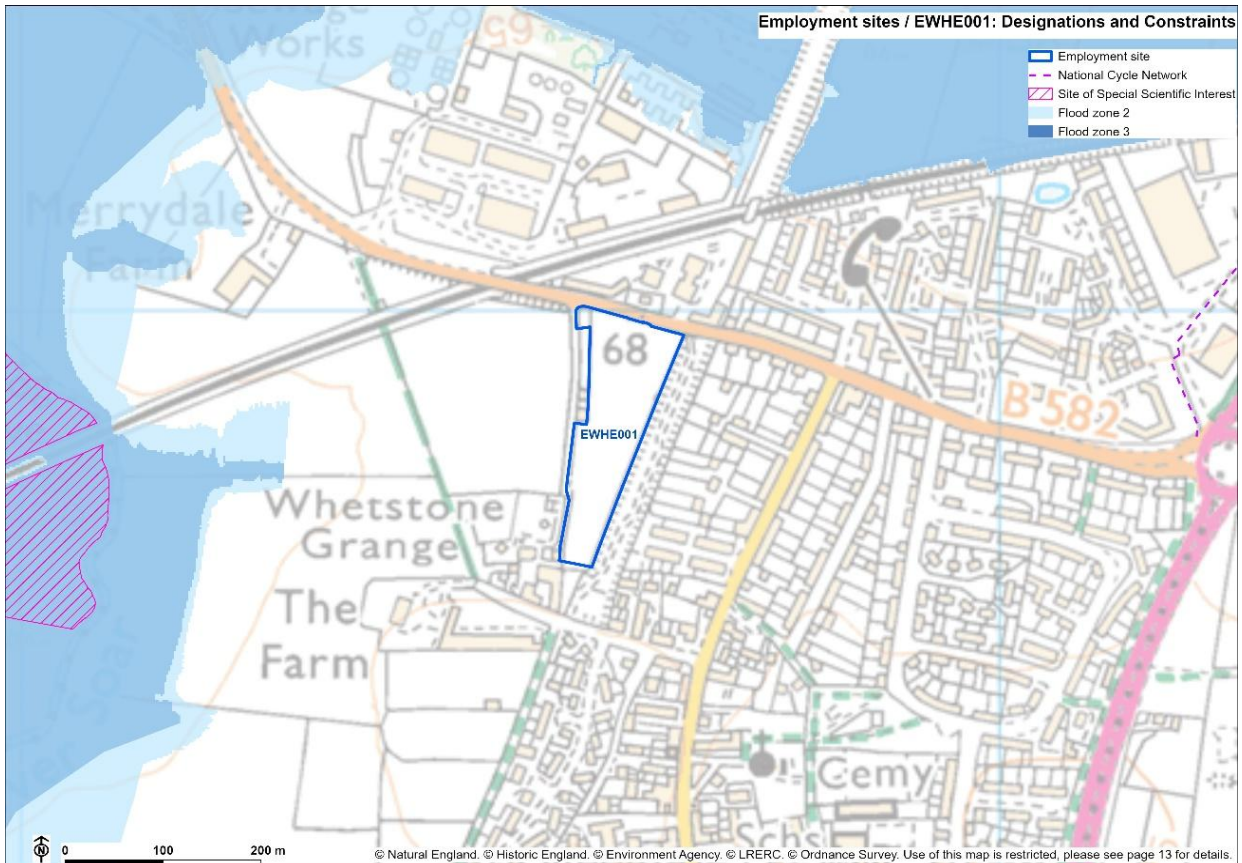
Overall Landscape Sensitivity

A.1042 The overall sensitivity of the landscape in this parcel to residential and employment development is **Low-moderate**.

A.1043 Factors which increase sensitivity include the lack of development within the parcel and its contribution to a rural visual character and perceptual qualities along the western settlement edge of Whetstone.

A.1044 Factors which decrease sensitivity include the surrounding settlement pattern and employment and residential land uses, as well partial enclosure from mature hedgerow and wooded bank of vegetation along the northern and eastern boundaries which limit intervisibility.

Figure A.52: Location plan: EWHE001



EELM001 Land north of M69 Junction 2

Location

A.1045 EELM001 occupies arable and pasture fields to the west of the M69 motorway corridor, and south of Elmesthorpe. The parcel is defined by the railway corridor connecting Hinckley and Narborough on the west side. The parcel's southern boundary is contained by woodland areas and hedgerows.

Landscape character

A.1046 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.1047 At the local level, the parcel lies within LCA 1 Aston Flamville Wooded Farmland and LCA 6 Elmesthorpe Floodplain **[See reference 2]**. The eastern part of the parcel comprises a large proportion of LCA 6's overall area. The majority of the parcel is within LCA 1.

A.1048 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Aston Flamville Wooded Farmland LCA are Moderate-high for small-scale commercial (B1/B2 use categories) and High for Large scale commercial (warehousing – B8 use category).

A.1049 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Elmesthorpe Floodplain LCA are Moderate-high for small-scale commercial (B1/B2 use categories) and High for Large scale commercial (warehousing – B8 use category).

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.1050 The landform is gently undulating, ranging from 85m to 110m AOD. The highest points occur in the south of the site. Elevation falls gently towards Elmesthorpe on the northern edge.

Appendix A Assessment of sites

A.1051 The parcel comprises medium and large-scale irregular and mostly angular fields bounded by continuous hedgerows and mature hedgerow trees. The gentle landform and established hedgerows create the perception of an expansive, open and large-scale landscape.

- The sensitivity rating for this criterion is Low-moderate for employment development.

Natural Character

A.1052 The land use is intensively farmed with predominantly arable agriculture and some grazing and paddocks close to Elmesthorpe to the north of the parcel. There is a strong continuous network of hedgerows that are well-maintained and cut low.

A.1053 There are no statutory designations within the parcel. The site abuts ancient woodland on the southern boundary at Sheepy Wood, Burbage Wood (nationally designated as a SSSI), Aston Firs and Freeholt Wood. A considerable portion of the southern extent of the site is within the Network Enhancement Zone 1 and Network Expansion Zone for Burbage Common. A large portion of the northern extent of the parcel is also within the Network Expansion Zone that wraps around the eastern edge of Elmesthorpe.

A.1054 There are numerous potential Local Wildlife Sites within the parcel, mostly limited to field boundaries and field trees. Located next to the M69 Junction 2 is a potential Local Wildlife Site that fills a field, south of Freeholt Lodge.

- The sensitivity rating for this criterion is Moderate for employment development.

Historic landscape character

A.1055 The historic field pattern has remained mostly intact with the exception of some field amalgamation on the eastern side. The field structure is the main feature important to the historic character of the site and contributes to the time depth. There are no scheduled monuments or other historic features within the parcel.

- The sensitivity rating for this criterion is Low-moderate for employment development.

Form, density and setting of existing settlement

A.1056 Development is limited to sparse scattered farmsteads within the parcel and Burbage Common Road, which traverses from the north-east corner of the parcel to the west, crossing the railway corridor. The main transport corridors define the eastern and western boundaries of the site. The parcel plays a wider role in the gap between Hinckley, Earl Shilton, Elmesthorpe, Stoney Stanton and Sapcote.

A.1057 New small and large scale employment development would be discordant with the rural character of the area.

- The sensitivity rating for this criterion is Moderate-high for employment development.

Access and recreation

A.1058 There are numerous public footpaths and a bridleway that cross the parcel, connecting Elmesthorpe in the north and the scattered farmsteads to the woodland plantations and Burbage Common to the south and south-west. The parcel abuts Burbage Common, an open access land and is directly accessed from the parcel. There is no public green space within the parcel.

- The sensitivity rating for this criterion is Low-moderate for employment development.

Views and visual character including skylines

A.1059 The low-cut hedgerows and gently undulating landform result in expansive, open and long-distance views. There are predominantly expansive skylines comprising hedgerows with hedgerow trees. Pylons and an overhead line form a prominent skyline feature in views east beyond the M69 corridor. The M69 is not a

Appendix A Assessment of sites

prominent feature due to screening planting. The woodland planting along the railway provides a wooded skyline which shortens westerly views.

A.1060 Employment development would be highly visible within this landscape and seen in long-distance views.

- The sensitivity rating for this criterion is Moderate-high for employment development.

Perceptual and experiential qualities

A.1061 The landscape is strongly rural for its predominant agricultural land cover. The low-cut hedgerows and gently rolling topography contribute to an open landscape. The adjacent villages have limited influence on the parcel due to the intervening woodland.

A.1062 The pylon lines are prominent modern features which detract from the rural perceptual qualities. Although the M69 is not visible, the proximity and resultant noise of traffic reduce tranquillity across the parcel.

- The sensitivity rating for this criterion is Moderate-high for employment development.

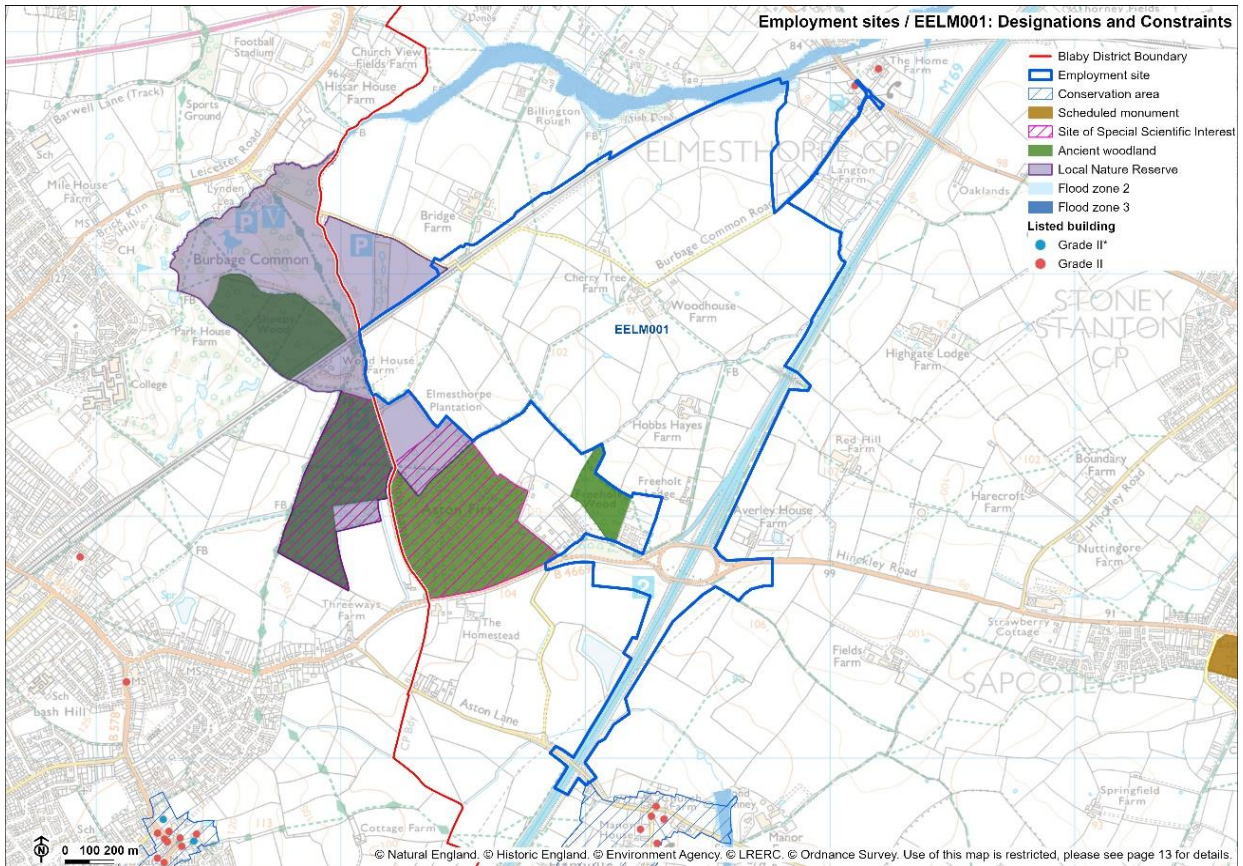
Overall Landscape Sensitivity

A.1063 The overall sensitivity of the landscape in this parcel to small- and large-scale employment development is **Moderate-high**, due to the increased visibility of this scale of structure in the gently undulating landscape.

A.1064 Factors which increase sensitivity include the openness and expansive views across the agricultural landscape, limited relationship of the parcel with existing large scale development and strongly rural perceptual qualities.

A.1065 Factors which decrease sensitivity include the gently undulating landform, dominant agricultural land use and relatively limited natural features. The overt human influence (in the form of pylons, the M69 and railway corridors) also indicate lower sensitivity to development.

Figure A.53: Location plan: ELM001



ESHA001 Aston Lane

Location

A.1066 The parcel occupies four regular, angular arable fields on the north-west settlement edge of Sharnford, with Aston Lane defining the north and east sides. One field is medium scale, and the three fields closest to the settlement edge are small scale. All fields are defined by hedgerows and hedgerow trees.

Landscape character

A.1067 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.1068 At the local level, the parcel lies within LCA 1 Aston Flamville Wooded Farmland **[See reference 2]** and is typical of the characteristics of the LCA. LCA 1 contains agricultural land along the south-western edge of the district, enclosing the smaller settlements of Aston Flamville and Wigston Parva within it.

A.1069 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Aston Flamville Wooded Farmland LCA are Moderate for 2-3 storey residential housing or transport infrastructure, Moderate-high for small-scale commercial (B1/B2 use categories) and Moderate-high for Large scale commercial (warehousing – B8 use category).

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.1070 The landform is gently sloping, ranging from 85m to 95m AOD. The highest points occur along the northern edge of the site. Elevation falls gently towards the northern edge of Sharnford and Soar Brook.

A.1071 The parcel comprises medium and small scale arable fields bounded by a continuous network of mature hedgerow, with occasional mature hedgerow trees. The gentle landform and well-maintained hedgerows with limited woodland cover create the perception of a flat and featureless, open and relatively large-scale landscape.

- The sensitivity rating for this criterion is Low-moderate for employment development.

Natural Character

A.1072 Natural features are limited to well-maintained hedgerow and tree boundaries along field edges.

A.1073 There are no designated habitats in the area.

- The sensitivity rating for this criterion is Low for employment development.

Historic landscape character

A.1074 Although remnants of historic field boundaries remain within the parcels, this character has mostly been eroded by field amalgamation and development encroachment. The northern fields have been mostly amalgamated. The southern field was developed by a logistics centre and plant nursery. There are no scheduled monuments or other historic features within the parcel.

A.1075 The fields to the west of the parcel are part of the historic setting of Aston Flamville Conservation Area and retain historic features such as ridge and furrow and original field boundaries. This historic pattern does not extend to the parcel.

- The sensitivity rating for this criterion is Low-moderate for employment development.

Form, density and setting of existing settlement

A.1076 Development is limited to an overhead line which traverses the northern half of the parcel.

A.1077 The northern edge of Sharnford abuts the parcel. The parcel plays a limited role in the perception of a gap between the village of Aston Flamville to the west.

Appendix A Assessment of sites

New employment development on the northern edge of Sharnford would considerably reduce the settlement gap between the two villages.

A.1078 Sharnford is nuclear in form with an uneven edge. New employment development on the northern edge would not significantly undermine the nuclear form of the village, however due to the size of the parcel, the village would increase significantly in size.

- The sensitivity rating for this criterion is Moderate for employment development.

Access and recreation

A.1079 The parcel has no public rights of way or green space.

- The sensitivity rating for this criterion is Low for employment development.

Views and visual character including skylines

A.1080 The parcel is visible from Aston Lane and barely visible from the settlement of Sharnford. The relative lack of trees and maintained hedgerows allow for open, long-distance views over the parcel and beyond towards the countryside. The garden centre's glass houses are incongruous features in views abutting the parcel.

A.1081 There are predominantly expansive skylines comprising hedgerows with some hedgerow trees, and linear woodland, although the presence of overhead electricity lines and pylons form prominent skyline features to the north.

A.1082 There are elevated long distance easterly views in the direction of the site from Aston Flamville Conservation Area however due to the gently undulating landform, the site itself is screened. Low density development is unlikely to be visible from Aston Flamville with considerate siting.

- The sensitivity rating for this criterion is Moderate for residential development.

Perceptual and experiential qualities

A.1083 The landscape has a rural character due to its predominant agricultural land cover. It is also influenced by the adjacent village, which creates a settled character. The maintained hedgerows and rolling topography contribute to an open landscape.

A.1084 Overhead power lines are intrusive modern features which detract from the rural perceptual qualities.

- The sensitivity rating for this criterion is Moderate for employment development.

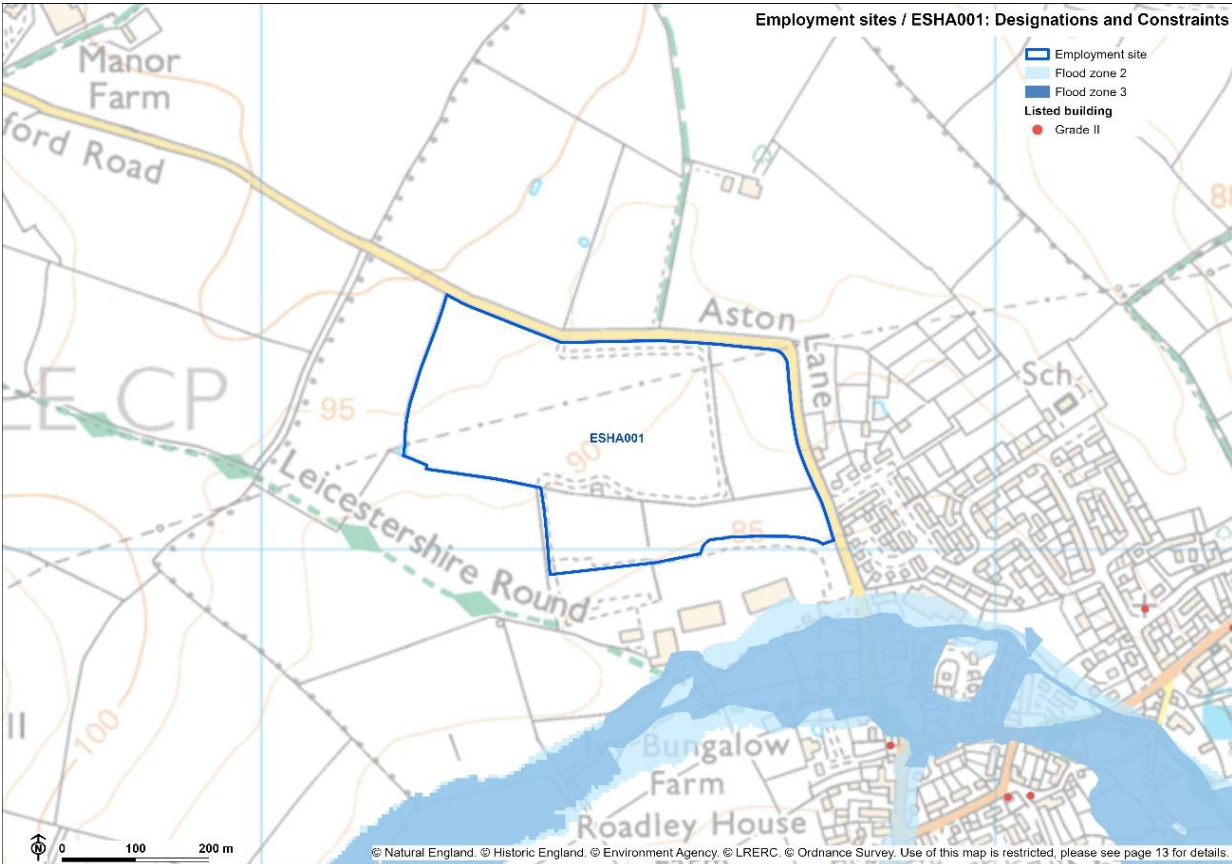
Overall Landscape Sensitivity

A.1085 The overall sensitivity of the landscape in this parcel is **Moderate** for employment development.

A.1086 Factors which increase sensitivity include the openness and expansive views across the agricultural landscape, rural landscape character and perceptual qualities, lack of existing development and role of the parcel in the perception of a gap between Sharnford and Aston Flamville.

A.1087 Factors which decrease sensitivity include the gently undulating landform, limited natural features, dominant intensive agricultural land use and the adjacent business park which detracts from the rural perceptual qualities of the landscape.

Figure A.54: Location plan: ESHA001



Appendix B

Sources of information

B.1 Key sources of information used to inform the LSA included:

- Aerial photography
- Ordnance Survey base maps (1:50K and 1:25K)
- Campaign to Protect Rural England (2023), CPRE tranquillity
- Conservation Area Appraisals
- Blaby Landscape and Settlement Character Assessment (2020)
- Historic England (2024), Conservation Areas
- Historic England (2024), Scheduled Monuments
- Historic England (2024), The National Heritage List for England
- Leicester PUA Landscape Character Assessment and Landscape Capacity Study, September 2009
- Leicester PUA Landscape Character Assessment and Landscape Capacity Study Addendum: Scraftoft, July 2016
- Leicestershire and Rutland Environment Records Centre (2024). Register of Local Wildlife Sites.
- National Character Area Profile 73: Charnwood. Natural England
- National Character Area Profile 94: Leicestershire Vales. Natural England
- Natural England (2023), Aired Habitat Inventory (England)

References

- 1 Natural England (2014). NCA Profile: 94 Leicestershire Vales (NE532). Available at <https://publications.naturalengland.org.uk/publication/4900422342934528?category=587130> [Accessed 19/02/2025]
- 2 Blaby District Council (2020). Blaby Landscape and Settlement Character Assessment. Available at <https://www.blaby.gov.uk/media/3804/blaby-landscape-and-settlement-character-assessment-accessible-version-lr.pdf> [Accessed 19/02/2025]
- 3 Natural England (2020). National Habitat Network Maps. Available at: https://magic.defra.gov.uk/Metadata_for_magic/Habitat%20Network%20Mapping%20Guidance.pdf [Accessed 19/02/2025]
- 4 Natural England (2014). NCA Profile: 73 Charnwood (NE391). Available at: <https://publications.naturalengland.org.uk/file/4633163> [Accessed 17/02/2025]
- 5 Huncote Parish Council (2021). The Huncote New Hill Nature Reserve. Available at <https://www.huncote-pc.gov.uk/the-huncote-new-hill-nature-reserve> [Accessed 19/02/2025]

Report produced by LUC

Report produced by LUC

Bristol

12th Floor, Beacon Tower, Colston Street, Bristol BS1 4XE
0117 929 1997
bristol@landuse.co.uk

Cardiff

16A, 15th Floor, Brunel House, 2 Fitzalan Rd, Cardiff CF24 0EB
0292 032 9006
cardiff@landuse.co.uk

Edinburgh

Atholl Exchange, 6 Canning Street, Edinburgh EH3 8EG
0131 202 1616
edinburgh@landuse.co.uk

Glasgow

37 Otago Street, Glasgow G12 8JJ
0141 334 9595
glasgow@landuse.co.uk

London

250 Waterloo Road, London SE1 8RD
020 7383 5784
london@landuse.co.uk

Manchester

6th Floor, 55 King Street, Manchester M2 4LQ
0161 537 5960
manchester@landuse.co.uk

Sheffield

32 Eyre Street, Sheffield, S1 4QZ
0114 392 2366
sheffield@landuse.co.uk

landuse.co.uk

Landscape Design / Strategic Planning & Assessment / Transport Planning
Development Planning / Urban Design & Masterplanning / Arboriculture
Environmental Impact Assessment / Landscape Planning & Assessment
Landscape Management / Ecology / Historic Environment / GIS & Visualisation