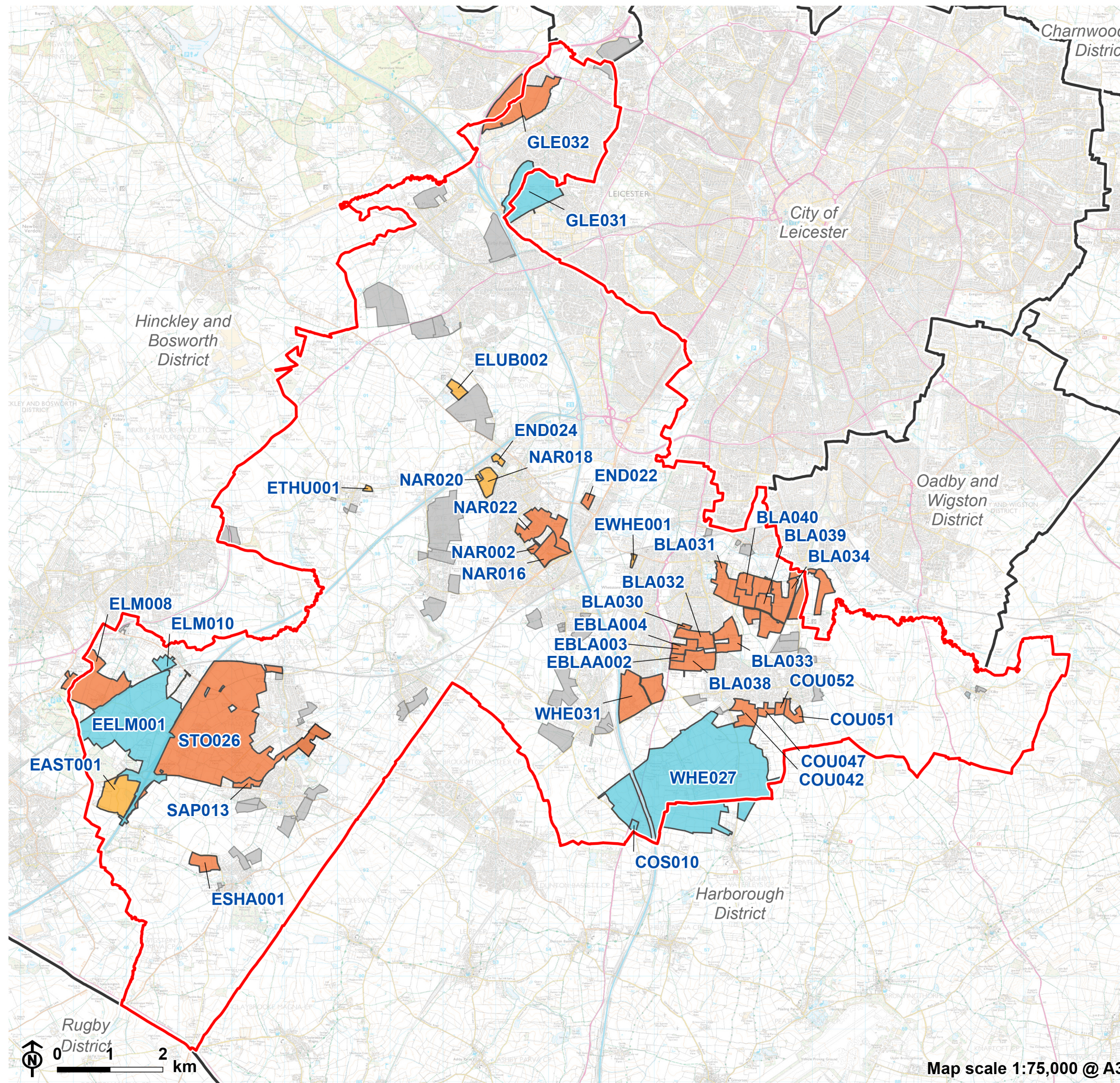


Figure 3: Overall Landscape Sensitivity to Commercial Development



- Blaby District Boundary
- ▭ Neighbouring local authority
- ▭ Residential Parcels
- Landscape sensitivity to commercial development**
- ▭ Low - moderate
- ▭ Moderate
- ▭ Moderate - high

Chapter 4

Generic development management guidance

4.1 All types of development should aim to:

- Be sensitively sited and designed with, scale, form, detailing, and materials to be in-keeping with existing settlement form and vernacular, and to avoid being overly visually intrusive.
- Be sited to avoid locally higher ground, prominent skylines or ridgelines.
- Be sited carefully to relate to the existing settlement pattern, retaining the individual identity of settlements and avoiding the perception of piecemeal development along roads and/or a sense of merging with other settlements.
- Promote the use of traditional materials and signage features, particularly in proximity to more historic parts of settlements such as Conservation Areas, and in order to limit urbanising effects along roads.
- Retain tree/vegetation cover that is essential to the character of an area and consider opportunities for new planting using locally appropriate species, to help integrate new development within the landscape.
- Ensure new landscape components are in character with the locality in relation to scale, form and species choice and retain the level of openness or enclosure of the landscape.
- Ensure new landscape components form part of a coherent green infrastructure network, consider climate change and provide ecosystem services. The latter could include increasing pollinating insects, providing water storage, preventing soil erosion, enhancing water quality and enhancing the sense of place.
- Enhance nationally and locally important habitats and species through appropriate landscape design and management where appropriate and agreed.
- Maintain, manage and expand priority habitats and hedgerow networks, aiming to strengthen local landscape character, link existing and new habitats to help minimise impacts on, and provide net gains for, biodiversity in the district.

Chapter 4 Generic development management guidance

- Retain and enhance key landscape features such as woodland, small-scale irregular field patterns, hedgerows, hedgerow trees, and meadows.
- Encourage sustainable and multi-purpose woodland planting where appropriate and promote traditional woodland management techniques with local landowners. Look to expand existing areas of woodland where appropriate to the character of the landscape.
- Where possible, retain intact field patterns, restocking existing degraded hedges, replacing fencing with hedges using locally characteristic species, and through consistent management.
- Preserve and where possible restore historic field patterns and parkland and historic features that contribute to the character of the landscape. Preserve as well as landscape elements that enhance the setting of these features.
- Manage and enhance recreational resources to provide public enjoyment, while protecting areas of high ecological importance and appropriately siting any associated features (such as car parks and picnic areas) to avoid impacting the rural character of public footpath/bridleways which cross the parcel.
- Be designed with reference to the Blaby District Landscape Character Assessment (2019) for guidance on mitigation and enhancement measures that are in character with the landscape.
- Use 3D visual representations to understand the landscape and visual impact of development proposals – as set out in Landscape Institute’s Visual Representation of Development Proposals.

4.2 In addition to the above, employment development should aim to:

- Ensure changes in level are sympathetic to existing contours, avoiding excessive cut and fill and the creation of unnatural landform or features where possible. Where unavoidable, changes in level should be able to accommodate appropriate landscape treatment to enhance the local character and biodiversity.
- Ensure that types of fencing where required for security purposes are integrated with any proposed landscape treatments, avoiding proximity to publicly accessible areas such as roads and recreational resources.
- Avoid unnecessary security and operational lighting wherever possible, ensuring that light spill is minimised, and that suitable direction cut-off lighting is

used. Ensure that sensitive habitats and species are not affected, along with other nearby land uses.

- Ensure that employment development respects visual amenity of nearby residential properties.

4.3 Residential development should aim to:

- Seek to conserve protect and enhance habitats such as hedgerows and mature trees where possible.
- Reinforce the existing nucleated settlement pattern through careful design and integration of the settlement edge. Utilise tree and hedgerows planting around boundaries to integrate development into the wider landscape and enhance habitat networks. Seek to screen development when positioned in open and exposed areas.
- Seek to ensure new development is of an appropriate scale and style to appropriately fit with existing settlement.
- Preserve views to distinctive skyline features including church spires and ensure new development does not block them from public rights of way or open access areas.

Appendix A

Assessment of sites

Assessment of strategic sites considered within LSA

STO026 Land West of Stoney Stanton and SAP013 Land north of Hinckley Road

Location

A.1 STO026 occupies arable and pasture fields to the west of and between the settlements Stoney Stanton and Sapcote and terminates at the M69 motorway corridor on its western side. The southern edge of the parcel is defined by the B4669 road, and to the north, the railway route between Hinckley and Narborough. SAP013 occupies pasture fields and is located along Hinckley Road, with the eastern edge bound by Sapcote and the western boundary terminating at Strawberry Cottage. The easternmost extent of the parcel between Stoney Stanton and Sapcote overlaps with STO024 and STO025.

Landscape character

A.2 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.3 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. Stoney Stanton and Sapcote are located within LCA 15. The parcel comprises approximately a quarter of LCA 15's overall area on the western side.

A.4 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, 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.5 The landform is gently rolling, ranging from 75m to 105m AOD. The highest points occur in the south of the parcel. Elevation falls gently towards the western edge of Stoney Stanton, and following the southern edge of Stoney Stanton to its lowest point north of Port Hill Farm.

A.6 The parcel comprises medium-scale irregular and mostly angular arable fields bounded by well-maintained continuous low hedgerow and mature hedgerow trees. The field sizes within the parcel are notably smaller between Stoney Stanton and Sapcote. 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 residential development.
- The sensitivity rating for this criterion is Low-moderate for employment development.

Natural Character

A.7 The land use is intensively farmed with predominantly arable agriculture with some grazing and pony paddocks close to the settlement fringe. There is a strong continuous network of hedgerows that are well-maintained and cut low. There is sparse but occasional tree cover in the form of mature hedgerow trees in the field boundaries and along transport corridors, and to the edge of settlements. There are no designated semi-natural habitats in the parcel. There are no locally designated sites; however, there are numerous potential and candidate Local Wildlife Sites within and abutting the parcel, mostly within field boundaries. There are Local Wildlife Sites (potential) called Homestead Hedgerows and Ash within the parcel, north-east of Highfields Farm, Oaklands Hedgerows located west of Glebe Farm and Stanton Road Verges located along Stanton Road. A candidate Local Wildlife Site, called Stoney Stanton Fields with Ponds and Ash, is located north of Stoney Cove diving centre and partially overlaps the parcel. On the north-east side of Stoney Cove there is Local Wildlife Site (Potential) called Bridleway Ash Trees, which is on the boundary of the parcel.

Appendix A Assessment of sites

A.8 The northern corner of the area between Station Road and the mainline railway is part of a Network Expansion Zone, extending from an area of priority habitat inventory semi-improved grassland outside of the parcel beyond the railway to the north. **[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.9 The historic field pattern has remained largely intact with some field amalgamation. 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.10 Development is limited to sparse scattered farmsteads within the parcel and a high voltage overhead line that traverses from the north-east corner of the parcel to the south-west corner.

A.11 The settlement edges of Stoney Stanton and Sapcote define the eastern boundary of the parcel. The parcel plays a role in the perception of a gap between the settlement of Stoney Stanton and the distinctive village of Elmesthorpe, and a stronger role in the perception of a gap between the settlements of Stoney Stanton and Sapcote. The settlements on the eastern edge of the parcel are nuclear. The settlement to the west of the parcel, Elmesthorpe, is linear.

Appendix A Assessment of sites

A.12 The proposed development of a National Rail Freight Interchange to the west of the M69 would further reduce the perceived gap in settlements between Stoney Stanton and the distinctive village of Elmesthorpe.

- The sensitivity rating for this criterion is Moderate for residential development for the majority of the parcel. The sensitivity rating for the easternmost extent of parcel between Stoney Stanton and Sapcote for this criterion is Moderate-High.
- The sensitivity rating for this criterion is Moderate-High for employment development.

Access and recreation

A.13 There are four public footpaths and a bridleway traversing the parcel that links the settlements of Stoney Stanton and Sapcote in the east, to the nearby town Earl Shilton in the north-west and Hinckley to the west. A bridleway runs down the boundary of the parcel in the east and past the eastern edge of Stoney Cove connecting Stoney Stanton with Walkers House Farm. The M69 corridor acts as an obstacle along the western side of the parcel to these rights of way which have some diversions to pedestrian underpasses and overpasses. The mainline railway crosses the parcel along its northern boundary. 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.14 The low-cut hedgerows and undulating landform results in relatively open and long-distance views.

A.15 In the west of the parcel, there are predominantly expansive skylines comprising hedgerows with hedgerow trees although the presence of the overhead line is a prominent skyline feature. Development is visible on the western elevated skyline beyond the western parcel boundary and M69 corridor, comprising the

Appendix A Assessment of sites

settlement of Earl Shilton. In the east of the parcel, views are more influenced by the built form of Stoney Stanton and Sapcote.

A.16 The land to the west of the M69 is under consideration for a National Rail Freight Interchange, should the development go ahead the rail freight interchange shall create a prominent developed skyline along the western boundary of the parcel. This is noted, but does not have a bearing on the sensitivity rating as it does not form part of the existing baseline.

- 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.17 The landscape is strongly rural due to its predominant agricultural land cover, although it is also influenced by the adjacent villages which create a settled character. The low-cut hedgerows and rolling topography contribute to an open landscape.

A.18 The M69 and pylon lines 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

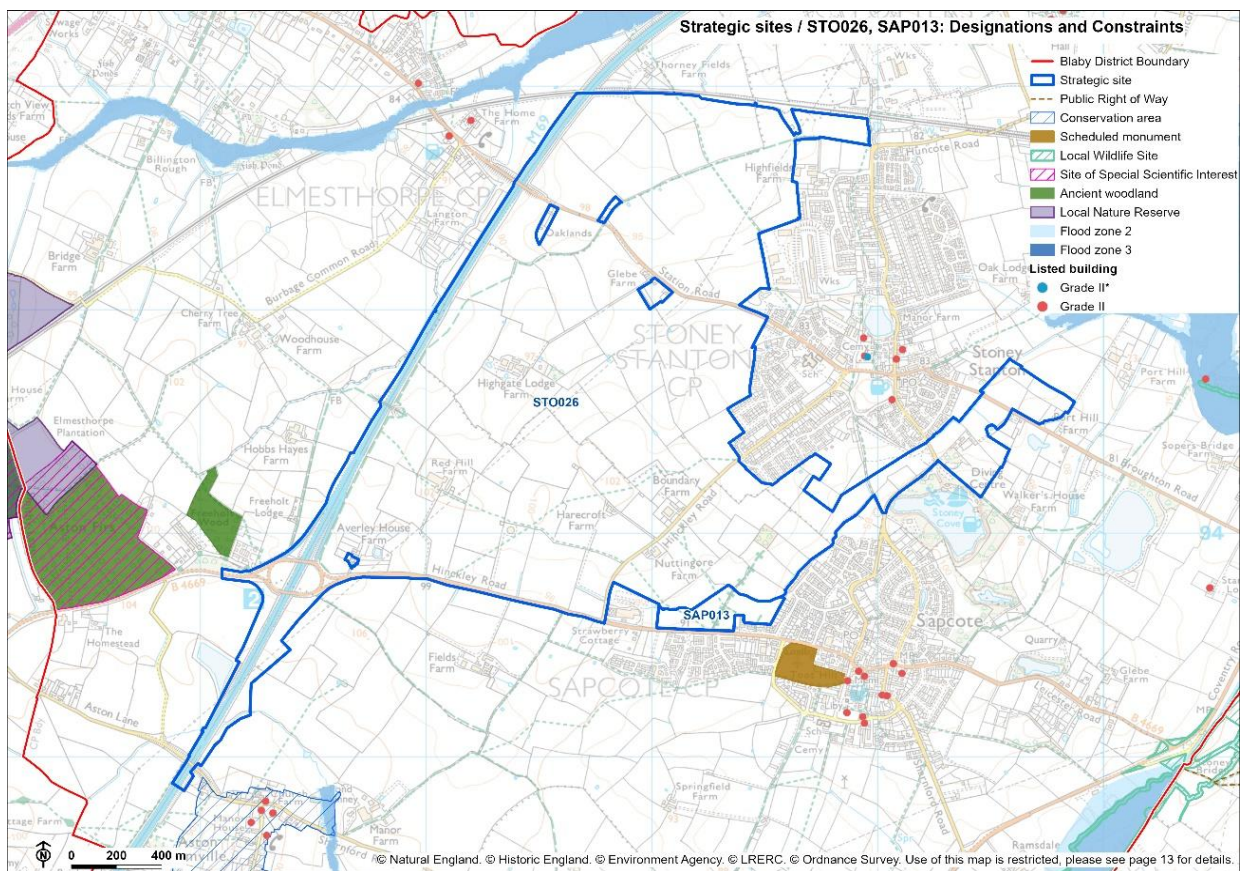
A.19 The overall sensitivity of the landscape in this parcel to residential development is **Low-moderate**, with the overall sensitivity of the landscape to employment development increasing to **Moderate** due to the increased visibility of this scale of structure in the gently undulating landscape and its potentially poor relationship with the existing settlement edge.

Appendix A Assessment of sites

A.20 Factors which increase sensitivity include the openness and expansive views across the agricultural landscape, as well as the role of the parcel in separating the existing settlements of Stoney Stanton, Sapcote and Elmesthorpe.

A.21 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.1: Location plan: STO026 and SAP013



WHE027 Land at Whetstone Pastures (south of Whetstone and Countesthorpe), COS010 Land at Cosby Hill

Location

A.22 WHE027 occupies arable fields to the south-west of Countesthorpe, extending beyond the district boundary into Harborough. To the north, the edge of the parcel is defined by linear woodland along the former Midland railway line. The parcel boundaries are also defined by rural roads such as Hill Lane and Bambury Lane to the east, and Shuttleworth Lane and Cosby Lane to the west. The southern edge is marked by Shuttleworth Lane and existing field boundaries close to the settlement edge of Willoughby Waterleys. COS010 comprises an arable field and paddock on Shuttleworth Lane and partially overlaps the larger WHE027.

Landscape character

A.23 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.24 At the local level, the parcel lies within LCA 4 Cosby and Whetstone Rolling Farmland **[See reference 2]** and is typical of the characteristics of the LCA. LCA 4 comprises farmland along the southern edge of the district south of the settlements of Countesthorpe and Cosby. The parcel comprises the majority of LCA 4's overall area.

A.25 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Cosby and Whetstone Rolling 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.26 The landform is a shallow and gently undulating valley ranging from 80m to 110m AOD. The highest points occur in the south-west of the parcel. Elevation falls gently inwards towards the Whetstone Brook in the middle of the parcel.

A.27 The parcel predominantly comprises large and medium-scale, mostly angular fields of arable and pasture bounded by a continuous network of hedgerows. Tree cover occurs in the form of riparian vegetation, linear mitigation planting along the M1 corridor and the former railway line, scattered small woodland blocks, and mature hedgerow trees, contributing to a strong network of vegetation within the parcel. The gentle landform and lower hedgerow field boundaries create the perception of an open and relatively large-scale landscape, which contrasts with the areas of semi-enclosure from varied forms of tree cover.

- 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.28 The land use is a combination of arable and pastoral agriculture, with pasture fields located closer to farmsteads off Whetstone Gorse Lane and Lutterworth Road. There is a strong, continuous network of hedgerows that are generally well maintained and cut low. Tree cover varies across the parcel, with higher linear concentrations associated with mitigation planting along the M1 corridor, riparian vegetation along the Whetstone Brook, and following the former route of the Midland railway line. Smaller woodland blocks are scattered between fields, and denser hedgerows with mature hedgerow trees are often found closer to farmsteads in the parcel centre.

A.29 The linear woodland along the former railway line is identified as deciduous woodland priority habitat, along with some of the linear vegetation along the M1 corridor, Whetstone Brook, and some of the smaller woodland blocks.

Appendix A Assessment of sites

A.30 The Whetstone Brook runs south to north through the middle of the parcel, flowing towards the River Soar west of Whetstone. The parcel also contains a spring and a numerous ponds including field ponds and a purpose-built fishery.

- 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.31 The parcel contains grade II listed Whetstone Pastures Residential Home east of the M1. This historic feature is enclosed by tree cover to the west and large agricultural sheds to the east, resulting in a limited sense of time depth on the surrounding landscape.

A.32 The parcel contributes to the setting of the village of Willoughby Waterleys, a Conservation Area.

A.33 The historic field pattern has remained largely intact with the exception of some field amalgamation and contributes to the sense of time depth.

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

Form, density and setting of existing settlement

A.34 Development within the parcel is limited to sparse scattered farmsteads which include large agricultural sheds, occasional bungalows and a small business development off the A426, east of the M1.

A.35 The parcel extends between the settlement edges of Countesthorpe to the north-east and Willoughby Waterleys in the south, across the district boundary into Harborough. The parcel plays a significant role in the perception of a gap between the two settlements and in providing a rural setting to the settlement.

Appendix A Assessment of sites

A.36 Willoughby Waterleys is a small linear village, most of which is designated as a Conservation Area. By contrast, the settlements of Countesthorpe and Cosby to the north are larger in scale and nuclear, and would not be at odds with the density and form of the proposed development.

- 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.37 The parcel contains several public footpaths linking the settlement of Willoughby Waterleys and surrounding farmsteads to the network of roads further north. There is no public green space 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.

Views and visual character including skylines

A.38 The visual character of the parcel varies depending on the nature of vegetative cover. Hedgerows and tree cover are generally mature and concentrated around farmsteads and along linear features such as transport corridors and the Whetstone Brook. This results in a more enclosed and intimate character with shorter distance or partially enclosed views over a rural landscape. The large expanses of agricultural fields in between these features often have lower cut hedgerows and less tree cover, resulting in open and long-distance views. There are predominantly expansive and undeveloped skylines comprising hedgerows with hedgerow trees.

A.39 Intrusive modern features such as the M1 are screened by mitigation planting and do not have a detracting visual presence in the landscape. Farmsteads, agricultural buildings, and edges of settlement are glimpsed from roads and public footpaths but are otherwise well integrated by 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.40 The landscape is strongly rural due to its predominant agricultural land cover. It is also influenced by the glimpsed views of large agricultural buildings and the edges of settlement, which contribute to a settled character. Due to the scale of the parcel, a variation of open, enclosed and partially enclosed landscapes is experienced depending on the nature of vegetative cover.

A.41 The M1 is an intrusive modern feature which, although not visible due to mitigation planting, detracts 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.

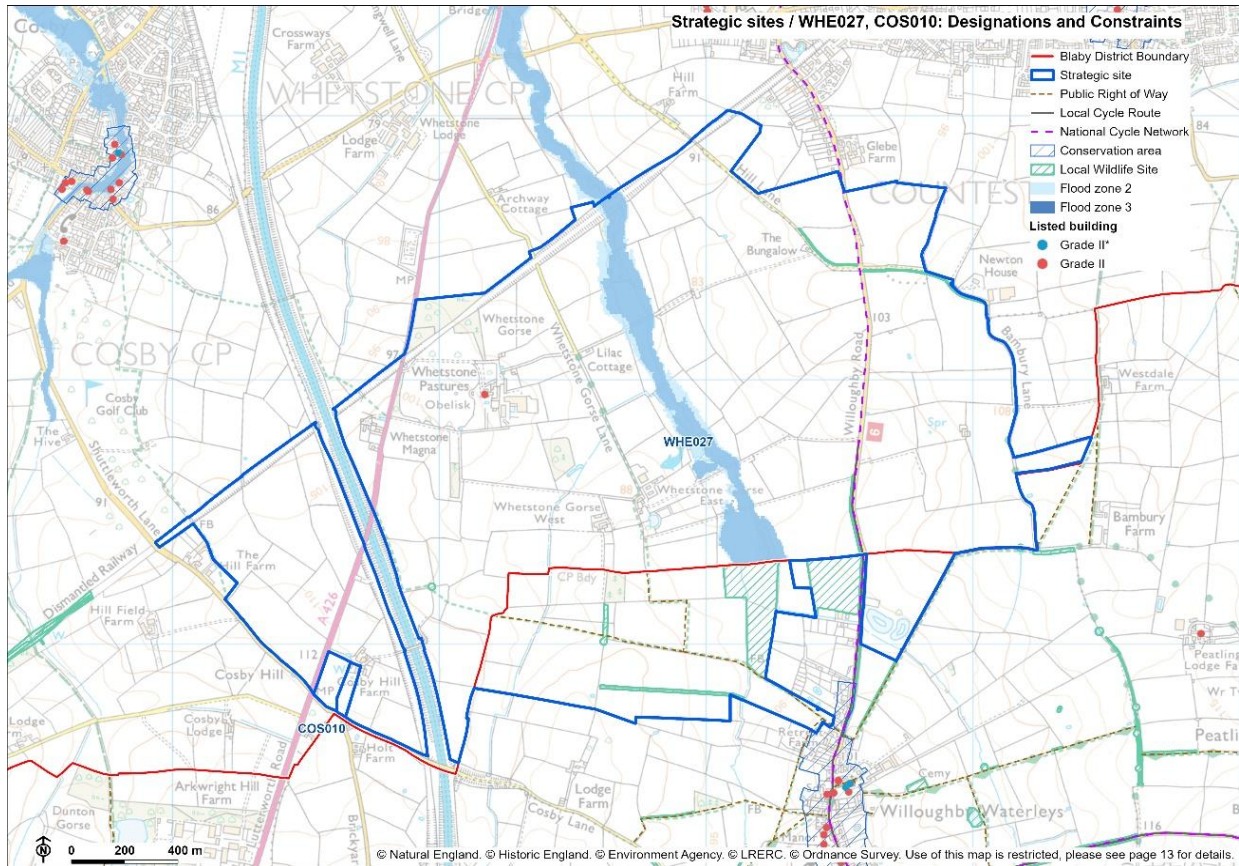
Overall Landscape Sensitivity

A.42 The overall sensitivity of the landscape in this parcel to residential development is **Moderate**, increasing to **Moderate-high** for employment development.

A.43 Factors which increase sensitivity include the strong rural landscape character and perceptual qualities, lack of existing development and role of the parcel in the perception of a gap between Countesthorpe and Willoughby Waterleys, natural features including deciduous woodland priority habitat, and historic features including a grade II listed building and historic field patterns.

A.44 Factors which decrease sensitivity include the gently undulating landform, dominant agricultural land use with limited natural features and M1 corridor which detracts from the rural perceptual qualities of the landscape.

Figure A.2: Location plan: WHE027 and COS010



Assessment of Large sites (extended PUA) considered within LSA

BLA030 Land off Lutterworth Road, BLA032 Land at Glebe Farm, BLA033 Land at Keepers Farm, BLA038 Land east of Lutterworth Road, EBLA002 Land east of Lutterworth Road, EBLA003 Land east of A426 and EBLA004 Parson's Spinney, Blaby

Location

A.45 The parcel comprises a mix of land uses, including arable fields, pastoral fields with paddocks, rough grassland, a golf course and its associated grounds, recreational areas with sports fields, and land used for caravan storage and manufacturing. The parcel is located to the south and south-east of Blaby. The parcel is defined by the A426 to the west and Countesthorpe to the south-east.

Landscape character032

A.46 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.47 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 Blaby and Countesthorpe within it. The parcel comprises a small proportion of LCA 2's overall area and occupies a central position within its northeastern expanse.

A.48 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 2-3 storey residential housing, 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.49 The landform is very gently rolling, ranging from 75m to 85m AOD. The highest points occur in the south-west of the parcel. The elevation gradually descends towards Whetstone Brook to the west.

A.50 The parcel has varied land uses, predominantly consisting of agricultural land use but also other land uses, including golf courses, playing fields, rough grassland and land used for caravan storage and manufacturing. Agricultural land uses include pastoral fields with grazing paddocks and arable fields. The parcel comprises small, medium and large-scale regular and angular fields bounded by mostly well-maintained low-cut hedgerows and 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. However, the intermittent tree cover on the golf course and around industrial land uses to the north creates localised enclosure.

- 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.51 The farmland consists primarily of pastures and some paddocks, and includes some arable fields to the east and south-east. There is a strong, continuous network of well-maintained, low-cut hedgerows with occasional mature hedgerow trees. Hedgerow trees become more frequent along the roads and around the sports fields. There is a prominent poplar shelter belt in the western section of the parcel. The northern part of the parcel has a moderate wooded character, with Blaby Golf Centre featuring scattered mature deciduous and coniferous trees, ornamental plantings, and mature boundary hedgerows. This, along with the conifer plantation around the caravan storage, adds to the overall tree cover and sense of enclosure in the area. The parcel has some limited semi-natural habitats, including woodland, grassland, and scrub. The ponds within the golf course are candidate Local Wildlife Sites. There

Appendix A Assessment of sites

are no 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 residential development.
- The sensitivity rating for this criterion is Low-moderate for employment development.

Historic landscape character

A.52 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 time depth. There are no scheduled monuments or other known historic features within the parcel.

A.53 The site does not provide a setting to any historic assets.

- 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.54 Development within the parcel is low density and scattered, and includes farmsteads, industrial agricultural buildings, land used for caravan storage, a manufacturing facility, scattered residential dwellings, a golf course building with associated facilities and car park, and local football club building. An overhead electricity pylon line runs through the parcel, extending from the north east to the north west.

A.55 The settlement edge of Blaby defines the northern boundary of the parcel. The parcel contributes to the perception of a gap between the villages of Blaby and Countesthorpe to the south-east and Whetstone to the south-west. New residential development within the parcel would extend the settlement edge of Blaby southwards, potentially leading to the coalescence of Blaby and Countesthorpe,

Appendix A Assessment of sites

which would adversely affect the existing settlement pattern. The A426 to the west forms a hard boundary, preserving the gap between Blaby and Whetstone. However, development in this area would be at odds with the current settlement form and could significantly impact the identity and distinctiveness of the settlements.

- 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.56 There are two public footpaths traversing the parcel: one follows the southern edge of Blaby before extending into the golf course and adjacent fields, offering access to the wider countryside. There is common land to the east, adjacent to the parcel although it is not connected to the parcel.

A.57 There is an actively used football field located in the south-west of the parcel, providing recreational facilities for the community. There is no public green space 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.

Views and visual character including skylines

A.58 The parcel is visible from A426 Lutterworth Road and Winchester Road. One footpath offers partial views of the parcel as it traverses through the golf course and continues into the countryside. The other follows the Blaby settlement edge, where dense tree cover and mature vegetation obscure views of the parcel.

A.59 The low-cut hedgerows and gently undulating landform allow for open, long-distance views towards the countryside to the south and northeast, with immediate views of the settlement edges of Countesthorpe to the southeast, Blaby to the north, and Whetstone to the west.

Appendix A Assessment of sites

A.60 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.

- 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.61 The landscape is rural due to its predominant agricultural land cover. It is also influenced by the adjacent villages and various recreational facilities within the parcel, which create a settled character. The low-cut hedgerows and rolling topography contribute to an open landscape.

A.62 Overhead power lines and pylons are intrusive modern features which detract from the rural perceptual qualities. Noise and movement from transport corridors, the A426, Winchester Road, and Hospital Lane reduce the sense of tranquillity.

- 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.63 The overall sensitivity of the landscape in this parcel to residential 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 strong relationship with the existing settlement edge.

A.64 Factors which increase sensitivity include the openness and expansive views across the agricultural landscape and the parcel's role as a buffer zone between the settlements. The existing boundary vegetation containing the parcel to the north and

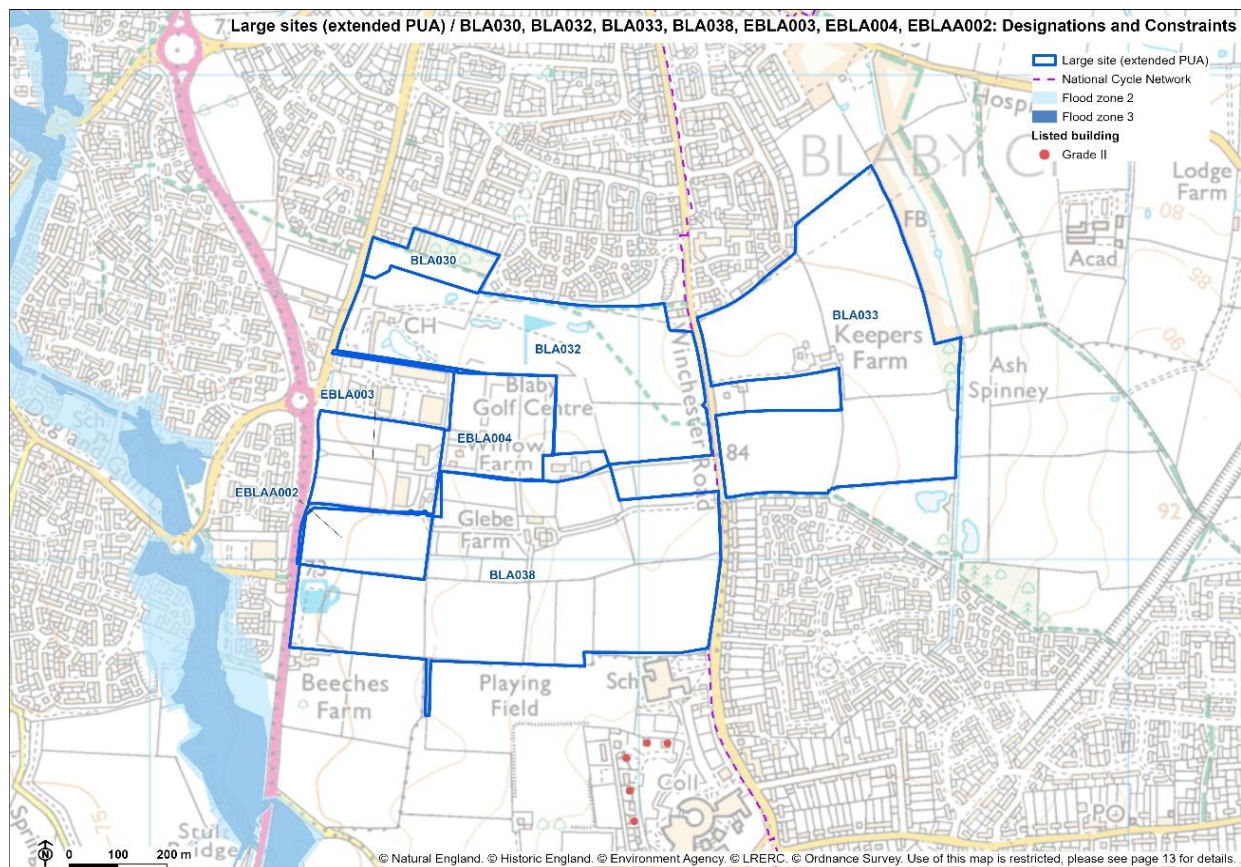
Appendix A Assessment of sites

south-east is a sensitive feature, due to its role in softening the edges of any development.

A.65 Factors decreasing sensitivity include the gently rolling landform, lack of time-depth, dominant agricultural land use and relatively limited natural features. The overt human influence (in the form of overhead electricity lines and pylons) also indicates a lower sensitivity to development.

A.66 Sensitive features include the public right of way that enables people to access the wider landscape along with maintaining the existing interconnectivity between the settlements. The narrow field of semi-improved grassland adjacent to the settlement edge of Blaby to the north is sensitive for its strong naturalistic qualities, including grassland, wildflowers, scrub, and trees, which are vulnerable to loss from development.

Figure A.3: Location plan: BLA030, BLA032, BLA033, BLA038, EBLA003, EBLA004, EBLA002



BLA034, BLA031, BLA039 and BLA040 Various sites at Hospital Lane, Blaby

Location

A.67 The parcel occupies arable and pastoral fields located to the east of Blaby, north-west of Countesthorpe and south of River Sence.

Landscape character

A.68 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.69 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 Blaby and Countesthorpe within it. The parcel comprises a small proportion of LCA 2's overall area on the north-eastern side.

A.70 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.71 The landform is gently rolling, ranging from 70m AOD to 90m AOD. The highest points occur in the south of the parcel, south-west of Lodge Farm. Elevation falls gently towards the River Sence.

A.72 The parcel comprises small to medium-scale regular and angular predominantly arable fields bounded by mostly low-cut hedgerows and with frequent mature hedgerow trees. Some fields are bounded by wire and post fences along Mill Lane. The gentle landform and existing low hedgerows currently create a semi-open landscape. However, frequent hedgerow trees 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.73 The land use is predominantly arable with some areas of pasture closer to the river. The fields are bounded by hedgerows with frequent hedgerow trees. Woodland lines the PRowS to the west, while a linear conifer plantation borders the edge of Blaby. Priority habitats include deciduous woodland along the disused railway line located north-east on Port Hill (also a candidate Local Wildlife Site), and partially along the public footpath at the edge of the cemetery to the north-west. There are two Local Wildlife Sites abutting the northern boundary of BLA034 adjacent to the River Sence; called Poplars, River Sence and Horse Paddock, Crow Mills, South Wigston.

A.74 There is a potential Local Wildlife Site to the north east called Mill Lane Grasslands. There is a potential historic Local Wildlife Site within BLA039 called Blaby, Hospital Lane grassland. There is a candidate Local Wildlife Site called River Sence floodplain Meadow in BLA034.

- 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.75 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 parcel and contributes to the time depth. Although the parcel has little time depth, it provides a relatively undeveloped setting to the adjacent Blaby Conservation Area. There is a Grade II listed Ice House (associated with a former

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Victorian Pleasure Grounds) close to the parcel entrance which is part of the Blaby Conservation Area.

A.76 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.77 Development is limited to sparsely scattered farmsteads within the parcel, and two electricity transmission lines with pylons and poles traverse the site, one running from the southern to the northern corner and the other crossing the northeastern section.

A.78 The settlement edge of Blaby defines the western edge of the parcel. However, mature trees and thick vegetation lining the settlement edge limit visibility with the current residential area, while there is greater intervisibility with the new development to the northeast, where fencing and vegetation are present, but the development remains visible.

A.79 The parcel plays a role in the perception of a gap between the settlement of Blaby to the west and Countesthorpe to the south-east, and the settlements of Glen Parva and Wigston, both located north of the River Sence. Any new residential development within the parcel would extend the settlement edge of Blaby eastwards past Hospital Lane and Countesthorpe Road and significantly reduce the settlement gap between Blaby and Countesthorpe. However, the River Sence forms a natural boundary, which will retain a settlement gap, and continue to provide a buffer zone between Blaby and the settlements of Glen Parva and Wigston.

- 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.80 Two well-used bridleways and public footpaths traverse the parcel, connecting Blaby to Countesthorpe to the south-east, and South Wigston to the north-east. National Cycle Network Route 6 crosses the parcel in the west.

A.81 Long Walk is a narrow strip of accessible natural green space within the parcel that connects the Peace Meadow Garden to the north-east of BLA031 to Bouskell Park to the west of the parcel.

- 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.82 Views within the parcel are enclosed and short-distance, filtered by hedgerow trees.

A.83 The landscape in the far east of the parcel has an open character with long-distance views to the north towards South Wigston, including the spire of the Grade I listed Church of All Saints, visible above the treeline.

A.84 Skylines are often enclosed by hedgerow trees and linear plantings of trees. There is localised intervisibility such as the spire of Grade I listed church of All Saints in Blaby from the western part of the parcel.

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

Perceptual and experiential qualities

A.85 The parcel retains a strong sense of rural character despite its proximity to development, owing to mature vegetation and woodland buffering the settlement edges. Nearby Hospital Lane and Countesthorpe Road do not disrupt tranquillity. The

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tall hedgerows in places and gently rolling topography contribute to a semi-enclosed landscape.

A.86 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.
- The sensitivity rating for this criterion is Moderate for employment development.

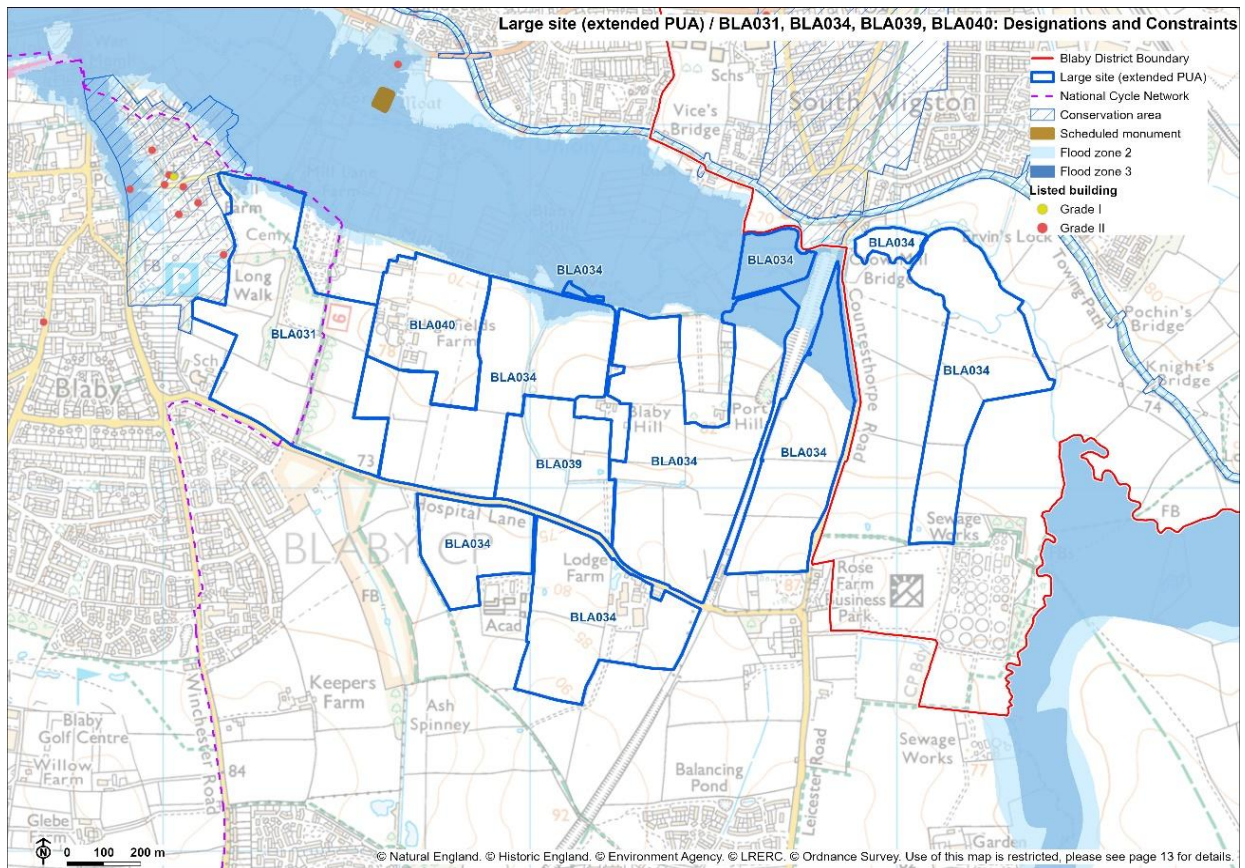
Overall Landscape Sensitivity

A.87 The overall sensitivity of the landscape in this parcel to both residential and employment development is **Moderate**.

A.88 Factors which increase sensitivity include important links to public green space within and adjacent to BLA031, the buffering role between settlements and the undeveloped background to Blaby Conservation Area. The existing boundary vegetation containing the parcel to the west is a sensitive feature that could be used to soften the edges of any development on this parcel and avoid the introduction of a hard settlement edge into the landscape.

A.89 Factors decreasing sensitivity include the gently rolling landform, limited recreational resource, and relatively limited natural features. The overt human influence, in the form of pylon lines, also indicates a lower sensitivity to development.

Figure A.4: Location plan: BLA031, BLA034, BLA039 and BLA040



COU037 Land rear of 33 Willoughby Road

Location

A.90 The parcel occupies one field subdivided into several paddocks located on the southern settlement edge of Countesthorpe. The western boundary abuts the disused railway corridor, and the eastern boundary abuts the back of properties on Willoughby Road. One property on Willoughby Road is included within the parcel and makes up a portion of the eastern edge.

A.91 The parcel is not accessible, only visible at a distance from Hill Lane, where the southern field boundary hedgerow limits views into the parcel, therefore the assessment is desk-based for COU037.

Landscape character

A.92 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.93 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 Blaby, Countesthorpe within it. The parcel comprises a small proportion of LCA 2's overall area on the north-eastern side.

A.94 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.95 The landform is almost flat at approximately 95m AOD. The highest points occur in the southeast of the site. Elevation gradually descends towards the southern edge of Countesthorpe.

A.96 The site comprises one small, triangular pasture field bounded by tall hedgerows with mature hedgerow trees to the south, woodland associated with the

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disused railway to the west, and woodland planting to the north that abuts back gardens. The field is subdivided into grazing paddocks bounded by post and wire fencing. The gentle landform and frequent hedgerow trees create the perception of an enclosed and small-scale landscape.

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

Natural Character

A.97 The land use is predominantly used as horse grazing paddocks close to the settlement edge. There is a strong continuous network of woodland and tall hedgerows with frequent hedgerow trees around the edge of the site.

A.98 Natural features are limited to the hedgerow and trees that enclose the field. There is priority habitat woodland within the northern edge of the site that extends out along the disused railway corridor. There is a candidate Local Wildlife Site along the southern boundary of the parcel called Countesthorpe, hedgerow rear of Willoughby Road.

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

Historic landscape character

A.99 The field pattern has been modified by the railway and the adjacent housing. There are no scheduled monuments or other historic features within the site.

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

Form, density and setting of existing settlement

A.100 There is no development within the site. The site abuts the settlement edge of Countesthorpe to the east.

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A.101 The site provides some contribution to the settlement setting of Countesthorpe, with a vegetated edge defined by woodland and garden boundaries. It has enclosed views and does not significantly contribute to an attractive backdrop or key views from the settlement. Development here would alter the linear nature of the settlement along Willoughby Road, however this does not reflect the wider settlement pattern of Countesthorpe.

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

Access and recreation

A.102 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.103 Views into the site are relatively enclosed due to development along the northern boundary, woodland along the western boundary and hedgerows with hedgerow trees along the southern boundary. Where limited views are available from the south, they reveal a historic pastoral landscape of small scale enclosed by mature hedgerows and hedgerow trees with a backdrop of woodland.

A.104 The site contributes to skylines which are often undeveloped facing south from Countesthorpe. The settlement edge is visible in skylines facing north from Hill Lane.

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

Perceptual and experiential qualities

A.105 Mature field boundaries contribute to the rural character of the area, although much of the rural characteristics have been eroded by the adjacent settlement and subdivision into pony paddocks. The mature field boundaries with hedgerow trees create an enclosed landscape north of Hill Lane.

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

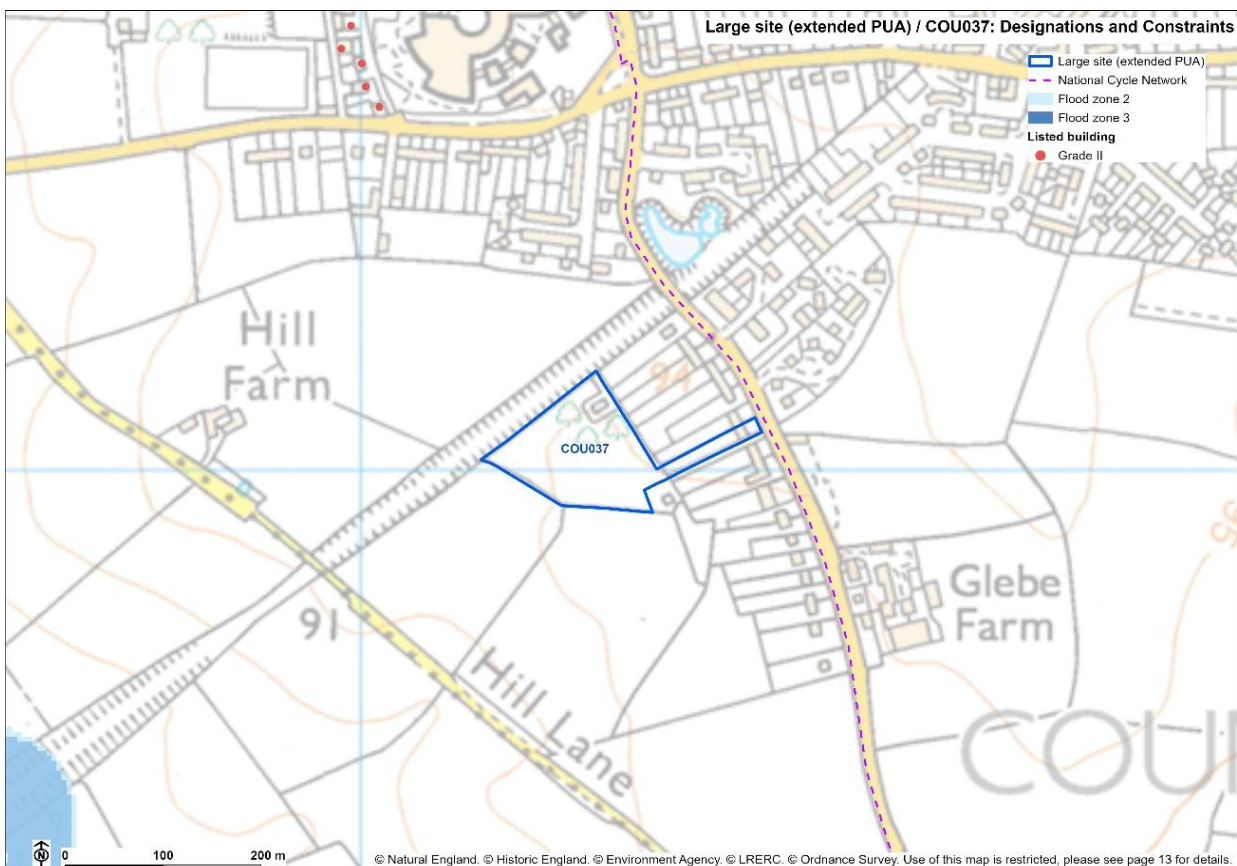
Overall Landscape Sensitivity

A.106 The overall sensitivity of the landscape in COU037 to residential development is **Low-moderate**.

A.107 Factors which increase sensitivity include the mature vegetation surrounding the site and the vegetated, undeveloped skylines.

A.108 Factors which decrease sensitivity include the gently rolling landform, limited visibility, dominant agricultural land use and resulting limited natural features, and existing settled character to the north of the parcel.

Figure A.5: Location plan: COU037



COU038 Land North of Foston Road, COU022 Land to the West of Leicester Road and COU050 Land West of Leicester Road- 'the round house', Countesthorpe

Location

A.109 The parcel occupies arable and pastoral fields to the northeast of Countesthorpe. The southern edge of the parcel is defined by the settlement edge of Countesthorpe. Linear Woodland lining the disused railway (Leicester to Rugby) contains the parcel to the west.

Landscape character

A.110 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales [\[See reference 1\]](#).

A.111 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 Blaby, Countesthorpe within it. The parcel comprises a very small proportion of LCA 2's overall area on the north-eastern side.

A.112 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.113 The landform is gently rolling, ranging from 85m to 90m AOD. The highest points occur in the southwest of the parcel. Elevation gradually ascends towards the northern edge of Countesthorpe.

A.114 The parcel comprises varied sizes of regular and mostly angular arable and pasture fields bounded by tall hedgerows with mature hedgerow trees. There are some grazing paddocks closer to the settlement bounded by post and wire fencing.

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The gentle landform and frequent hedgerow trees create the perception of an enclosed and small-scale landscape. However, site COU038 has a more open character due to well-maintained low hedgerows and occasional hedgerow trees.

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

Natural Character

A.115 The land use is predominantly arable agriculture with some grazing paddocks close to the settlement edge. There is a strong continuous network of tall hedgerows with frequent hedgerow trees. There is sparse but occasional tree cover in the form of mature hedgerow trees along transport corridors and to the edge of settlements.

A.116 Natural features are limited to the hedgerow and trees that enclose the field. 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.117 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 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.118 Development is limited to sparse scattered farmsteads and transmission lines within the parcel. The settlement edge of Countesthorpe defines the southern edge of the parcel.

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A.119 The parcel provides a limited positive contribution to the settlement setting of Countesthorpe. The settlement edge is relatively exposed south of COU038 edge due to a mix of garden boundaries and sporadic hedgerow trees. The settlement edge is integrated south of COU022 by tall hedgerow and hedgerow trees.

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

Access and recreation

A.120 There is one public footpath, following the western edge of site COU038, connecting Countesthorpe to the wider countryside and the small village of Foston to the south-east. 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.121 Interspersed views towards the Countesthorpe settlement boundary are possible due to the intermittent hedgerow coverage along the settlement edge. The intervisibility with the settlement increase due to low-cut hedgerows from site COU038.

A.122 The low-cut hedgerows and undulating landform results in relatively open and long-distance views from site COU038. While tall hedgerows and more frequent hedgerow trees in field boundaries limit long-distance views from sites COU022 and COU050.

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

Perceptual and experiential qualities

A.123 The landscape has a rural character due to its predominant agricultural land cover, although it is also influenced by the adjacent village of Countesthorpe which creates a settled character. The low-cut hedgerows and gently rolling topography

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contribute to an open landscape east of Leicester Road, while mature field boundaries with hedgerow trees create a semi-enclosed landscape west of Leicester Road.

A.124 The busy Leicester Road and electricity transmission lines across COU050 and COU022 are modern features which detract from the rural perceptual qualities.

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

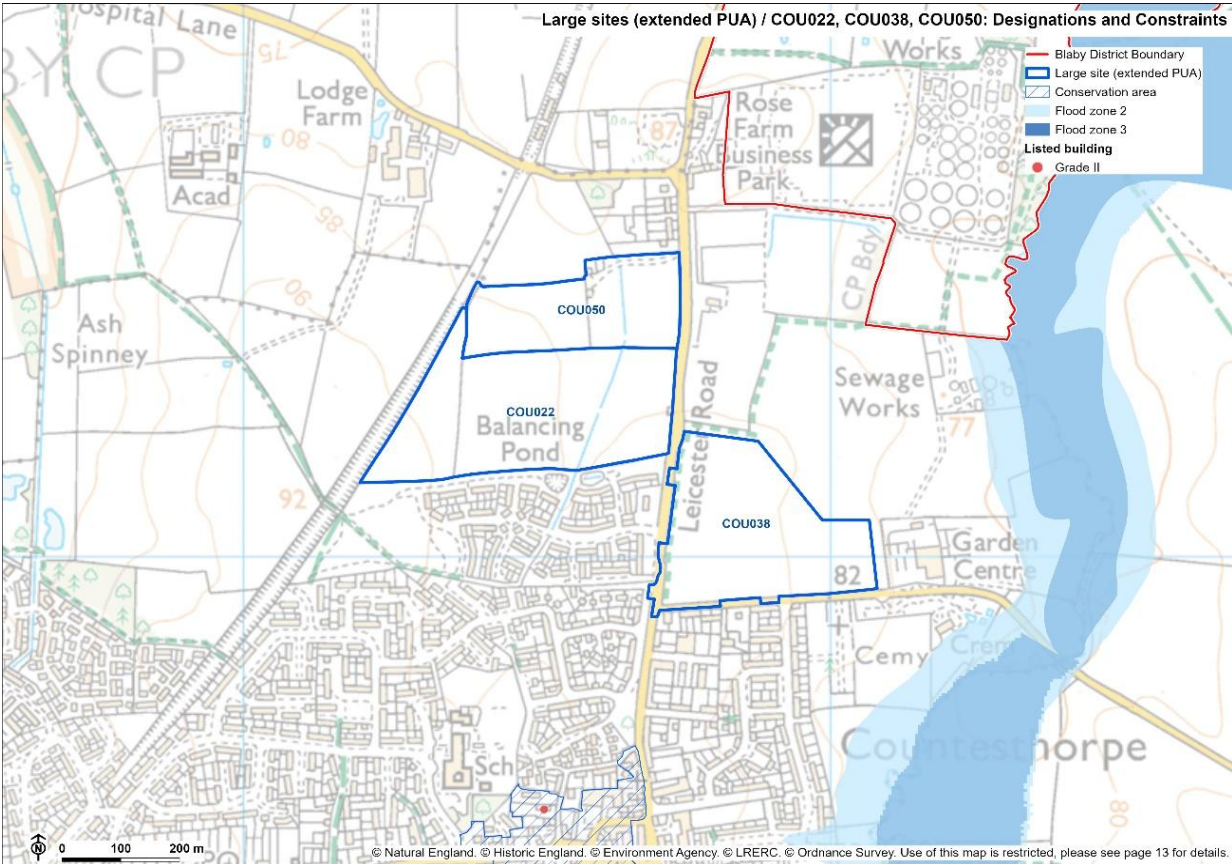
Overall Landscape Sensitivity

A.125 The overall sensitivity of the landscape in this parcel to residential development is **Low-moderate** due to the visibility of this scale of structure in the gently undulating landscape and its relatively strong relationship with the existing settlement edge.

A.126 Factors which increase sensitivity include the rural character and vegetated, undeveloped skylines.

A.127 Factors which decrease sensitivity include the gently rolling landform, dominant agricultural land use and corresponding limited natural features, and existing settled character to the south of the parcel.

Figure A.6: Location plan: COU038, COU022 and COU050



COU045 Land off Cosby Road, Countesthorpe

Location

A.128 The parcel occupies arable fields southwest of the Countesthorpe. It abuts a linear housing development along Cosby Road and is located at the junction of Cosby Road and Hill Lane, which form its northern and western boundary, respectively.

Landscape character

A.129 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.130 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 Countesthorpe within it. The parcel comprises a very small proportion of LCA 2's overall area on the southern side.

A.131 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Blaby, Countesthorpe and Whetstone Fringe LCA is Low-moderate for 2-3 storey residential housing or transport infrastructure.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.132 The landform is gently rolling, ranging from 80m to 90m AOD. The highest points occur to the east of the site along the settlement edge of Countesthorpe, Elevation falls gently west towards Whetstone Brook.

A.133 The site comprises two small-scale, mostly angular fields, one arable and one pastoral, bounded by well-maintained, continuous low hedgerows and mature hedgerow trees.

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

Natural Character

A.134 The land is predominantly used for agriculture, with both fields being actively farmed. Mature hedgerow trees become more frequent along the residential boundary and form a continuous line along Hill Lane to the west.

A.135 Natural features comprise the hedgerow and trees enclosing the fields, with a distinctive, mature, and tall tree belt providing shelter to the residential properties located to the east.

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

Historic landscape character

A.136 The historic field pattern remains largely intact, except for modifications in the second field closest to residential development, which has been subdivided. 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 site.

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

Form, density and setting of existing settlement

A.137 There is no development within the site; a farmstead and associated barns are located to the west of the site. The site abuts the settlement edge of Countesthorpe to the east.

A.138 The site provides a limited contribution to the settlement setting of Countesthorpe, with a relatively exposed edge defined by garden boundaries and sporadic hedgerow trees. It has enclosed views to the west and does not significantly contribute to an attractive backdrop or key views from the settlement. Development here would likely integrate well with the existing settlement form and could potentially improve the exposed edge.

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

Access and recreation

A.139 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.140 The closely trimmed/low-cut hedgerows and gently rolling landform result in open and long-distance views. Interspersed views towards the Countesthorpe settlement boundary are possible due to the intermittent hedgerow coverage along the settlement edge.

A.141 There are views into the site from Cosby Lane. Views from Hill Lane are limited by mature hedgerow trees.

A.142 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.143 The character of the landscape is rural due to its predominant agricultural land cover. However, it is influenced by the adjacent village of Countesthorpe, where the relatively exposed settlement edge to the east creates a settled character. The site is more enclosed to the west by mature vegetation and hedgerow trees. The low-cut hedgerows and rolling topography contribute to a relatively open landscape.

A.144 The area has a low sense of tranquillity due to the proximity of existing development and the busy route of the Cosby Road.

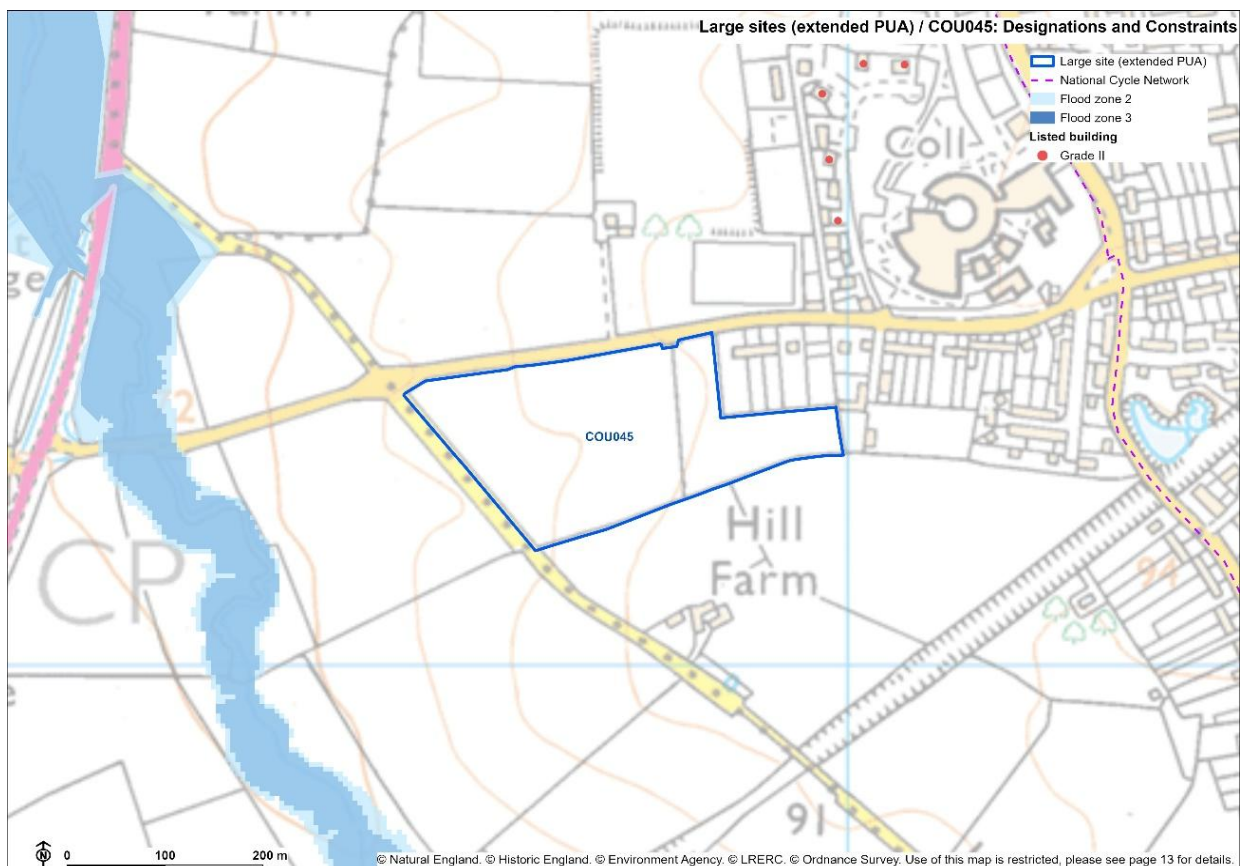
- The sensitivity rating for this criterion is Low-moderate for residential development.

Overall Landscape Sensitivity

A.145 The overall sensitivity of the landscape in this site to residential development is **Low-moderate**. This is due to the gently undulating landform and the visual relationship of the site with existing residential development, as well as the limited recreational and heritage value of the site.

A.146 Factors which increase sensitivity include the relative openness and expansive views across the agricultural landscape and the natural features that form the mature field boundaries. Sensitive features include existing boundary vegetation that contains the site to the west.

Figure A.7: Location plan: COU045



COU042 Land East of Willoughby Road (large site), COU047 Land off Gillam Butts, COU051 Land East of Peatling Road /COU052 Land West of Peatling Road, Countesthorpe.

Location

A.147 The parcels occupy a series of pasture fields, with some appearing to contain ridge and furrow, located south of Countesthorpe. The parcel edges are primarily defined by the settlement edge and existing field boundaries to the north, south and west, as well as Peatling Road to the east.

Landscape character

A.148 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales [\[See reference 1\]](#).

A.149 At the local level, the parcel lies within LCA 2 Blaby, Countesthorpe and Whetstone Fringe [\[See reference 2\]](#). The parcel comprises a small proportion of LCA 2's overall area on the south-eastern side 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.150 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.151 The landform is gently rolling, ranging from 85m AOD to 100m AOD. The highest point occurs in the south of the parcel COU047. Elevation falls gently to the east and west towards the southern edge of Countesthorpe.

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A.152 The parcel mostly comprises medium-scale irregular and angular pasture and arable fields bounded by well-maintained continuous hedgerow and mature hedgerow trees. Some smaller fields are included within parcel closer to the settlement edge, and larger fields are included in COU042 to the west. The gentle landform and limited woodland cover create the perception of a relatively open landscape, though longer distance views are curtailed by landform.

- 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.153 The parcel is mostly comprised of pastoral and arable fields with an area of rough grassland south of the settlement edge along Southfield Close. There is a strong continuous network of mature hedgerows that are with occasional mature hedgerow trees along the field boundaries. There are no designated semi-natural habitats in the parcel.

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

Historic landscape character

A.154 The historic field pattern has remained completely intact with two thirds of the fields appearing to contain remnants of ridge and furrow. The field structure and ridge and furrow contribute to a strong historic character and sense of time depth within this rural landscape.

A.155 There are no scheduled monuments or other historic features within the parcel. However, the northern boundaries of COU051 and COU052 abut the historic village centre, which is a designated Conservation Area, and is connected through Austrey Lane.

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

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

Form, density and setting of existing settlement

A.156 There is no settlement within the parcel, although COU52 contains an electricity substation. No other development features are present.

A.157 The irregular settlement edge of Countesthorpe defines the northern boundary of the parcel, which is generally well integrated by vegetation cover. The parcels contribute to views over a rural landscape from the settlement edge, and a bridleway crossing through site COU51 provides access from the historic centre of the settlement.

- 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.158 The parcel contains a public bridleway that continues south from Austrey Lane linking Countesthorpe with the villages of Willoughby Waterleys and Peatling Magna in Harborough District.

- 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.159 Views into the parcel are relatively enclosed due to development along the northern boundary and tall hedgerows along Peatling Road to the east, Willoughby Road to the west and Austrey Lane. Where views are available, they reveal a historic pastoral landscape of medium to small scale enclosed by mature hedgerows and hedgerow trees.

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A.160 The parcel contributes to skylines which are often undeveloped facing south from Countesthorpe. The settlement edge is visible in skylines facing north from the public bridleway within COU052, which includes views to residential properties within the Conservation Area and the tower of grade II listed Church of St Andrew.

- 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.161 The landscape is rural and historic due to its pastoral agricultural land cover, retained historic field patterns and ridge and furrow. Perceptual qualities are influenced by the adjacent settlement edge of Countesthorpe which creates a settled character, though this influence is minimal due to enclosure from tall hedgerows and includes historic features which contribute to a sense of time depth.

- 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.162 The overall sensitivity of the landscape in this parcel to residential development is **Low-moderate** and sensitivity to employment development is **Moderate**.

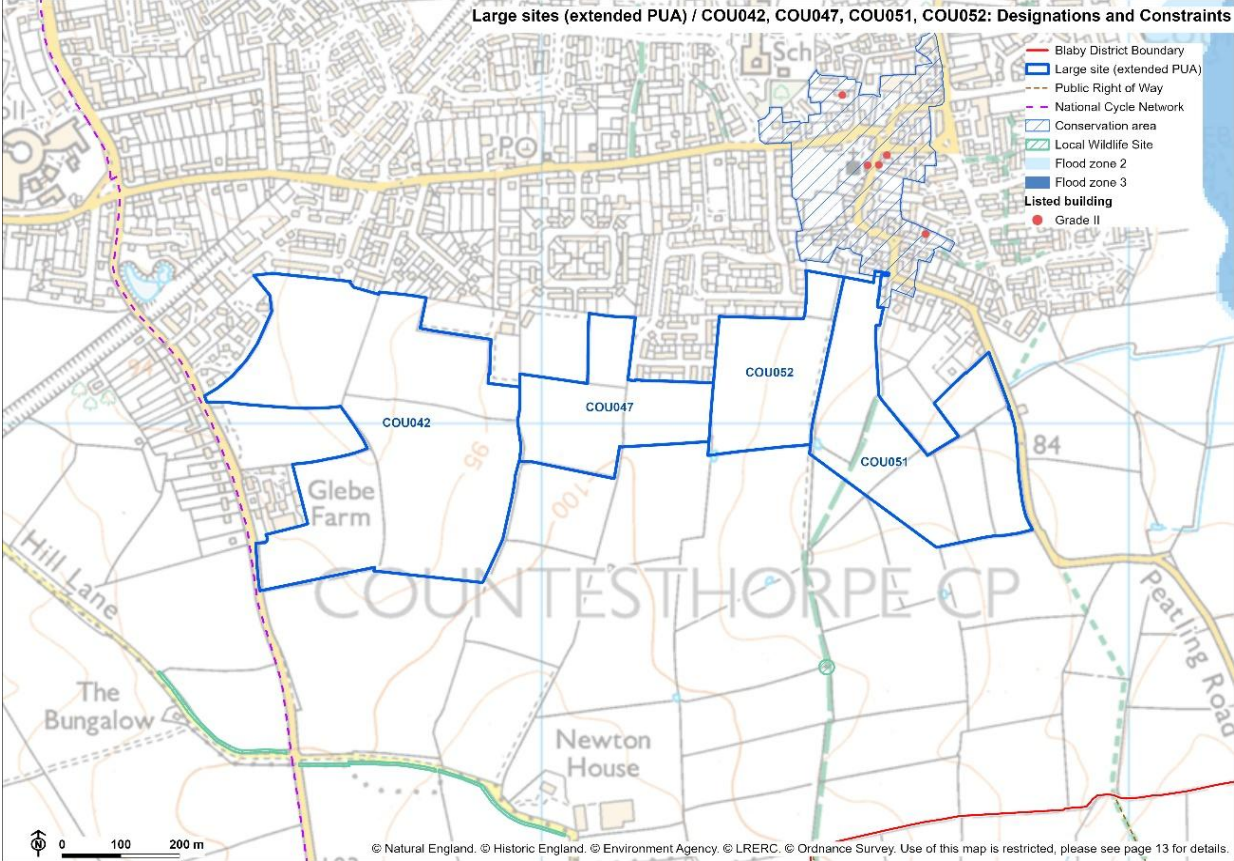
A.163 Factors which increase sensitivity include the rural and historic character and strong sense of time depth from retained field patterns and appearance of remnants of ridge and furrow, and role of the parcel in integrating the southern edge of Countesthorpe into the surrounding rural landscape.

A.164 Factors which decrease sensitivity include the gently undulating landform, dominant agricultural land use and corresponding limited natural features and sense of enclosure from tall hedgerows.

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A.165 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.8: Location plan: COU042, COU047, COU051 and COU052



COU49 Land East of Rosebank Road, Countesthorpe

Location

A.166 The parcel is located adjacent to the eastern edge of Countesthorpe.

Landscape character

A.167 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales [See reference 1].

A.168 At the local level, the parcel lies within LCA 2 Blaby, Countesthorpe, and Whetstone Fringe [See reference 2] and is typical of the LCA's characteristics. LCA 2 encloses Countesthorpe within it. The parcel comprises a very small proportion of LCA 2's overall area on the south-eastern side.

A.169 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Blaby, Countesthorpe and Whetstone Fringe LCA is Low-moderate for 2-3 storey residential housing or transport infrastructure.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.170 The parcel comprises pasture with a flat landform, at an elevation of approximately 80m AOD.

A.171 The site is comprised of small to medium-scale regular fields bounded by overgrown hedgerows with frequent hedgerow trees. The east of the site is defined by a stream corridor lined with mature riparian trees.

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

Natural Character

A.172 The land use is primarily pastoral agriculture. There is a strong network of riparian trees and field boundaries of hedgerow trees and hedgerow to the east of the site which positively contributes to the landscape's character. Semi-natural features are limited to overgrown hedgerow field boundaries, occasional in-field trees and clustered trees surrounding streams.

A.173 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.174 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.175 There is currently no development within the site.

A.176 The settlement edge of Countesthorpe defines the western boundary of the parcel which has a relatively exposed edge due to a mix of garden boundaries and sporadic hedgerow trees. The settlement edge offers some views of the site. The site contributes positively to the settlement setting of Countesthorpe, providing an attractive rural backdrop. Public footpaths within the parcel connect a small green space to the wider countryside, offering views and physical connectivity to the open countryside, making a positive contribution to the rural character of the settlement.

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

Access and recreation

A.177 There are two public footpaths that originate in Countesthorpe and converge within the northern part of the parcel before continuing to Foston, linking the two settlements.

A.178 The parcel is adjacent to a public green space within the settlement, and public footpaths traversing the parcel provide a direct connection to this adjacent area.

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

Views and visual character including skylines

A.179 Public footpaths provide views into the site. The network of mature field boundaries with frequent hedgerow trees and tree-lined stream boundaries limits views across and outside the site. However, interspersed views towards the Countesthorpe settlement boundary are possible due to the intermittent hedgerow coverage along the settlement edge.

A.180 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.181 The landscape has a predominantly rural character due to the pastoral land cover and the strong network of riparian trees along the eastern boundary of the site.

A.182 The area retains a high sense of tranquillity and rural character, although the sense of remoteness is low due to its proximity to the settlement edge.

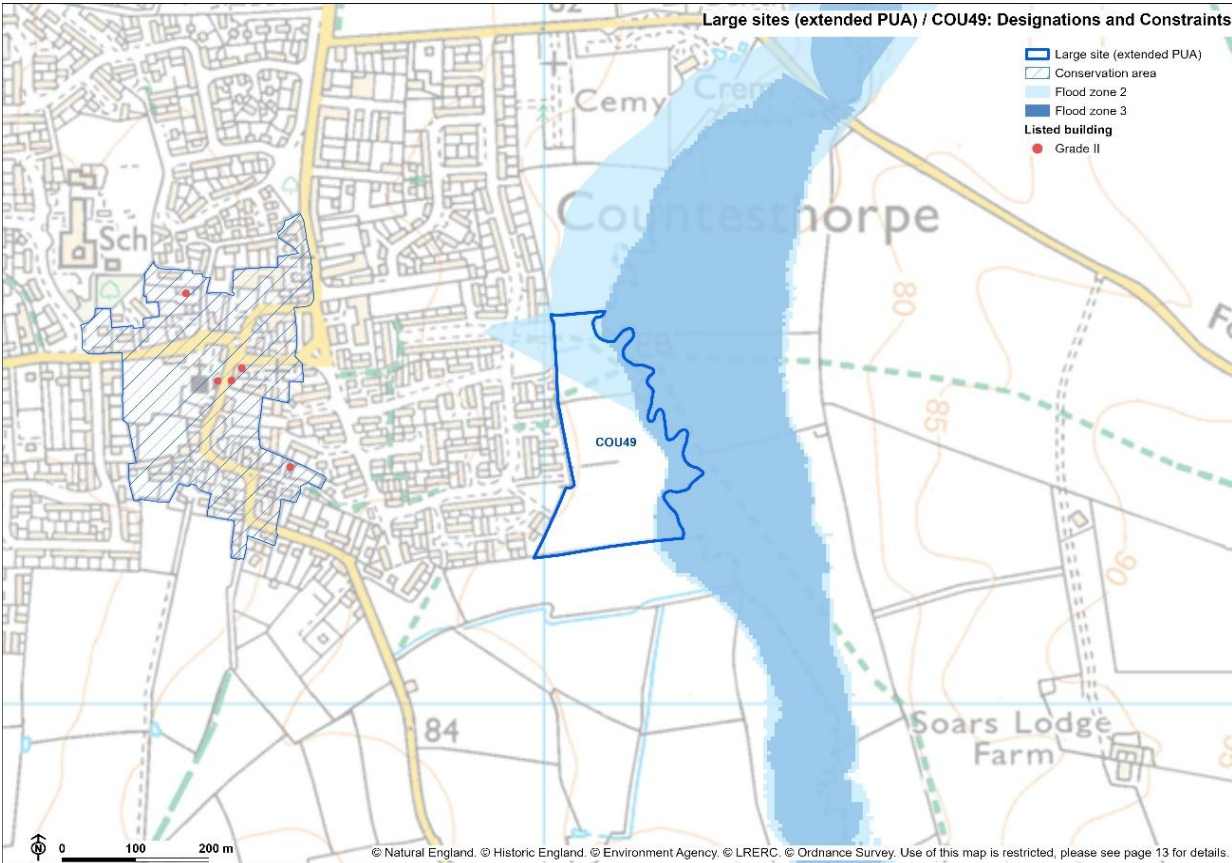
- The sensitivity rating for this criterion is Low-moderate for residential development.

Overall Landscape Sensitivity

A.183 The overall sensitivity of the landscape in this parcel to residential development is **Low-moderate**. This is due to the flat landform, the site's strong relationship with existing residential development, and the site's limited natural and heritage value.

A.184 Factors which increase sensitivity include the natural features that form the mature field boundaries, and the parcel's rural character and sense of tranquillity. Sensitive features include the existing boundary vegetation containing the site to the east and the public right of way that enables people to access the wider landscape surrounding Countesthorpe.

Figure A.9: Location plan: COU49



ELM008 Land North of Elmeſthorpe

Location

A.185 The parcel occupies arable fields to the south of Elmeſthorpe and north-east of Hinckley. To the south-east, the edge of the parcel is defined by the railway route between Hinckley and Narborough, and Burbage Common Road to the south-west. Other mixed land cover such as watercourses, ponds, existing (boundaries around) farmsteads and an area/areas of lowland dry acidic grassland priority habitat on the edge of Burbage Common define the boundaries in the north-west and north-east.

Landscape character

A.186 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales [See reference 1].

A.187 At the local level, the parcel lies within LCA 6 Elmeſthorpe Floodplain [See reference 2] and is typical of the characteristics of the LCA. The parcel comprises a small proportion of LCA 6's overall area, located on the western side.

A.188 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.189 The landform is gently sloping, ranging from 88m AOD to 99m AOD. The highest points occur in the south of the site around Bridge Farm. Elevation falls gently towards the western edge of Elmeſthorpe.

A.190 The parcel comprises several large, medium and small-scale regular arable fields bounded by well-maintained continuous hedgerow cut low and occasional mature hedgerow trees. An area of small-scale pasture fields is included within the parcel to the north-west outside of the district boundary. The gently undulating

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

Natural Character

A.191 The land use is intensively farmed arable agriculture with some pasture to the west, close to Leicester Road. There is a strong continuous network of hedgerows that are well maintained and cut low. There is sparse but occasional tree cover in the form of mature hedgerow trees in the field boundaries, along transport corridors and to the edge of settlements which are valued natural features. The land includes Bridge Farm and a stream which is a tributary of the River Soar. There are no designated semi-natural habitats in the parcel.

A.192 The land adjoins Burbage Common and Woods to the south-west which is a Local Nature Reserve and Country Park containing ancient woodland and lowland dry acid grassland. The western edge of the parcel contains small areas of Habitat Restoration-Creation, and a large part of the land to the west is included within a Network Enhancement Zone 1. The majority of the parcel is included within a Network Expansion Zone, excluding smaller fields and field edge to the north and north-east. **[See reference 3]**

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

Historic landscape character

A.193 The historic field pattern has remained 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.
- The sensitivity rating for this criterion is Low-moderate for employment development.

Form, density and setting of existing settlement

A.194 Development within the parcel is limited to a farmstead, Bridge Farm, which includes large agricultural sheds.

A.195 The settlement pattern surrounding the parcel to the north and west is low density, including farmsteads located between the north-western boundary and B4668. There is a linear pattern of low density large, detached houses with associated outbuildings along Billington Road to the north-east. There is no high-density residential development or employment development within the parcel or surrounding area, and this would be discordant with the surrounding land use. The parcel is separated from the denser settlement edges of Hinckley to the south-west and Barwell to the north by Burbage Common and Woods, Hinckley Golf Course, A47 road corridor and agricultural land.

A.196 The proposed development of a National Rail Freight Interchange to the west of the M69 would have a substantial influence on the form and setting of the adjacent landscape.

A.197 The parcel is intervisible with Burbage Common and Woods and has a role in enhancing the rural setting and sense of tranquillity experienced within this LNR and Country Park which increases sensitivity to development.

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

Access and recreation

A.198 There are three public footpaths and a bridleway traversing the parcel that link farmsteads and the settlements of Elvesthorpe and Hinckley through Burbage Common and the woodlands of Aston Firs and Burbage Wood. There is no public green space 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.

Views and visual character including skylines

A.199 The low-cut hedgerows and sparse hedgerow trees result in open views across a rural landscape. The parcel has relatively high intervisibility with the surrounding landscape, particularly with the elevated settlement of Barwell to the north-west.

A.200 Landform is gently undulating which means longer-distance views are often contained by Burbage Woods to the south-west, and riparian vegetation to the north-east beyond the parcel edges. This often results in expansive and undeveloped skylines comprising woodland, hedgerows with hedgerow trees. The presence of the overhead line is a visible feature, and Bridge Farm and associated large agricultural sheds are prominent in views towards the southern skyline due to the slight elevation in landform. Scattered development is occasionally visible through vegetation to the north, and the settlement of Barwell is particularly prominent, with the tower of grade I listed Church of St Mary and Barwell Conservation Area creating a visually distinctive 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.201 The landscape has a strong rural character due to the predominant agricultural land cover. There is a sense of tranquillity despite the presence of the overhead line and large agricultural sheds associated with Bridge Farm. Settlement is occasionally visible through vegetation to the north which contributes to a settled character. The low-cut hedgerows and rolling topography contribute to an open landscape between the parcel and Burbage Common and Woods.

- 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

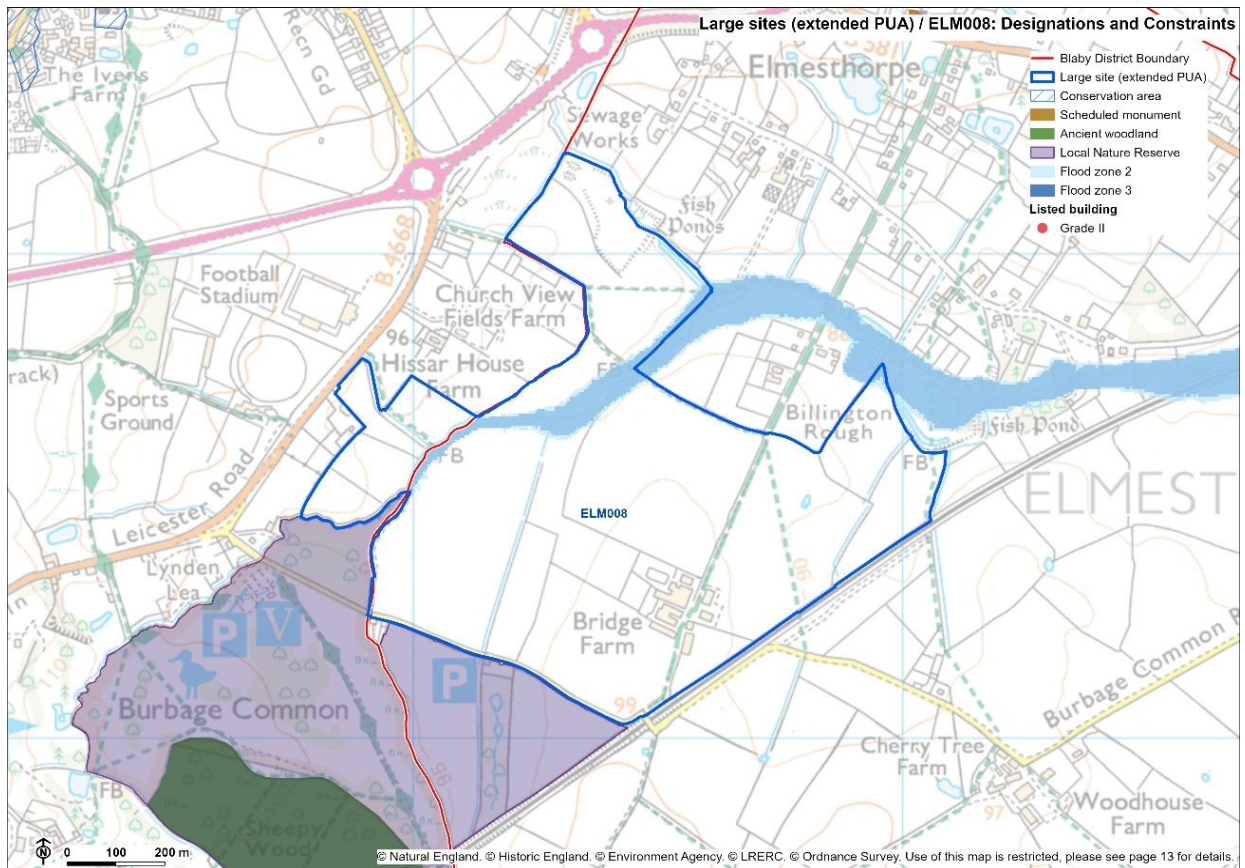
A.202 The overall sensitivity of the landscape in this parcel to residential development is **Low-moderate**, with the overall sensitivity of the landscape to employment development increasing to **Moderate** due to the increased visibility of this scale of structure in the gently undulating landscape and low-density pattern of settlement surrounding the parcel.

A.203 Factors which increase sensitivity include the intervisibility of the surrounding landscape with Burbage Common and Woods across the parcel, and openness and expansive views across a rural historic agricultural landscape.

A.204 Factors which decrease sensitivity include the dominant agricultural land use, gently undulating landform and relatively limited natural features within the parcel itself. The minor human influence from the overhead power lines, agricultural sheds also indicate lower sensitivity to development.

A.205 The public footpaths 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.10: Location plan: ELM008



END022 Land off Blaby Road, Enderby

Location

A.206 The parcel occupies two pasture fields to the east of Enderby. The parcel is defined by thick hedgerow and hedgerow tree vegetation to the north and west, existing residential settlement to the east, and B582 (Blaby Road) to the south.

Landscape character

A.207 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.208 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. LCA 10 encloses an area of parkland and agricultural fields between the settlements of Leicester Forest East, Braunstone, Enderby and Narborough.

A.209 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.210 The landform is relatively flat, with topography ranging between 70m AOD and 75m AOD. The highest points occur to the west of the parcel. Elevation falls gently towards the western edge of settlement east of Enderby, on the eastern edge of the parcel.

A.211 The parcel comprises two regular pasture fields small and medium in size, bounded by a dense hedgerow vegetation and mature hedgerow trees. The parcel is well contained by a boundary of dense hedgerow and trees which creates the perception of an enclosed, 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.212 The land use is agricultural, currently grass. There is a strong boundary of hedgerow and trees enclosing the land, and a line of trees and hedgerow to the south dividing the plot into two fields. A depression in the landform in the northern edge of the parcel appears to contain marsh/wetland grasses and plants. There are no designated semi-natural habitats in the parcel.

A.213 The plot is part of a Network Expansion Zone, extending from an area of priority habitat inventory lowland fens and lowland meadows within Narborough Bog SSSI south of the parcel. [\[See reference 3\]](#)

- 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.214 The historic field pattern has remained intact and has ridge and furrow present. The field structure and ridge and furrow are the main features important to the historic character of the site, contributing 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.
- The sensitivity rating for this criterion is Moderate for employment development.

Form, density and setting of existing settlement

A.215 There is no settlement or infrastructure within the parcel.

A.216 The settlement edge of Enderby defines the eastern boundary of the parcel. There is also residential settlement south of the parcel, across from the B582 (Blaby Road), which defines the southern boundary. Both settlement edges are relatively well integrated into the landscape by vegetation. The parcel plays a role in buffering the M1 corridor from residential settlement. Both areas of settlement on the eastern edge and to the south of the parcel are nuclear.

A.217 The proposed development of Enderby Logistics Hub to the west of St Johns Road would substantially alter the rural setting provided by arable fields to the north of the site.

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

Access and recreation

A.218 A public footpath traverses the parcel, linking the residential development east of Enderby to the Fosse Way footpath, a former Roman Road, which runs along the western boundary of the site. 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.219 Views are enclosed by tall dense hedgerow and hedgerow trees along the northern and western boundaries with vegetated, undeveloped skylines. The parcel has a more open character to the south and east, with intervisibility with residential settlement and Blaby Road which introduces a settled character to views and skylines.

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A.220 The proposed development of Enderby Logistics Hub to the west of St Johns Road would substantially alter skyline views to the north from the parcel.

- 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.221 The landscape has retained some rural character from the agricultural land use and dense vegetated boundaries to the north and west. It is also influenced by the adjacent settlement Enderby, which is partially visible through boundary vegetation contributing to a settled character.

A.222 The M1 corridor is a proximal intrusive modern feature which 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.223 The overall sensitivity of the landscape in this parcel to residential 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.224 Factors which increase sensitivity include the rural character, intervisibility with settlement and Blaby Road, the buffering role between residential development and the M1 and historic field pattern including remnants of ridge and furrow.

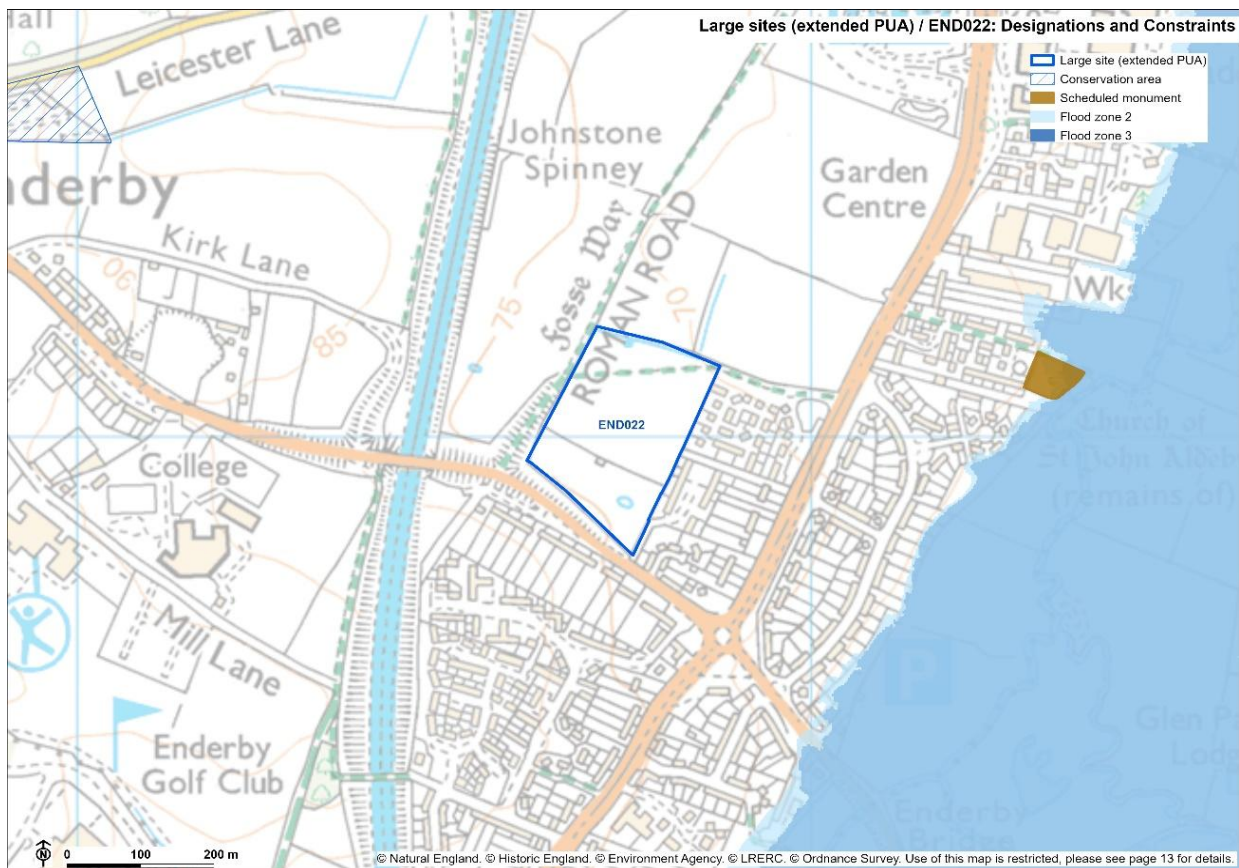
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A.225 Factors which decrease sensitivity include the relatively flat landform, relatively limited natural features and existing settled character to the east and south of the parcel.

A.226 The development of Enderby Logistics Hub to the west of St Johns Road would reduce the sensitivity of the parcel to employment development once complete. Development in the assessment area would provide the opportunity to improve an existing settlement edge.

A.227 Other sensitive features include the public right of way that enables people to access the wider landscape and provides interconnectivity between the settlements and PRow network, particularly Fosse Way.

Figure A.11: Location plan: END022



END024 Strawberry Gardens, Enderby and NAR018 Land at Seine Lane and NAR020 Land east of Forest Road, Narborough

Location

A.228 The parcels are comprised of mixed agricultural fields to the north-west of Enderby. END024 is defined by the M69 motorway corridor to the north-west, industrial units to the east and west, and linear woodland along a disused railway line to the south. The boundaries of NAR018 and NAR020 are defined by single storey commercial units (mostly of horticultural use and comprise glasshouses) to the north, linear vegetation to the east and south-east along a disused railway line (now an off-road cycle route), and Forest Road to the west.

Landscape character

A.229 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales [\[See reference 1\]](#).

A.230 At the local level, the parcel lies within LCA 16 Thurlaston Rolling Farmland [\[See reference 2\]](#) and is fairly typical of the characteristics of the LCA. LCA 16 is comprised of agricultural land west of the settlement edges of Leicester Forest East, Enderby and Narborough.

A.231 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.232 The landform is relatively flat, ranging from 90m to 95m AOD. The highest points occur in END024 and in the east of NAR018. Elevation falls gently to the south-west, away from the settlement edge of Enderby in the east.

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A.233 The parcel comprises a mix of pasture and arable fields of different scales. END024 is a medium scale field enclosed by relatively dense boundaries of vegetation from M69 in the north, industrial units to the east and west, and semi-natural vegetation to the south. The parcel is not visible from surrounding areas. NAR018 is comprised of a large arable field to the north-east, with three smaller pasture fields to the south-west. The parcel is bounded by continuous mature hedgerow, as well as areas of dense vegetation along Seine Lane. NAR020 comprises a small field with mixed boundaries including fragmented hedgerow and trees, post and rail fencing, and a brick wall.

A.234 There is lower sensitivity to development within the large open field within NAR018 due to uniformity in landscape pattern, but the smaller enclosed fields of END024, NAR018 and NAR020 are higher.

- 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.235 Land use is mixed between arable and pasture for horses and livestock. Naturalistic features are limited to a strong network of hedgerows with occasional mature hedgerow trees along field boundaries. Some boundaries have denser semi-natural vegetation that are connected to priority habitat inventory deciduous woodland in the south-east. There are no designated semi-natural habitats 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.236 The historic field pattern has remained largely intact with the exception of some field amalgamation in END024 and NAR018. The field structure is the main feature important to the historic character of the parcel and contributes to the time

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depth. The historic pattern of field boundaries within NAR018 is connected with neighbouring fields across Forest Road to the west.

A.237 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.238 The parcels do not contain any existing development or development features.

A.239 Industrial and commercial units and a bungalow with temporary outbuildings south of the M69 define the northern and shared boundaries of NAR018 and NAR020, and the north-eastern boundary of END024. There is intervisibility of these developments from within the parcel which contributes to a peri-urban character.

A.240 END024 plays a role in the perception of a gap between these two industrial/commercial developments, and NAR018 and NAR020 provide a gap between the industrial units and the north-western edge of Enderby. There is currently no intervisibility with the settlement edge due to dense vegetation along the former railway. Development would extend the north-western settlement boundary beyond the vegetation of the former railway line which helps with the settlement's integration into the wider 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.

Access and recreation

A.241 There are two public footpaths traversing NAR018 and NAR020 which converge on the south-eastern boundary of NAR018, west of Enderby. The footpaths link the settlements of Enderby, Huncote and surrounding farmsteads. These footpaths provide access and connectivity to a wider network of public footpaths, bridleways and the off-road cycle route along the former railway line. There is no public green space 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.

Views and visual character including skylines

A.242 There is limited intervisibility between the parcels and surrounding landscape due to enclosure from mature hedgerow and woodland, particularly END024 and the large field within NAR018.

A.243 Skylines from within the parcel are predominately comprised of hedgerows and vegetation, although there is intervisibility of a pylon line north of the M69. Development west of NAR020 is visible on the northern skyline from within NAR018 and NAR020. Denser boundaries of vegetation, such as the linear tree belt south of the M69 and along the former railway to the south-east contain longer-distance views.

A.244 The smaller fields within NAR020 and NAR018 adjacent to Forest Road have greater intervisibility with the surrounding landscape to the west due to lower landform, lower hedgerows and less cover from hedgerow trees. Development within the smaller fields of NAR018 would bring a settled visual character to currently undeveloped skylines and views over a small-scale rural 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.

Perceptual and experiential qualities

A.245 The landscape retains a sense of rural character towards the south-west of NAR018, with the settlement edge of Enderby well contained by vegetation.

A.246 Intervisibility with commercial/industrial land use to the north, the bungalow and temporary outbuildings east of NAR020, pylons on the northern and western skylines and audible presence of the M69 are intrusive modern features which detract from the rural perceptual qualities.

- 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.247 The overall sensitivity of the landscape in this parcel to residential and employment development is **Low-moderate**, given the proximity to both land uses.

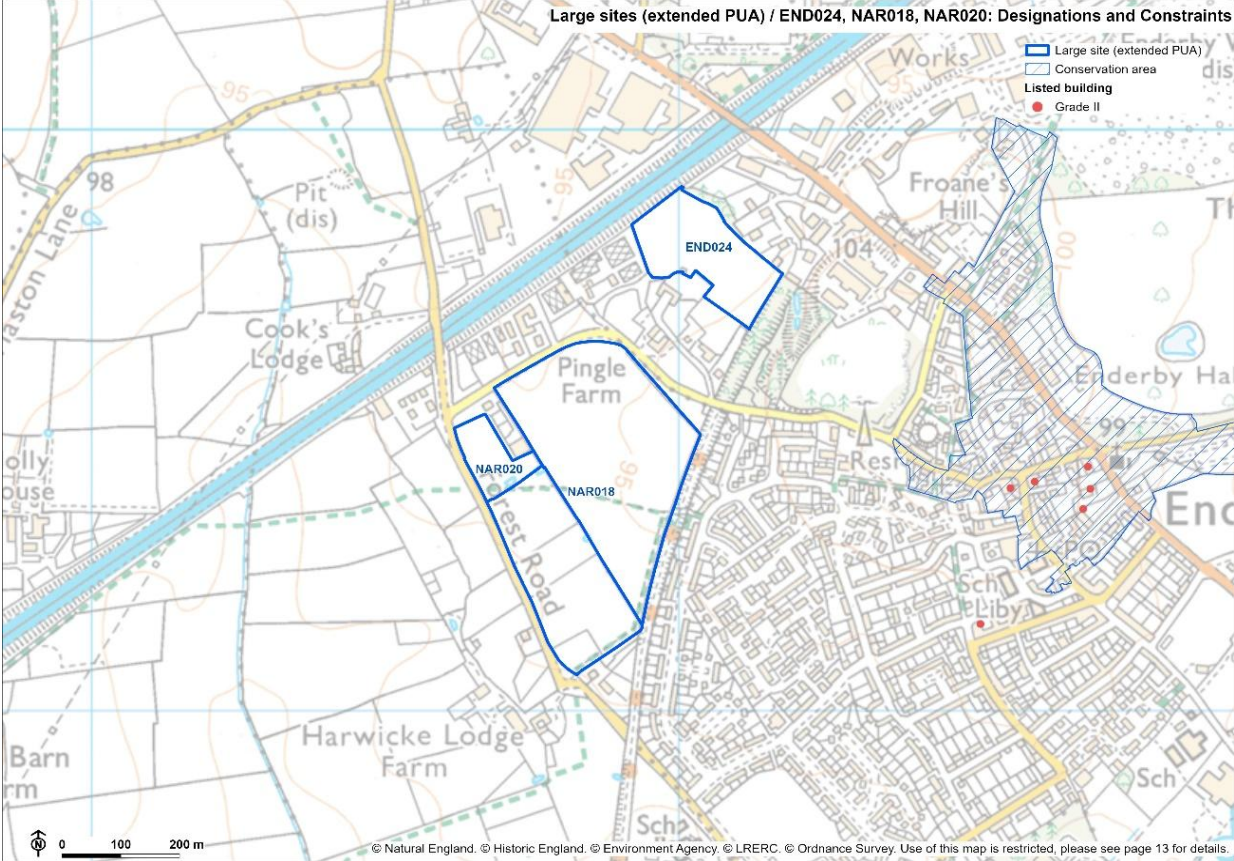
A.248 Factors which increase sensitivity include the role of the parcels in providing a gap between industrial and commercial land use and the settlement edge of Enderby, as well as undeveloped skylines and rural character from Forest Road looking south-east into the smaller fields in NAR018.

A.249 Factors which decrease sensitivity include the gently undulating landform, dominant agricultural land use and corresponding limited natural features, relative enclosure (particularly END024 and east NAR018) and intervisibility with commercial, industrial and residential development. The overt human influence (in the form of pylons and the M69) also indicate lower sensitivity to development.

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A.250 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.12: Location plan: ENDO24, NAR018 and NAR020



GLE030 Land rear of County Hall, Glenfield

Location

A.251 The site covers unmanaged, arable and pastoral fields that are located across the Blaby and Charnwood Borough, the southern boundary of the site is marked by Glenfield County Hall, whilst Gynsill Lane and the A5630 mark the north-west and north-east boundaries respectively. The eastern boundary is defined by the edge of Leicester, following the Leicester unitary authority boundary. While the parcel is contained by Glenfield to the west.

A.252 The parcel is divided in the centre by the Blaby district boundary, the area to the north (roughly covering two-thirds of the site) is located within the Charnwood Borough whilst the area to the south is within the Blaby district.

Landscape character

A.253 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales [See reference 1] and National Character Area 73 Charnwood [See reference 4].

A.254 At the local level, the parcel lies within LCA 12 Rothley Brook Fringe [See reference 2] and is atypical of the characteristics of the LCA. The parcel comprises a very small proportion of LCA 12's overall area on the northern side.

A.255 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.256 The landform is gently rolling, ranging from 80m to 95m AOD. The highest points occur in the south-east of the site. Elevation falls gently towards Rothley Brook situated less than 500m to the west.

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A.257 The site predominantly consists of large-scale, mostly angular and regular unmanaged grassland fields, along with an arable field in the Charnwood Borough. The fields are bounded by dense hedgerow vegetation and mature hedgerow trees, with some sections replaced by wire and post fencing along the arable field. Tree cover is limited to occasional in-field trees and mature hedgerow trees in the field boundaries.

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

Natural Character

A.258 The land is maintained as an unmanaged open green space. There is a strong boundary of hedgerow and trees enclosing the land. There are sporadic in-field trees. 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.259 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.260 There is no development within the parcel.

A.261 The south-eastern boundary is defined by the edge of a Leicester residential area, while the southern boundary is defined by mixed-use land in Glenfield. Both boundaries are softened by well-established rows of hedgerows and hedgerow trees.

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To the south-west, the parcel shares a hard edge with existing residential development in Glenfield. This creates intervisibility between the settlement and the parcel, and new residential development would not be discordant, keeping with the existing surrounding land uses.

A.262 The parcels provide a rural backdrop to the settlement edge within the adjoining Leicester City. Any new residential development will extend the settlement edge across the Blaby district boundary along the south and west of the site.

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

Access and recreation

A.263 . Two public footpaths traverse the parcel, one in the south connecting Glenfield to Leicester (located within the Blaby district), and the other connecting the Leicester City to the wider countryside. The southern part of the parcel (within Blaby District) is an unmanaged open green space.

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

Views and visual character including skylines

A.264 The parcel has a relatively open character but is enclosed from the wider landscape by dense vegetation boundaries. The south-western edge is open which allows intervisibility with Glenfield.

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

Perceptual and experiential qualities

A.265 The landscape is rural due to its predominant agricultural land cover. However, intervisibility with residential development at Glenfield affects the sense of rurality, although marginally. The denser mature vegetation along the northern, southern and western boundaries of the parcel contributes to an enclosed landscape.

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A.266 Overhead pylons and the busy A50 and A46 are proximal intrusive modern feature which detracts from the rural perceptual qualities.

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

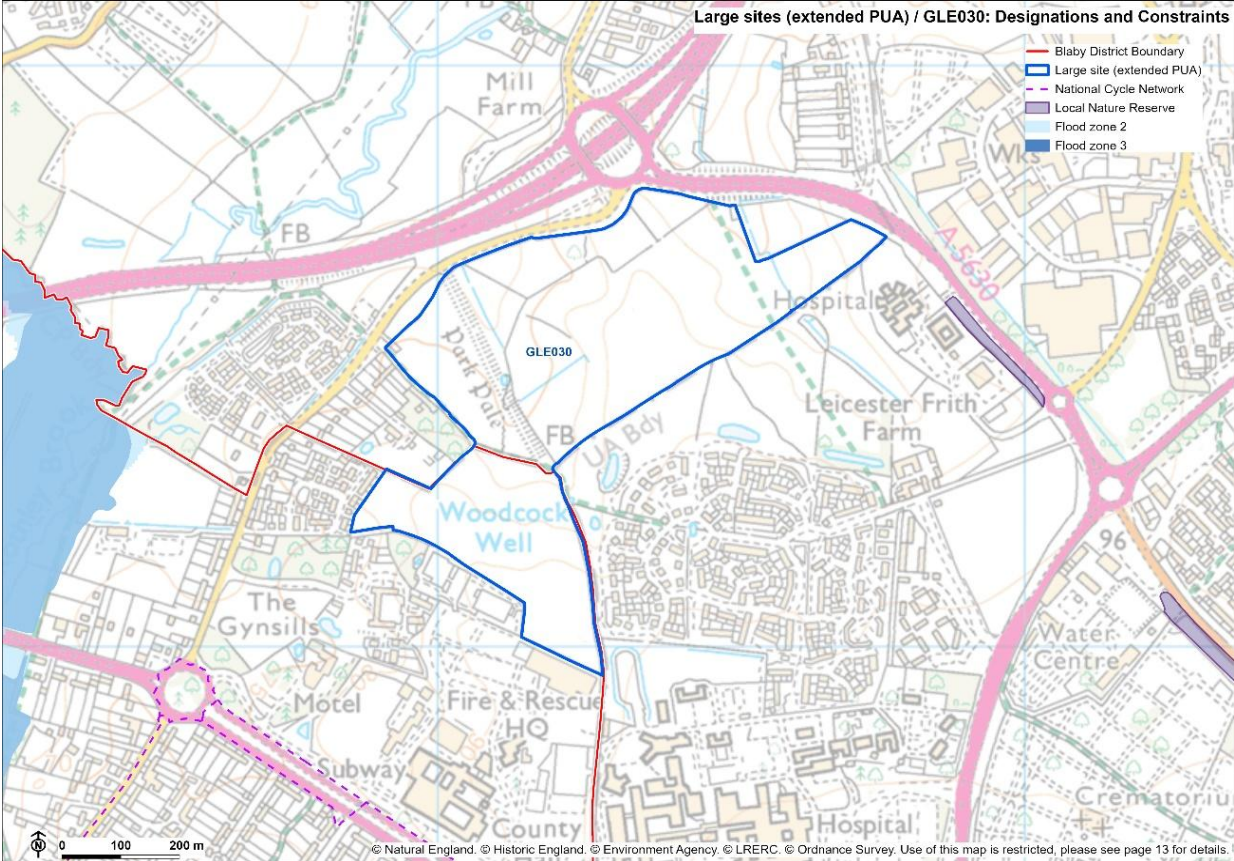
Overall Landscape Sensitivity

A.267 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.268 Factors increasing sensitivity include the parcel's lack of development and its role as a buffer zone between the settlements. The existing boundary vegetation containing the site to the south and west should be retained to soften the edges of any development on this site and avoid the introduction of another hard settlement edge into the landscape.

A.269 Factors which decrease sensitivity include the gently undulating landform, relatively enclosed character, limited time-depth, recreational activity, and natural features. The proximal human influence of the A50 and A46 road also indicate lower sensitivity to development.

Figure A.13: Location plan: GLE030



GLE031 Former Western Park Golf Course, Glenfield

Location

A.270 The parcel occupies the grounds of the former Western Park Golf Course, which is now used on an informal basis by the public. The site's north and north-west boundaries are defined by the settlement edge of Glenfield and the Optimus Point industrial estate respectively. The B5380 Ratby Lane delineates the western boundary, whilst the southern boundary consists of an industrial estate and the settlement edge of Kirby Frith. The eastern boundary is defined by residential housing. The site is divided between the two local authority areas of Blaby and Leicester.

A.271 The eastern two-thirds of the parcel is in the Leicester City.

Landscape character

A.272 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.273 At the local level, the parcel lies within LCA 12 Rothley Brook Fringe Farmland **[See reference 2]** and is typical of the characteristics of the LCA. LCA 12 borders south-western edge of Glenfield. The parcel comprises a very small proportion of LCA 12's overall area on the south-eastern side.

A.274 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.275 The landform is gently rolling, ranging from 75m to 85m AOD. The highest points occur in the south-west of the site. The elevation gradually descends towards Whetstone Brook to the west.

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A.276 The parcel comprises a mosaic of woodland, grassland and scrub habitat enclosed by mature woodland belts and hedgerows. Much of the woodland framework was part of the original grounds surrounding Kirby Frith Hall (now demolished) and later the former Western Park Golf Course which divided the site into smaller pockets of grassland enclosed by woodland and scrub. The undulating landform with frequent tree cover creates the perception of an enclosed and relatively small 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.277 The land is an open public green space where remnants of the former golf course have regenerated naturally. The parcel has high coverage of semi-natural habitats including woodland (priority habitat), grassland and scrub as well as a brook along the northern boundary of the site.

A.278 The parcel has a moderate wooded character, including a strong boundary of mature woodland and species-rich hedgerows with mature hedgerow trees.

A.279 The majority of the parcel is designated as a Local Wildlife Site (named Western Golf Course and adjacent GCN habitats) and is connected to Kirby Frith Local Nature Reserve.

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

Historic landscape character

A.280 The parcel is on the site of the former Western Park Golf Course which was closed in 2015. There are no historic designations on the site, however OS maps dating back to the 1830s show this area as former woodland and parkland

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associated with Kirby Frith Hall. Parkland trees and woodland areas were integrated into the golf course. This adds a sense of local historical landscape character and time depth which increases sensitivity to development.

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

Form, density and setting of existing settlement

A.281 There is no development within the parcel.

A.282 The settlement and employment edges of the site are softened by the mature woodland and well-established hedgerow and hedgerow trees within the parcel.

A.283 Whilst new residential development and employment development would not be discordant with the existing surrounding land use, the parcel provides a perceptual natural backdrop to the settlement edge across both the Leicester and Blaby districts. Plans by Leicester City Council to develop the site (Leicester Council owns the land across both local authority areas) would also remove any perceived gap between the settlement edge and the M1 corridor.

- 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.284 There are three public footpaths traversing the parcel. The footpaths link settlements of Glenfield and Leicester and provide access through the former Western Golf Course. These also provide access to pastoral fields to the South-east and wider PRowWs to the southwest.

A.285 The parcel is a public green space which is a particularly valuable nature-rich space not found elsewhere in the surrounding urban areas.

- 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.286 The parcel is relatively enclosed due to moderate woodland cover and undulating landform, with views from the south-west along the B5380 screened by dense hedgerow vegetation and mature trees. The existing public footpaths provide views into the parcel in addition to intervisibility with residential areas along the parcel boundary where there are gaps in vegetation.

A.287 The skyline comprises mature hedgerow, hedgerow trees and woodland forming an undeveloped skyline from the settlement edge.

- 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.288 The parcel has a relatively strong rural character due to the sense of enclosure provided by mature vegetation along the parcel boundaries. This reduces the modern influences of surrounding residential settlement, industrial development and M1 corridor. The enclosed wooded character and rich habitats create an immersive naturalistic environment which is unusual given the close proximity to settlement.

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

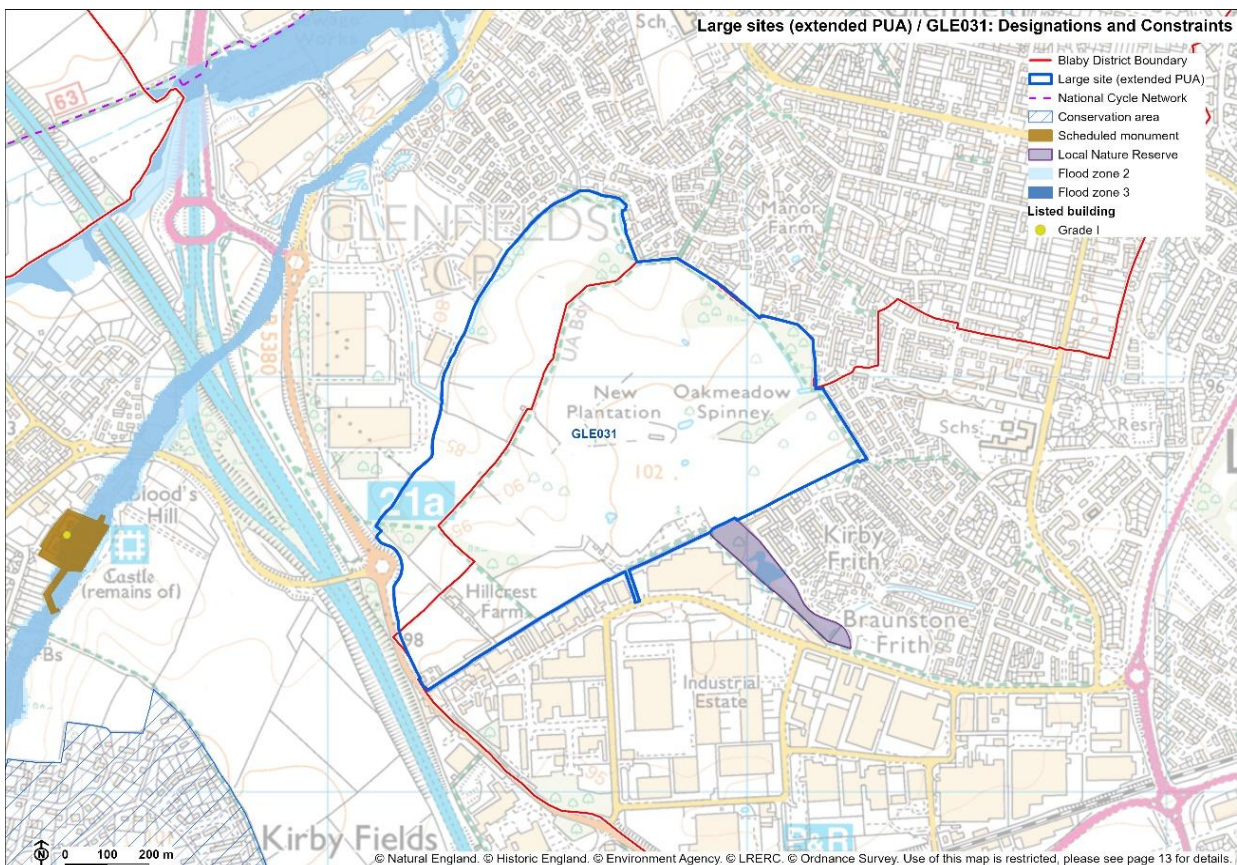
Overall Landscape Sensitivity

A.289 The overall sensitivity of the landscape in this parcel to residential development is **Moderate**, increasing for employment development to **Moderate-high**.

A.290 Factors increasing sensitivity include the parcel's valued semi-natural habitats (particularly deciduous woodland), recreational value and rare access to nature-rich green space, lack of existing development and its function as a buffer between the settlement edge and M1.

A.291 Factors which decrease sensitivity include the gently undulating landform, limited intervisibility with surrounding landscape and close proximity to residential and industrial land uses.

Figure A.14: Location plan: GLE031



GLE032 Land North of Glenfield

Location

A.292 The parcel occupies arable and pastoral fields to the west of Glenfield. The south-eastern boundary follows the course of Rothley Brook, transitioning into the Ivanhoe Way long-distance footpath, which tracks the old railway line before forming the southern boundary. The industrial estate further delineates the southern boundary. The parcel is bounded by the A46 to the north-west and the A50 to the east. Residential development along Glen Park Avenue defines the north-eastern boundary of the parcel.

A.293 A local authority boundary divides the parcel in half. The majority of the site is located within the Blaby District to the south-east of the boundary, whilst the north-western half of the site is located within the Hinckley and Bosworth District.

Landscape character

A.294 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales [See reference 1] and National Character Area 73 Charnwood [See reference 4].

A.295 At the local level, the parcel lies within LCA 12 Rothley Brook Fringe [See reference 2] and is typical of the LCA's characteristics. The LCA borders the western edge of Glenfield. The parcel comprises a small proportion of LCA12's overall area in the north-western side.

A.296 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.297 The landform is gently rolling, ranging from 70m to 85m AOD. The highest points occur in the north of the site. Elevation falls gently towards Rothley Brook and the western edge of Glenfield.

Appendix A Assessment of sites

A.298 The parcel comprises medium to large-scale regular and angular predominantly arable fields bounded by well-maintained continuous hedgerow and mature hedgerow trees. The gentle landform and 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.
- The sensitivity rating for this criterion is Moderate for employment development.

Natural Character

A.299 The land use is intensively farmed, with predominantly arable agriculture and pasture closer to the settlement fringe and the brook. Tree cover is sparse, but there is occasional tree cover in the form of mature hedgerow trees in the field boundaries, occasional in-field trees, and a woodland copse. A strong network of riparian trees lines Rothley Brook along the south-eastern boundary. Semi-natural features are limited to field boundaries and trees surrounding streams.

A.300 There are no designated semi-natural habitats 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.301 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.
- The sensitivity rating for this criterion is Moderate for employment development.

Form, density and setting of existing settlement

A.302 Development is limited by a high voltage overhead line that traverses from the north-east corner of the parcel to the south-west corner.

A.303 The outlying development at Glen Park Avenue defines the north-eastern edge of the parcel. The parcel plays a role in the perception of a gap between the settlements of Glenfield to the south and Groby to the north. Any new residential development within the site would extend the settlement edge of Glenfield north-westwards, beyond Rothley Brook and reduce the settlement gap between the two villages. Despite potential development of the site, a degree of separation between the settlements will remain with the A46 continuing to provide a buffer zone.

A.304 The parcel has intervisibility with the existing residential development at Glen Park Avenue. New residential development would not be discordant, keeping with the existing surrounding land uses.

- 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.305 Three public footpaths and a bridleway (Ivanhoe Way) traverse the parcel, linking the settlement of Glenfield to Groby in the north, and Ratby to the west. The A46 corridor acts as an obstacle along the western side of the parcel to these rights of way which have some diversions to pedestrian underpasses and overpasses. 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.306 The varied length of hedgerows and undulating landform result in relatively open and long-distance views. The existing public footpath provides views into the site. Mature hedgerow trees and vegetation screen views along the A46, A50 and Ivanhoe Trail.

A.307 There are predominantly expansive skylines comprising hedgerows with hedgerow trees, although the presence of the overhead line is a prominent skyline feature. Development is visible on the northeastern skyline in the form of the residential area at Glen Park Avenue. The southwestern skyline is marked by the industrial estate and settlement of Glenfield, partially obscured by mature field boundaries and vegetation. Tree-lined Rothley Brook and Ivanhoe Trail restrict views towards Glenfield.

- 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.308 The rolling topography hedgerow field boundaries contribute to an open landscape.

A.309 The landscape is rural for its predominant agricultural land cover, although it is strongly influenced by the adjacent modern residential development to the south and north-east and industrial estate to the south-west which creates a settled character. The area is enclosed by existing development to the south and major roads to the west and east.

A.310 The A50 and A46 roads, along with pylon lines are intrusive modern features which detract 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.

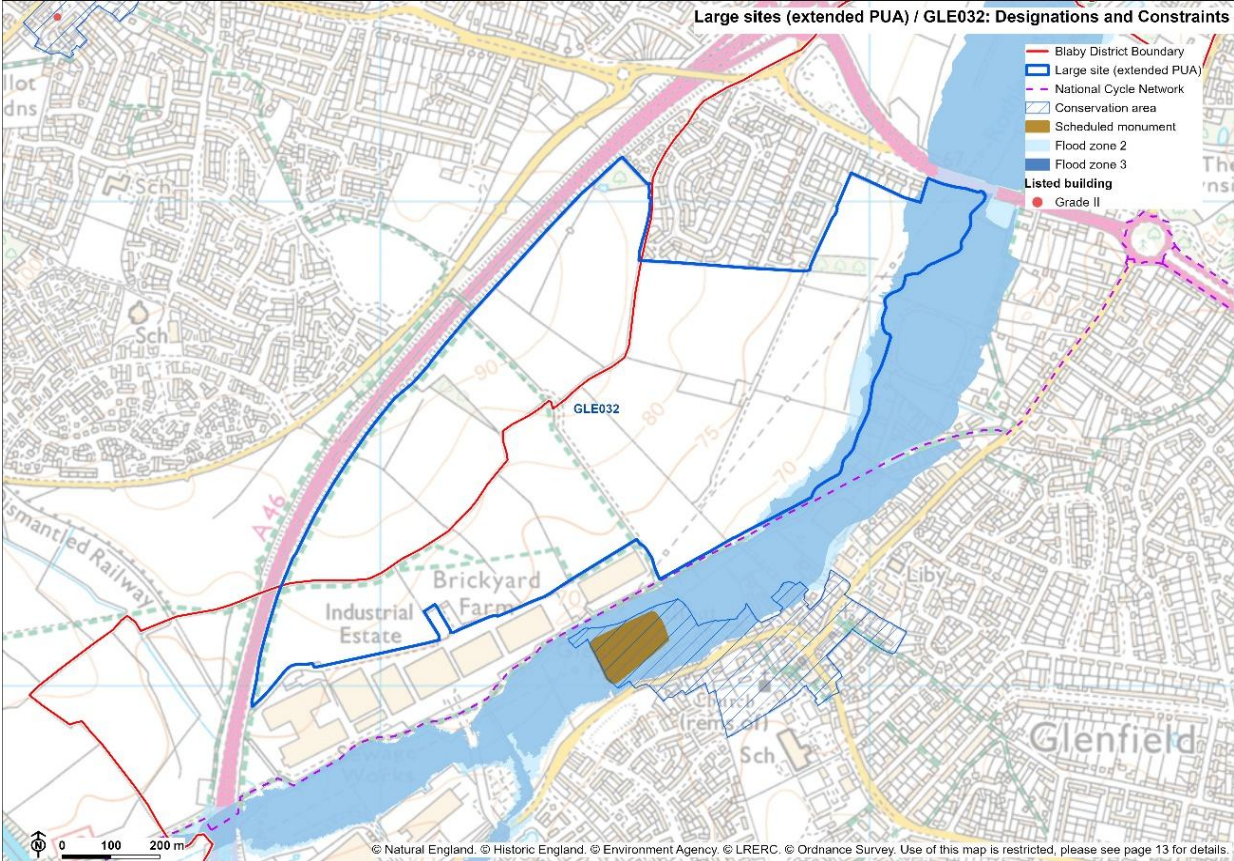
Overall Landscape Sensitivity

A.311 The overall sensitivity of the landscape in this parcel to residential development is **Low-moderate**, increasing to **Moderate** for employment development 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.312 Factors which increase sensitivity include the openness and expansive views across the agricultural landscape and the parcel's function as a buffer zone between the settlements of Glenfield and Groby.

A.313 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 A50 and A46 roads) also indicate lower sensitivity to development.

Figure A.15: Location plan: GLE032



GPA025 Land West of Little Glen Road and GPA026 Land South of 111 Little Glen Road, Glen Parva

Location

A.314 The parcels occupy a combination of pasture fields and an area of deciduous woodland within the River Sence floodplain south of Glen Parva. The parcels are defined by the B582 to the north, with a combination of railway line, the River Sence and existing field boundaries defining the southern edges. Parcels are further defined by residential areas within Glen Parva, agricultural fields bound by mature hedgerow, and the Grand Union Canal which runs along the eastern edge of GPA026.

Landscape character

A.315 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.316 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 approximately covers the meandering flood plain associated with the River Sence and the River Soar that runs (approximately) between Narborough, Whetstone and Glen Parva.

A.317 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.318 The landform is relatively flat, around approximately 65m AOD. The highest points occur along the northern boundaries of GPA026, with the landform sloping gently south towards the River Sence.

Appendix A Assessment of sites

A.319 The parcels generally comprise small to medium scale pasture fields bounded by a combination of mature hedgerows, post and rail and post and wire fencing. GPA025 is smaller in scale with a more enclosed character, whereas GPA026 has a relatively open and large-scale character. The north-western part of GPA026 contains woodland/semi-natural vegetation.

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

Natural Character

A.320 The land use is predominantly pasture with some inclusion of woodland within parcel GPA026. The parcels contain mature hedgerows and hedgerow trees, particularly along southern boundaries defined by the mainline railway and the Grand Union Canal, and riparian vegetation along the River Sence. The woodland within GPA026 is identified as deciduous woodland priority habitat [\[See reference 3\]](#) and therefore has a higher sensitivity to development.

- The sensitivity rating for this criterion is Low-moderate for residential development, increasing to Moderate for the wooded area in the north-west of GPA026.

Historic landscape character

A.321 Although remnants of historic field boundaries remain within the parcels, this character has mostly been eroded by subsequent changes in land use. The eastern half of the original field of GPA025 was developed for residential properties pre-1960, and the former grounds surrounding Glen Parva Manor (GPA026) have been divided into smaller pasture fields and a car park for The Glen Parva Manor pub.

A.322 GPA026 encircles Glen Parva Manor (now The Glen Parva Manor pub) which dates back to the late 16th century/early 17th century and is a Grade II listed building. GPA026 is also within close proximity to Glen Parva Moat, a designated scheduled monument, along the western boundary, and the Grand Union Canal to the north and east, which is a designated Conservation Area. The historic character of these features adds a localised sense of time depth which could be detracted from by insensitive modern development.

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

Form, density and setting of existing settlement

A.323 The parcel is within the Green Wedge, and therefore existing development is limited. GPA025 does not contain development but is proximal to existing residential areas to the north and east and therefore development would not be inconsistent with the existing pattern.

A.324 GPA026 contains buildings and a yard associated with equestrian use in the north of the parcel on The Ford Road, as well as intervisibility with modern residential development on the settlement edge east of the Grand Union Canal at Nowell Close. Although these factors lower sensitivity, development within GPA026 would extend the existing southern boundary closer to the River Sence and reduce the settlement gap between Glen Parva and Blaby.

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

Access and recreation

A.325 The parcel has no public rights of way or green space. The towpath of the Grand Union Canal follows the eastern boundary of GPA026 but there is no access from within the parcel.

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

Views and visual character including skylines

A.326 Parcels are relatively enclosed by mature boundaries of hedgerow vegetation that limit intervisibility with linear features such as the B582, mainline railway, and Grand Union Canal. This generally results in an enclosed character with limited views and vegetated skylines. GPA026, by contrast, has a more open and large-scale character due to post and rail/wire boundaries between fields within the parcel. Longer distance views are available and skylines facing east have a modern

Appendix A Assessment of sites

influence from recent residential development at Nowell Close and electricity pylons, lowering sensitivity to development.

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

Perceptual and experiential qualities

A.327 The parcels contain some rural and historical character from enclosure of vegetated boundaries, proximity to watercourses, and the historical features close to GPA026. However, the rural influence of these qualities is limited due to the intervisibility with the settlement edge of Glen Parva, road network, and skylines containing electricity pylons. As a result, the sense of tranquillity is relatively low.

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

Overall Landscape Sensitivity

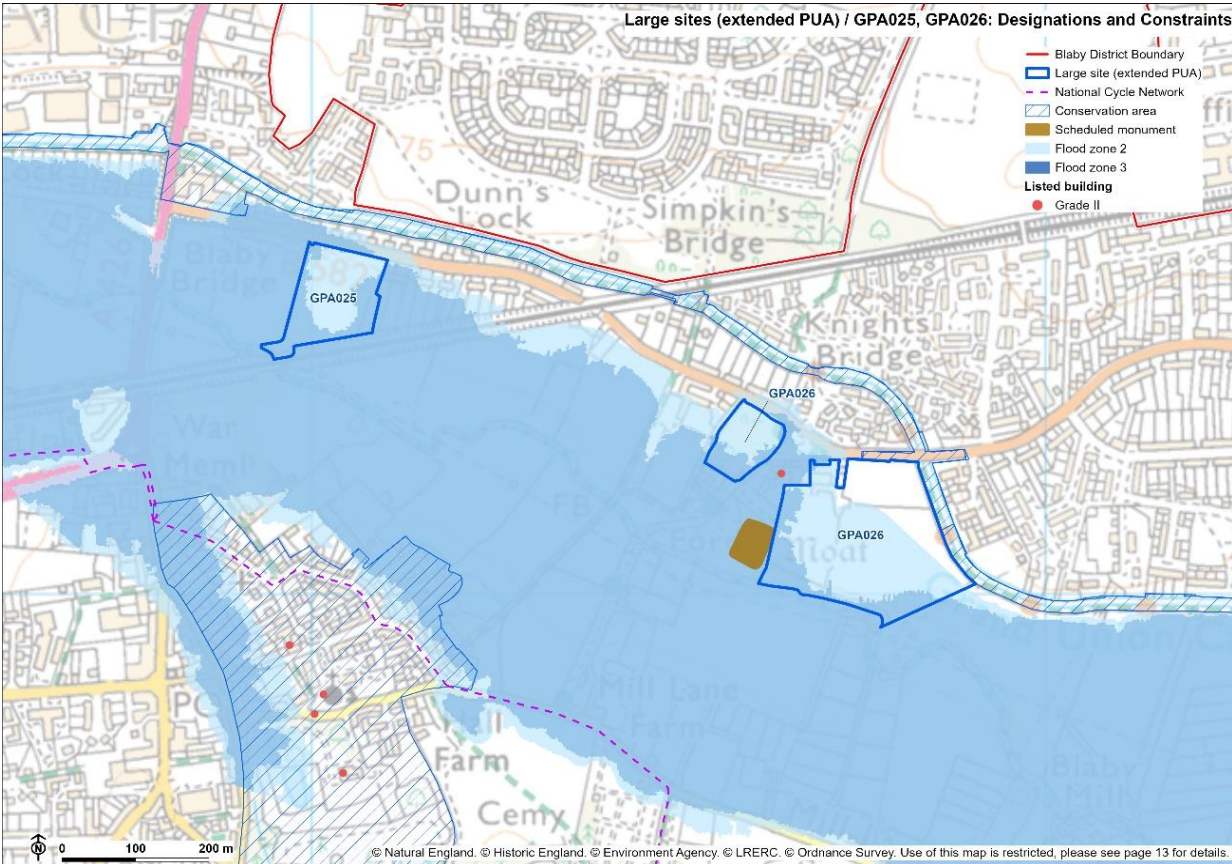
A.328 The overall sensitivity of the landscape in this parcel to residential development is **Low-moderate**.

A.329 Factors which increase sensitivity include the area of deciduous woodland within GPA026 which is identified as priority habitat, and sense of time depth from historical features, including grade II listed Glen Parva Manor and Glen Parva Moat scheduled monument.

A.330 Factors which decrease sensitivity include the gently undulating landform, dominant agricultural land use, relatively limited natural features and enclosure of the parcels from tall hedgerows along the BB582. The overt human influence (in the form of pylons, modern residential development and road and railway corridors) also indicate lower sensitivity to development.

A.331 The area of deciduous woodland within GPA026 is identified as a priority habitat and is not suitable for development.

Figure A.16: Location plan: GPA025 and GPA026



KMU009 Land North of Desford Road, Kirby Muxloe

Location

A.332 The parcel occupies pasture fields to the north of the settlement of Kirby Muxloe. The parcel is contained by Rothley Brook to the north and Ratby Lane to the east. To the south, the edge of the parcel is defined by Desford Road, the Kirby Muxloe Cemetery and allotments.

Landscape character

A.333 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.334 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 southwestern side.

A.335 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.336 The landform is gently rolling, ranging from 75m to 85m AOD. The highest point occurs in the south-west of the site. The topography exhibits a gentle south-westerly rise.

A.337 The parcel comprises medium to small-scale regular pasture fields bounded by well-maintained continuous low hedgerows and mature hedgerow trees, with taller hedgerows along the road compared to the rest of the site. The gentle landform and low hedgerows with limited woodland cover create the perception of a relatively open and large-scale landscape.

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

Natural Character

A.338 The land use is farmed and characterised by pastoral agriculture. There is a strong continuous network of hedgerows that are well maintained and low cut within the fields and taller hedgerows along the road. There is sparse but occasional tree cover in the form of mature hedgerow trees in the field boundaries and along Desford Road and the settlement edge. There are no designated semi-natural habitats in the parcel. However, the northeastern corner borders an area of coastal and floodplain grazing marsh semi-natural habitat.

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

Historic landscape character

A.339 The historic field pattern remains largely intact, preserving its parliamentary enclosure boundaries except for one field partitioned for the cemetery. Evidence of ridge and furrows contributes to the time-depth of the site.

A.340 There are no scheduled monuments or other historic features within the parcel. However, the church of St Bartholomew is located adjacent to the southern boundary of the site along Desford Road and is visible from the parcel, adding to the historic character of the area.

A.341 The parcel is in close vicinity to Kirby Muxloe Castle (Scheduled Monument).

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

Form, density and setting of existing settlement

A.342 There is no development within the parcel.

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A.343 The northern edge of Kirby Muxloe abuts the parcel. The parcel plays an important role in the perception of a gap between the villages of Ratby to the north and Kirby Muxloe to the south. New residential development within the site would extend the settlement edge of Kirby Muxloe to the north of Desford Road and reduce the settlement gap between the two villages.

A.344 The southern boundary is well defined by Desford Road and the parcel provides an important rural backdrop to the northern edge of Kirby Muxloe.

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

Access and recreation

A.345 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.346 The low-cut hedgerows and gently rolling landform result in relatively open and long-distance views.

A.347 There are predominantly expansive skylines characterised by hedgerows interspersed with hedgerow trees, with Martinshaw Wood providing a wooded skyline on the northern horizon. Development is visible to the north comprising the settlement of Ratby. The southern aspect reveals the northern fringe of Kirby Muxloe. The parcel contributes to a visually prominent and distinctive rural skyline, with a high degree of intervisibility with the settlements of Ratby and Kirby Muxloe. The parcel allows for scenic views over the surrounding rural landscape, making it sensitive to development due to its visual prominence.

A.348 The parcel also provides an undeveloped skyline, which is important to both the rural character and the views enjoyed by homes on the northern settlement edge of Kirby Muxloe. Although an overhead line in the adjacent fields is a prominent skyline feature, the overall lack of significant structures within the parcel maintains its distinct and undeveloped skyline. Any new development within the parcel would likely disrupt rural views and alter the distinctive skyline.

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

Perceptual and experiential qualities

A.349 The landscape is rural for its predominant pastoral land cover, although it is also influenced by the adjacent villages, which lends to its settled character. The low-cut hedgerows within the parcel and rolling topography contribute to an open landscape.

A.350 Pylon lines visible on the skyline are an intrusive modern feature which detracts from the rural perceptual qualities.

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

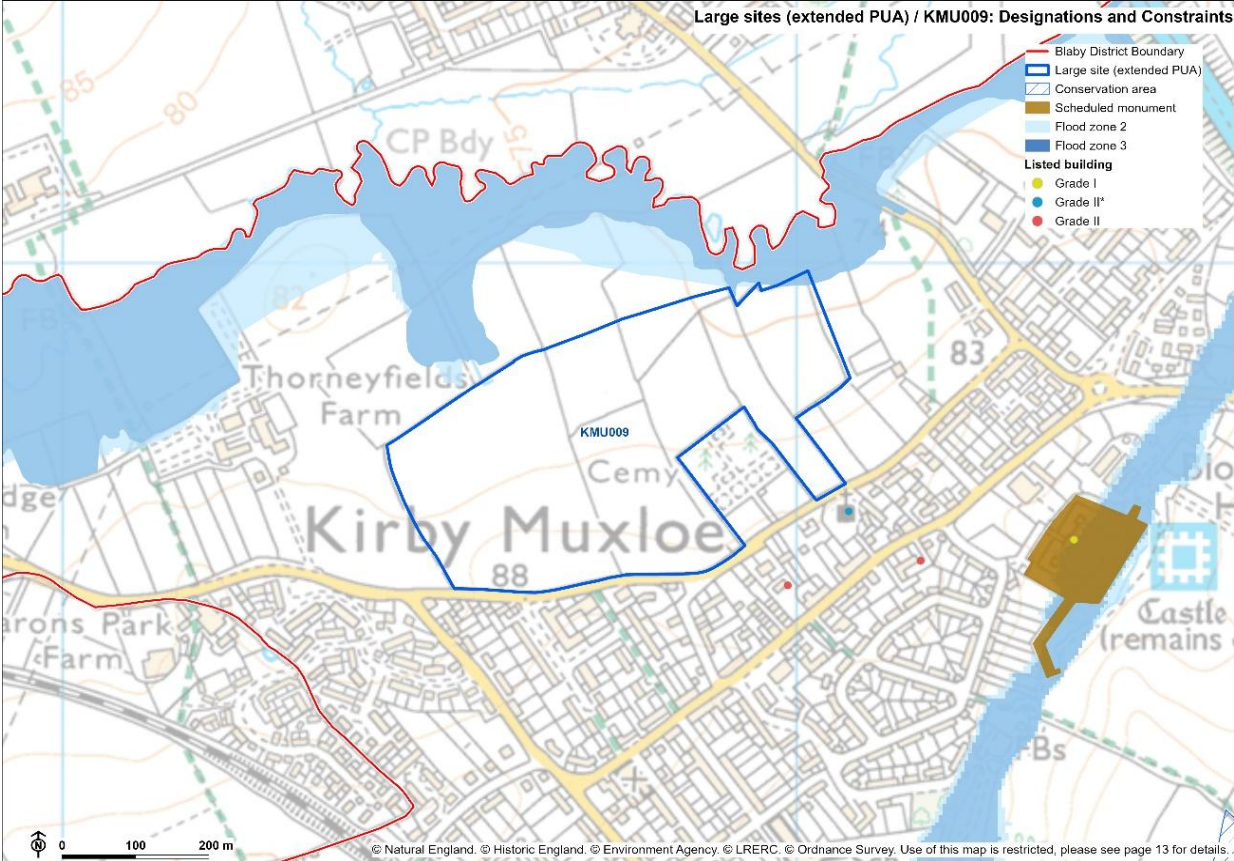
Overall Landscape Sensitivity

A.351 The overall sensitivity of the landscape in this parcel to residential development is **Moderate**.

A.352 Factors that increase sensitivity include the role the parcel plays in providing a gap between settlements, the strong historical time depth and the open views across the pastoral landscape.

A.353 Factors which decrease sensitivity include the gently undulating landform, dominant pastoral land use and relatively limited natural features.

Figure A.17: Location plan: KMU009



KMU025 Land North of Hinckley Road, Kirby Muxloe

Location

A.354 The parcel occupies arable fields south-west of Kirby Muxloe, close to the A47 Hinckley Road and B582 junction. The parcel is contained by the A47 to the south. The land between the eastern boundary of the site and the western boundary of Kirby Muxloe has planning approval for 885 residential dwellings.

Landscape character

A.355 At the national level, the parcel lies within National Character Area 94 Leicestershire Vales **[See reference 1]**.

A.356 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 the western edge of Kirby Muxloe and Leicester Forest East. The parcel comprises a small proportion of LCA 16's overall area and occupies a central position within its eastern expanse.

A.357 As noted in the Landscape and Settlement Character Assessment, the overall sensitivity scores recorded for the Thurlaston Rolling Farmland LCA is Moderate for 2-3 storey residential housing.

Landscape Sensitivity Assessment

Physical character (including topography and scale)

A.358 The landform is gently rolling, ranging from 95m to 115m AOD. The highest points occur in the south-west of the site. The elevation gradually descends towards the northeastern boundary, approaching the western edge of Kirby Muxloe.

A.359 The parcel comprises small-medium-scale regular primarily arable fields bounded by well-maintained continuous low hedgerow and 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 residential development.

Natural Character

A.360 The land use is intensively farmed, predominantly arable agriculture, with a small pasture field located in the north-eastern corner. There is a strong, continuous network of well-maintained, low-cut hedgerows. There is occasional tree cover in the form of mature hedgerow trees (notably oak), trees around ponds, and linear woodland along the watercourse. Drainage ditches delineate the northern parcel boundary, and there are also several field ponds. 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.361 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 known historic features within the parcel.

A.362 Oaks Farmhouse (Grade II listed) is located to the north-east of the site, adding to the perceptual historic character of the area.

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

Form, density and setting of existing settlement

A.363 Existing development within the parcel is limited to two parallel high-voltage overhead power lines running north to south through the parcel.

Appendix A Assessment of sites

A.364 New residential development within the parcel would extend the settlement edge of Kirby Muxloe westwards. The parcel currently provides a rural backdrop to the settlement edge of Kirby Muxloe.

A.365 The parcel is adjacent to a consented residential development and new residential development would not be discordant, keeping with the existing surrounding land uses.

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

Access and recreation

A.366 There are two public footpaths and two bridleways traversing the parcel that provide access to the wider countryside and link Kirby Muxloe in the east to the nearby hamlet of Leicester Forest West in the south-west and the village of Desford to the west. There is no public green space within the parcel.

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

Views and visual character including skylines

A.367 The parcel is visible from both the existing public footpath and the A47 Hinckley Road and B582.

A.368 The low-cut hedgerows and undulating landform result in a relatively open and long-distance view from within the parcel to adjacent landscapes, including the wooded upland landscape of Charnwood Forest to the north. Medium-range views include the wider Blaby District to the south-west, and the settlement edges of Desford to the west and Kirby Muxloe to the north-east. Two wind turbines at Huncote Grange (74 metres and 67 metres to tip) are visible on the northern skyline beyond the parcel boundary.

A.369 There are predominantly expansive skylines comprising hedgerows and distinctive linear woodland along a tributary valley to the east of the site. The presence of high-voltage electricity pylons forms a prominent skyline feature.

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

Perceptual and experiential qualities

A.370 The landscape is rural due to its predominant agricultural land cover, although the adjacent new residential development of up to 885 dwellings introduces modern elements and increased human influence. The low-cut hedgerows and rolling topography contribute to an open landscape.

A.371 Overhead power lines and pylons are intrusive modern features which detract from the rural perceptual qualities. Noise and movement from transport corridors, the A47 and B582, reduce the sense of tranquillity.

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

Overall Landscape Sensitivity

A.372 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.373 Factors which increase sensitivity include the openness and expansive views across the agricultural landscape and the parcel's role as a buffer zone between the settlements.

A.374 Factors decreasing sensitivity include the gently rolling landform, little time-depth, limited recreational activity, and relatively limited natural features. The overt human influence (in the form of overhead electricity lines and pylons) also indicates a lower sensitivity to development.

A.375 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.