

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Land Parcel No = 1

Size = 5.3Ha

Landscape Character Area = 2. Burnmill Farm Scarp Slopes

Surveyors = JB, MR, RS

Date surveyed = 09/01/09

Criteria Group	Criteria	Importance	A	B	C	D	E	Total
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	Sub Total		0	1	1	1	1	10
2a.Visual Factors	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary		✓				4
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		0	4	1	0	0	19
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	5	2	1	1	29
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			0	5	2	1	2	30

Overall Capacity Range = Medium High

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Land Parcel No = 1

General Commentary:

- The Land Parcel occupies a relatively flat site on the edge of a plateau extending from the north west fringe of Market Harborough, within the Burnmill Farm Scarp Slopes Landscape Character Area. It falls within the Area of Particularly Attractive Landscape designated by Harborough District Council. The Land Parcel is well contained by a strong fringe of young vegetation along the northern and eastern boundaries, comprising mainly evergreen species with some deciduous content. There is also a strong native hedgerow along part of the southern boundary, separating the Land Parcel from the existing built edge of Market Harborough, although this is replaced by a close board fence towards the western corner. The western boundary of the parcel is open to the adjacent Land Parcel 2.
- The land use within this parcel is currently arable. A low clipped hedge divides the parcel, with field sizes being of a medium scale. There are no built forms within the parcel at present, although overhead telephone cables run along the side of the access track to Burnmill Farm, which follows the southern edge of the parcel.
- Views into the Land Parcel are relatively limited. There are no public rights of way through or close to the parcel, and views from the towpath of the Grand Union Canal are largely restricted by the scarp slopes between the canal and the Land Parcel, as well as the existing vegetation. There are some views into the parcel from the first floor windows of properties along its southern boundary, particularly houses along Smythe Close, Bates Close and off Kingston Way.
- The Land Parcel has a good relationship to the existing built edge of Market Harborough, although some existing vegetation would need to be removed for development of the parcel to form a natural extension.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium high capacity to accommodate development. Given the residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be much less suitable in this Land Parcel. Residential development is felt to be most appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The young planting belts around the northern and eastern perimeters of the parcel should be retained as screening for any development proposals. The mature hedgerow between the parcel and the existing edge of Market Harborough should also be retained as far as possible.
- ***Important views to be retained***
Existing enclosure of the Land Parcel is extensive, so there are no views into the site that need to be retained. Views towards Market Harborough from the north generally see a vegetated skyline, with the mature evergreen vegetation around Burnmill Farm being particularly visually prominent. The built edge of Market Harborough is not generally visible and any development should be designed to avoid breaking the skyline in these views.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained. However, if Burnmill Farm is to remain operational access to the farm buildings will need to be retained.
- ***Ground modelling***
Ground modelling would not be necessary or appropriate in this location.
- ***Additional planting***
Additional planting is likely to be necessary to reinforce the mature planting belt along the northern edge of the adjacent Land Parcel 2. This mature belt would appear to be coming towards the end of its life and also has gaps around its base that may allow glimpsed views towards the Land Parcel from the north west.

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- **Maximum building heights**
Any development should be designed to avoid breaking the skyline in views from the north. It may be possible to accommodate two storey buildings to the south of the Land Parcel with bungalows along the northern edge of the plateau if it cannot be proven that two storey buildings will be screened from view.
- **Development layout**
It is currently unclear how a development in this location would be accessed. The layout of any development in this location would very much depend on vehicular access points. As discussed above, however, residential properties should be set back from the edge of the plateau in order to prevent them breaking the skyline in views from the north.
- **Building materials**
Buildings in the vicinity of Land Parcel 1 are generally of modern origin and do not demonstrate vernacular features or materials. There are no Listed Buildings or Conservation Areas in the vicinity of the Land Parcel.
- **Open space provision and green infrastructure**
The scarp slopes to the north of this Land Parcel should be retained as open space between the edge of Market Harborough and Great Bowden, with the Grand Union Canal forming part of this green corridor around the northern edge of Market Harborough.

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Land Parcel No = 2

Size = 6.6Ha

Landscape Character Area = 2. Burnmill Farm Scarp Slopes

Surveyors = JB, MR, RS

Date surveyed = 09/01/09

Criteria Group	Criteria	Importance	A	B	C	D	E	Total
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	Sub Total		0	0	2	1	1	9
2a.Visual Factors	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		0	3	2	0	0	18
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	3	4	1	1	27
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			0	3	4	1	2	28

Overall Capacity Range = Medium

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Land Parcel No = 2

General Commentary:

- The Land Parcel occupies a relatively flat site on the edge of a plateau extending from the north west fringe of Market Harborough, within the Burnmill Farm Scarp Slopes Landscape Character Area. It falls within the Area of Particularly Attractive Landscape designated by Harborough District Council. The Land Parcel is less contained than the adjacent Land Parcel 1, as vegetation along the northern and western boundaries is more mature and has gaps beneath its canopy. Towards the south west corner of the site, vegetation along the boundary of the site become more gappy, with the most southerly section having no boundary vegetation. Between the Land Parcel and the existing built edge of Market Harborough the boundary is variable. To the south of Burnmill Farm the boundary is a close board fence, whereas other sections of the boundary are more vegetated. The eastern boundary of the Land Parcel is open to the adjacent Land Parcel 1.
- Land Parcel 2 is pastoral land grazed by sheep and horses. It contains a group of several buildings associated with Burnmill Farm, including the farm house, a bungalow, barns and a tennis court. Access to these buildings is via the track that also runs along the southern boundary of Land Parcel 1. There are no other access points to the site and no public access.
- The older tree structure within this Land Parcel, including along the northern boundary and other isolated copses in the corners of fields, allows greater visibility into the site from the north and west. This is particularly the case from the B6047. There are also some views into the Parcel from the first floor windows of properties along its southern boundary, particularly houses off Kingston Way, Coales Gardens and Tymecrosse Gardens.
- The Land Parcel has a good relationship to the existing built edge of Market Harborough, although some existing vegetation or fence lines would need to be removed for development of the parcel to form a natural extension.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Given the residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be much less suitable in this Land Parcel. Residential development is felt to be most appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The mature planting belts around the northern and western perimeters of the parcel should be retained as partial screening for any development proposals. These belts are also identified as part of a wildlife corridor within the Harborough District Council Phase 1 habitat survey. The copses throughout the Land Parcel and the mature hedgerow between the parcel and parts of the existing edge of Market Harborough should also be retained as far as possible.
- ***Important views to be retained***
Existing enclosure of the Land Parcel is reasonable and there are no direct views into the site that would need to be retained. Views towards Market Harborough from the north generally see a vegetated skyline, with the mature evergreen vegetation around Burnmill Farm being particularly visually prominent. The built edge of Market Harborough is not generally visible and any development should be designed to avoid breaking the skyline in these views.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained. However, if Burnmill Farm is to remain operational access to the farm buildings will need to be retained.
- ***Ground modelling***
Ground modelling would not be necessary or appropriate in this location.

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- ***Additional planting***
Additional planting is likely to be necessary to reinforce the mature planting belt along the northern edge of the Land Parcel. This mature belt would appear to be coming towards the end of its life and also has gaps around its base that may allow glimpsed views towards the Land Parcel from the north west. The boundaries of the site that are currently devoid of vegetation would also require planting to act as a screen to development, which would need to be in character with the existing planting belts.
- ***Maximum building heights***
Any development should be designed to avoid breaking the skyline in views from the north. It may be possible to accommodate two storey buildings to the south of the Land Parcel with bungalows along the northern edge of the plateau if it cannot be proven that two storey buildings will be screened from view.
- ***Development layout***
It is currently unclear how a development in this location would be accessed. The layout of any development in this location would very much depend on vehicular access points. As discussed above, however, residential properties should be set back from the edge of the plateau in order to prevent them breaking the skyline in views from the north.
- ***Building materials***
Buildings in the vicinity of Land Parcel 2 are generally of modern origin and do not demonstrate vernacular features or materials. There are no Listed Buildings or Conservation Areas in the vicinity of the Land Parcel.
- ***Open space provision and green infrastructure***
The scarp slopes to the north of this Land Parcel should be retained as open space between the edge of Market Harborough and Great Bowden, with the Grand Union Canal forming part of this green corridor around the northern edge of Market Harborough.

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Land Parcel No = 3

Size = 41.9Ha

Landscape Character Area = 2. Burnmill Farm Scarp Slopes

Surveyors = JB, MR, RS

Date surveyed = 09/01/09

Criteria Group	Criteria	Importance	A	B	C	D	E	Total
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary		✓				4
	Condition	Secondary				✓		2
	Sub Total		0	1	1	1	1	10
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary				✓		2
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		0	0	2	3	0	12
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	1	3	4	1	22
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			0	1	3	4	2	23

Overall Capacity Range = Medium Low

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Land Parcel No = 3

General Commentary:

- The Land Parcel is located on the steep scarp slopes to the north west of Market Harborough, within the Burnmill Farm Scarp Slopes Landscape Character Area. It falls within the Area of Particularly Attractive Landscape designated by Harborough District Council. The Land Parcel is divided up by hedgerows of varying size and quality, into fields of small to medium size. The northern boundary of the site is mainly delineated by the Grand Union Canal, which is well vegetated. The B6047 is situated to the west of the Land Parcel, with a tall hedgerow running alongside. This hedgerow does have occasional gaps, however, and does allow some views into the Land Parcel. The eastern boundary of the Land Parcel is formed by a combination of hedgerows and tracks, with parts of this boundary being open towards the adjacent Land Parcel 6.
- Land Parcel 3 is predominantly pastoral land grazed by sheep. There are also occasional arable fields. It contains no buildings, only a covered reservoir to the south east of the Parcel, adjacent to Burnmill Road. Great Bowden Hall, a Grade II Listed Building, is located to the north of the Parcel, on Leicester Lane, adjacent to the Grand Union Canal. Ridge and Furrow forms an attractive feature upon some of the steeper pastoral slopes.
- There are extensive views into this Land Parcel from the north, east and west. There are also some views from the tow path of the Grand Union Canal.
- The Land Parcel is separated from the existing built edge of Market Harborough by the plateau area associated with Burnmill Farm. It does not form a natural extension of the existing built area.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium low capacity to accommodate development. Given the steep terrain of the Parcel, and its visibility from a wide area, it is not considered appropriate to develop Land Parcel 3. Development within this Land Parcel would also compromise the separation between Market Harborough and Great Bowden.

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Landscape Parcel No = 4

Size: 2.1Ha

Landscape Character Area = 2. Burnmill Farm Scarp Slopes

Surveyors = JB, MR, RS

Date surveyed = 09/01/09

Criteria Group	Criteria	Importance	A	B	C	D	E	Total
1.Existing Landscape Features	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	Sub Total		0	1	1	2	0	11
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary	✓					5
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary			✓			3
	2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓		3
Sub Total		1	0	2	2	0	15	
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	1	3	2	0	26
3.Landscape Value	Designations	Secondary				✓		2
	Sub Total		0	0	0	1	0	2
Overall Capacity Profile (1+2a, 2b & 3)			1	1	3	3	0	28

Overall Capacity Range = Medium

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Land Parcel No = 4

General Commentary:

- This small Land Parcel is located on an area of land defined by the Grand Union Canal and the B6047. It falls within the Burnmill Farm Scarp Slopes Landscape Character Area and is adjacent to the Area of Particularly Attractive Landscape designated by Harborough District Council. It is a relatively flat site, enclosed by vegetation to the south and east, as well as much of the north. This vegetation comprises tree belts and tall hedgerows of deciduous species. The parcel is largely open to the Grand Union Canal.
- The land use within this Land Parcel is predominantly rough grassland with some colonisation of woody plant species occurring. Part of the Parcel forms a parking area for the adjacent farm equipment sales business.
- Views into the Land Parcel are limited by the vegetation along the B6047. There are some views into the Parcel from the north, from the access point to the Hillcrest Farm agricultural equipment sales area, and also from the west, particularly from along the Grand Union Canal.
- The Land Parcel does not form a natural extension to the main urban area of Market Harborough. It is, however, adjacent to existing commercial development. Development of the Land Parcel could result in the coalescence of the existing remote commercial developments with the edge of Market Harborough.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Given the commercial context of the parcel, and its isolation from residential areas, commercial development could be suitable in this Land Parcel, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
Vegetation along the B6047 should be retained as far as possible.
- ***Important views to be retained***
The main views into the site are from the Grand Union Canal.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained. However, if the businesses at Hillcrest Farm are to remain operational access to the buildings will need to be retained.
- ***Ground modelling***
Ground modelling would not be necessary or appropriate in this location.
- ***Additional planting***
Additional screen planting would be required along the Grand Union Canal to screen any development.
- ***Maximum building heights***
Existing buildings in this locality are generally 1-2 storeys high. Proposals in this Land Parcel should be of a similar height.
- ***Development layout***
Development should be designed so as to positively address the Grand Union Canal. Proposals should not have a negative visual impact on this corridor.
- ***Building materials***
Materials should be appropriate to the rural/agricultural context of the Land Parcel.
- ***Open space provision and green infrastructure***
The Grand Union Canal forms an important wildlife and recreation corridor and should be retained as such, with enhancement as appropriate.

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Landscape Parcel No = 5
Landscape Character Area = 10. Airfield Farm Plateau
Surveyors = JB, MR, RS

Size: 25.6Ha
Date surveyed = 09/01/09

Criteria Group	Criteria	Importance	A	B	C	D	E	Total
1.Existing Landscape Features	Slope analysis	Primary	✓					5
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary		✓				4
	Condition	Secondary			✓			3
	Sub Total			1	1	2	0	0
2a.Visual Factors	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		0	1	3	1	0	15
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	2	5	1	0	30
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			1	2	5	1	1	31

Overall Capacity Range = Medium High

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Landscape Parcel No = 5

General Commentary:

- This Land Parcel is a relatively flat area of land adjacent to the B6047 and Leicester Lane, north west of Market Harborough and within the Airfield Farm Landscape Character Area. It falls within the Area of Particularly Attractive Landscape designated by Harborough District Council. The Grand Union Canal forms the southern boundary of the Parcel.
- The land use within the Parcel is currently a mixture of arable and pastoral farmland. A gas valve compound is located in the north west corner of the parcel, adjacent to Leicester Lane, and there is a farm building used to house livestock towards the centre of the Parcel. Hedgerows of variable size and levels of management divide the Parcel into medium sized fields. There is also a substantial belt of trees along the Grand Union Canal, along with earthworks associated with the Canal.
- Views into Land Parcel 5 are possible from the surrounding roads and the towpath of the Grand Union Canal. However, there are very few residential properties in the vicinity that would have any views towards or into the Parcel.
- The Land Parcel is isolated from any existing urban areas. Any development within the Parcel would be considered development in the open countryside.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium high capacity to accommodate development. Given the isolated rural nature of the Parcel any form of development could be implemented with careful design. A small, village-like housing development could be accommodated, as could a small collection of agriculturally related commercial premises. Development may also be related to the allocated site west of the B6047. However, the following mitigation measures would need to be implemented:

- ***Retention of existing landscape features and vegetation***
Existing vegetation within this Land Parcel is relatively limited, but the tree belt along the Grand Union Canal should be retained as far as possible. The Canal corridor is considered to be an important wildlife Corridor within the Harborough District Council phase 1 habitat survey.
- ***Important views to be retained***
Views across the area from Leicester Lane to the Burnmill Farm Slopes and views from the Grand Union Canal.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained.
- ***Ground modelling***
Subtle ground modelling could be appropriate within this Land Parcel, much like the existing earthworks along the Grand Union Canal. However, extensive tall bunding would not be appropriate.
- ***Additional planting***
Tree planting within this Land Parcel could strengthen and reinforce the Grand Union Canal corridor, as well as reflect some of the characteristics of the adjacent Burnmill Farm Scarp Slopes and Foxton to Great Bowden Slopes.
- ***Maximum building heights***
Existing buildings in this locality are generally 1-2 storeys high. Proposals in this Land Parcel should be of a similar height.
- ***Development layout***
Development should be designed so as to positively address the Grand Union Canal. Proposals should not have a negative visual impact on this corridor.
- ***Building materials***
Materials should be appropriate to the rural/agricultural context of the Land Parcel. Housing development should reflect the vernacular style of houses within the historic core of Great Bowden.

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- ***Open space provision and green infrastructure***

The Grand Union Canal forms an important wildlife and recreation corridor and should be retained as such, with enhancement as appropriate.

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Landscape Parcel No = 6

Size = 10.7Ha

Landscape Character Area = 1. Foxton to Great Bowden Slopes

Surveyors = JB, MR, RS

Date surveyed = 09/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary				✓		2
	Complexity/ Scale	Secondary		✓				4
	Condition	Secondary			✓			3
	Sub Total		0	1	2	1	0	12
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		0	2	1	2	0	15
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	3	3	3	0	27
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			0	3	3	3	1	28

Overall Capacity Range = Medium

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 6

General Commentary:

- This Land Parcel is located to the west of Great Bowden, on land that gently slopes towards the village. Several properties along Leicester Lane currently front onto the Land Parcel, with low clipped hedgerows delineating field boundaries and allowing open views into the Parcel. It falls within the Foxton to Great Bowden Slopes Landscape Character Area and the Area of Particularly Attractive Landscape designated by Harborough District Council.
- Land use within this Parcel is arable farmland. The low hedgerows referred to above create small and medium sized fields and there are also a number of farm tracks running through the Parcel. Occasional mature hedgerow trees are located within the low hedgerows, particularly those that run along Leicester Lane and Burnmill Road.
- A public footpath runs through the Land Parcel, from the edge of Market Harborough towards Leicester Road. This allows public access through and views of the Land Parcel.
- Development within this Land Parcel could form a small extension to Great Bowden, mirroring existing properties along Leicester Road in a close association with the existing built form.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Given the residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be much less suitable in this Land Parcel. Residential development is felt to be most appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
Existing vegetation within this Land Parcel is relatively limited, but mature hedgerow trees along Leicester Lane and Burnmill Road should be retained if appropriate.
- ***Important views to be retained***
Views to the south, up to the steep slopes, should be retained and a strong sense of entrance to the village should also be retained
- ***Retention of existing routes through the site***
The public footpath that runs through the Land Parcel should be retained if the Parcel were developed. A diversion order would need to be applied for should the alignment require altering.
- ***Ground modelling***
Ground modelling would not be appropriate in this location.
- ***Additional planting***
Planting would be required to visually contain any development within Great Bowden.
- ***Maximum building heights***
Existing residential properties within the immediate vicinity of this Land Parcel are 2 storeys high. Any development within this Parcel should reflect these heights.
- ***Development layout***
Development could involve a modest extension to the village. It would need to be sympathetic in scale to the village edge and include informal groupings.
- ***Building materials***
Materials should be appropriate to the rural context of the Land Parcel. Housing development should reflect the vernacular style of houses within the historic core of Great Bowden.
- ***Open space provision and green infrastructure***
The scarp slopes to the south of this Land Parcel should be retained as open space between the edge of Market Harborough and Great Bowden. It would be possible to create a village green at the core of any residential development, with the existing properties fronting the space from the north.

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Landscape Parcel No = 7

Size = 12.3Ha

Landscape Character Area = 1. Foxton to Great Bowden Slopes

Surveyors = JB, MR, RS

Date surveyed = 09/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary				✓		2
	Sub Total		0	1	1	2	0	11
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		1	1	2	1	0	17
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	2	3	3	0	28
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			1	2	3	3	1	29

Overall Capacity Range = Medium

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 7

General Commentary:

- This Land Parcel is located to the north of Great Bowden and comprises numerous small plots of land on the edge of the existing village. These plots are currently a mixture of paddocks, greens, green lanes, allotments and mill yards. Properties within Great Bowden generally back onto these small plots. The greens in particular are a characteristic feature of Great Bowden. The Land Parcel falls within the Foxton to Great Bowden Slopes Landscape Character Area and the Area of Particularly Attractive Landscape designated by Harborough District Council.
- Land use within this Parcel is varied. The small size of the plots creates an interesting mosaic along the fringe of the village. The plots within the Parcel are divided by a combination of hedgerows and mature tree belts.
- Several public footpaths and Byways Open to All Traffic run through the Land Parcel, from within the village out into the surrounding countryside. This allows public access through and views of the Land Parcel.
- Development within this Land Parcel could include limited small-scale infill development in Great Bowden, reflecting existing properties within the village in a close association with the existing built form.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Given the residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would not be suitable in this Land Parcel. Residential development is felt to be most appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The mature vegetation, which divides the Land Parcel into smaller plots, should be retained as far as possible. Some of the 'greens' within the Parcel should also be retained as open space, in order to ensure the continuation of key characteristics of the village.
- ***Important views to be retained***
Views from the 'greens', along byways and out to the north from rights of way.
- ***Retention of existing routes through the site***
The public footpaths and Byways that run through the Land Parcel should be retained if the Parcel were developed. A diversion order would need to be applied for should the alignments require altering.
- ***Ground modelling***
Ground modelling would not be necessary or appropriate in this location.
- ***Additional planting***
Field boundaries on the northern and western edges of the Land Parcel should be reinforced with hedge, tree and shrub planting to soften the built edge of the village, if parts of the Parcel were developed.
- ***Maximum building heights***
Existing residential properties within the immediate vicinity of this Land Parcel are 2 storeys high. Any development within this Parcel should reflect these heights.
- ***Development layout***
It is likely that development would comprise small scale or individual plots, to retain the existing intimate character.
- ***Building materials***
Materials should be appropriate to the village context of the Land Parcel. Housing development should reflect the vernacular style of houses within the historic core of Great Bowden.
- ***Open space provision and green infrastructure***
The 'greens' within the Parcel should be retained as open space and in order to ensure the continuation of key characteristics of the village.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 7a

Size = 1.5Ha

Landscape Character Area = 1. Foxton to Great Bowden Slopes

Surveyors = MR, RS

Date surveyed = 13/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary		✓				4
	Sub Total		0	1	2	1	0	12
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary	✓					5
	Prevention of coalescence	Primary		✓				4
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		1	2	0	2	0	17
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	3	2	3	0	29
3.Landscape Value	Designations	Secondary				✓		2
	Sub Total		0	0	0	1	0	2
Overall Capacity Profile (1+2a, 2b & 3)			1	3	2	4	0	31

Overall Capacity Range = Medium High

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 7a

General Commentary:

- This Land Parcel is relatively flat and is located to the east of Great Bowden, between the existing urban area and the railway line. It is divided into long thin plots by mature tree belts. These plots are currently a mixture of paddocks, open space and private gardens. Properties within Great Bowden generally back onto these long plots and the village primary school is located immediately to the east of the Parcel. The Land Parcel falls within the Foxton to Great Bowden Slopes Landscape Character Area and is immediately adjacent to the Area of Particularly Attractive Landscape and the Separation Area designated by Harborough District Council.
- Public footpaths run along the southern and eastern boundaries of the Land Parcel, outside the Parcel itself. This allows public access around the perimeter of the Land Parcel and some views into it. There are also views into the Parcel from the railway line.
- Development within this Land Parcel could form small-scale infill development in Great Bowden, reflecting existing properties within the village in a close association with the existing built form.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium high capacity to accommodate development. Given the residential context of the parcel, commercial development would be much less suitable in this Land Parcel. Residential development is felt to be most appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
Vegetation along the railway line and to the south should be retained if this Land Parcel is developed, in order to create some enclosure. Other mature vegetation, which is in linear belts, should be retained where possible.
- ***Important views to be retained***
There are no significant views to be retained in this vicinity.
- ***Retention of existing routes through the site***
The public footpaths around the perimeter of the Land Parcel should be retained if the Parcel were developed. A diversion order would need to be applied for should the alignments require altering.
- ***Ground modelling***
Ground modelling would not be necessary or appropriate in this location.
- ***Additional planting***
Additional planting along the railway line would be advisable, in order to reinforce the limited vegetation already there, increase screening and enhance the wildlife corridor along the railway (as identified in the Harborough District Council Phase 1 habitat survey).
- ***Maximum building heights***
Existing residential properties within the immediate vicinity of this Land Parcel are 2 storeys high. Any development within this Parcel should reflect these heights.
- ***Development layout***
Access is likely to be problematic and the linear belts of vegetation will constrain the layout. Proximity to the railway will affect the orientation of dwellings.
- ***Building materials***
Materials should be appropriate to the village context of the Land Parcel. Housing development should reflect the vernacular style of houses within the historic core of Great Bowden.
- ***Open space provision and green infrastructure***
The railway line forms an important wildlife corridor and should be enhanced as such. The Land Parcel is immediately adjacent to an existing recreation ground with sports facilities, so links should be created into these spaces where possible.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 8
Landscape Character Area = 3. Welland Valley North
Surveyors = JB, MR, RS

Size = 8.6Ha
Date surveyed = 09/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary				✓		2
	Complexity/ Scale	Secondary		✓				4
	Condition	Secondary		✓				4
	Sub Total		0	2	1	1	0	13
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		1	2	0	2	0	17
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	4	1	3	0	30
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			1	4	1	3	1	31

Overall Capacity Range = Medium High

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 8

General Commentary:

- This Land Parcel is located to the north of Great Bowden, on relatively flat land at a height of around 75m AOD. The Parcel is one large field, with low clipped hedges around its perimeter. Properties along Welham Road currently back onto the Land Parcel, with close board fences delineating the extent of rear gardens. It falls within the Welland Valley North Landscape Character Area and the Area of Particularly Attractive Landscape designated by Harborough District Council.
- Land use within this Parcel is pastoral farmland. Both sheep and cattle graze the land. There are scattered mature parkland trees and copses within the Parcel and in the hedgerows around the edges of the field. There is also a substantial woodland belt of semi-mature planting adjacent to the A6, which provides an effective screen to the road. Properties along Welham Road have some mature trees in their rear gardens but there are no hedgerows or extensive areas of planting in these gardens.
- There are no public footpaths through or adjacent to this Land Parcel. However, public views into the Parcel are available from Welham Road and Langton Road. There are also views into the Parcel from the properties along Welham Road, particularly from first floor windows.
- The Land Parcel has a good relationship to the existing built edge of Great Bowden, although some existing vegetation would need to be removed for development of the parcel to take place.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium high capacity to accommodate development. Given the rural and residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be less suitable in this Land Parcel. Residential development is felt to be most appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The mature parkland trees should be retained and renewed within the development layout, should the Land Parcel be developed. The hedgerows along Welham Road are also identified as part of a wildlife corridor within the Harborough District Council Phase 1 habitat survey and should be retained.
- ***Important views to be retained***
Properties along Welham Road fall within the Great Bowden Conservation Area. The setting of the Conservation Area will need to be carefully considered should the Land Parcel be developed.
- ***Retention of existing routes through the site***
There are currently no routes through the site that would need to be retained.
- ***Ground modelling***
Some gentle, low level ground modelling could be used to help development fit within the surrounding landscape and reduce visual impacts.
- ***Additional planting***
Additional planting is likely to be necessary to reinforce the boundaries of this Land Parcel, particularly the hedgerow along Welham Road. This should include large parkland scale trees where possible to reflect the nature of planting currently within the Parcel.
- ***Maximum building heights***
Existing residential properties within the immediate vicinity of this Land Parcel are 2 storeys high. Any development within this Parcel should reflect these heights.
- ***Development layout***
The layout of any development within this parcel should reflect the traditional pattern of development within Great Bowden, with housing focussed around 'greens'.
- ***Building materials***
Materials should be appropriate to the village context of the Land Parcel. Housing development should reflect the vernacular style of houses within the historic core of Great Bowden.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

- ***Open space provision and green infrastructure***

As mentioned above, 'greens' should be created within any development to act as open space as well as reflect the traditional settlement form in Great Bowden. Additional planting should also enhance the wildlife corridor identified along Welham Road.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 9

Size = 4.8Ha

Landscape Character Area = 1. Foxton to Great Bowden Slopes/3. Welland Valley North

Surveyors = JB, MR, RS

Date surveyed = 09/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary					✓	1
	Sub Total		0	1	1	1	1	10
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary	✓					5
	Sub Total		2	0	1	2	0	17
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	1	2	3	1	27
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			2	1	2	3	2	28

Overall Capacity Range = Medium

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 9

General Commentary:

- This Land Parcel is located to the north east of Great Bowden, on relatively flat land at a height of around 75m AOD. The Parcel consists of two medium sized fields, divided by a mature tree belt. It falls partly within the Welland Valley North Landscape Character Area and partly within the Foxton to Great Bowden Slopes Landscape Character Area, as well as within the Area of Particularly Attractive Landscape designated by Harborough District Council. The Parcel is relatively well contained by mature tree belts, and there is also a substantial woodland belt of semi-mature planting adjacent to the A6, which provides an effective screen to the road.
- Land use within this Parcel is pastoral farmland or open space. The kennels and stables associated with the Fernie Hunt are located within the southern most of the two fields. There are many mature parkland trees and copses within the Parcel, however, properties at 25 and 27 Welham Road back onto the Parcel and have very little mature vegetation within their rear gardens. The boundary treatment of these properties is wooden fencing.
- There are no public footpaths through or adjacent to this Land Parcel. However, some public views into the Parcel are available from Welham Road and Nether Green. There are also views into the Parcel from the properties along Welham Road, particularly from first floor windows, and some properties on Nether Green.
- The Land Parcel has a good relationship to the existing built edge of Great Bowden, although some existing vegetation may need to be removed for development of the parcel to take place.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Given the rural and residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be less suitable in this Land Parcel. Residential development is felt to be most appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The mature parkland trees should be retained and renewed within the development layout, should the Land Parcel be developed. The hedgerows along Welham Road are also identified as part of a wildlife corridor within the Harborough District Council Phase 1 habitat survey and should be retained.
- ***Important views to be retained***
Properties along Welham Road fall within the Great Bowden Conservation Area. The setting of the Conservation Area will need to be carefully considered should the Land Parcel be developed.
- ***Retention of existing routes through the site***
There are currently no routes through the site that would need to be retained.
- ***Ground modelling***
Some gentle, low ground modelling could be used to help development fit within the surrounding landscape and reduce visual impacts.
- ***Additional planting***
Additional planting is likely to be necessary to reinforce the boundaries of this Land Parcel, particularly the hedgerow along Welham Road. This should include large parkland scale trees where possible to reflect the nature of planting currently within the Parcel.
- ***Maximum building heights***
Existing residential properties within the immediate vicinity of this Land Parcel are 2 storeys high. Any development within this Parcel should reflect these heights.
- ***Development layout***
The layout of any development within this parcel should reflect the traditional pattern of development within Great Bowden, with housing focussed around 'greens'.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

- ***Building materials***
Materials should be appropriate to the village context of the Land Parcel. Housing development should reflect the vernacular style of houses within the historic core of Great Bowden.
- ***Open space provision and green infrastructure***
As mentioned above, 'greens' should be created within any development to act as open space as well as reflect the traditional settlement form in Great Bowden. Additional planting should also enhance the wildlife corridor identified along Welham Road.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 10

Size = 10.7Ha

Landscape Character Area = 1. Foxton to Great Bowden Slopes

Surveyors = JB, MR, RS

Date surveyed = 09/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	Sub Total		0	0	3	1	0	11
2a.Visual Factors	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary		✓				4
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		0	4	1	0	0	19
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	4	4	1	0	30
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			0	4	4	1	1	31

Overall Capacity Range = Medium High

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 10

General Commentary:

- This Land Parcel is located to the east of Great Bowden, on relatively flat land. The Parcel consists of numerous small fields, divided by a combination of tall hedgerows and fence lines. It falls within the Foxton to Great Bowden Slopes Landscape Character Area, as well as within the Area of Particularly Attractive Landscape and Separation Area designated by Harborough District Council. The Parcel is generally well contained by hedgerows and mature tree belts, and there is also a substantial woodland belt of semi-mature planting to the east of the Parcel, adjacent to the A6, which provides an effective screen to the road. The hedgerows have undergone variable management regimes, with some more intermittent than others.
- Land use within this Parcel is a mixture of pastoral farmland/paddocks, cemeteries, private gardens and open space. There are some mature parkland trees within the Parcel and the hedgerows within it. Properties along the eastern edge of Great Bowden generally back onto the Parcel and have mature vegetation along their rear gardens, at least partially forming the boundary treatment. Fence lines form the remainder of the boundary treatments.
- There are no public footpaths through this Land Parcel, but there is a right of way to the south of the Parcel, from Station Road to Dingley Road. In general, public views into the Parcel are relatively limited. There are views into the Parcel from properties along Station Road, Knight's End Road and Dingley Road, particularly from first floor windows.
- The Land Parcel has a good relationship to the existing built edge of Great Bowden, although some existing vegetation would need to be removed for development of the parcel to take place.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium high capacity to accommodate development. Given the residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be much less suitable in this Land Parcel. Residential development is felt to be most appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
Mature trees within the Parcel should be retained as far as possible.
- ***Important views to be retained***
Many of the properties adjacent to the Land Parcel fall within the Great Bowden Conservation Area. The setting of the Conservation Area, and Listed Buildings in the vicinity, will need to be carefully considered should the Land Parcel be developed.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained.
- ***Ground modelling***
Ground modelling would not be necessary or appropriate in this location.
- ***Additional planting***
Additional planting is likely to be necessary to reinforce hedgerows and soften the built edge of any development that should occur.
- ***Maximum building heights***
Existing residential properties within the immediate vicinity of this Land Parcel are 2 storeys high. Any development within this Parcel should reflect these heights.
- ***Development layout***
The layout of any development within this parcel should reflect the traditional pattern of development within Great Bowden, with housing focussed around 'greens'. It should be small scale and organic in form.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

- ***Building materials***
Materials should be appropriate to the village context of the Land Parcel. Housing development should reflect the vernacular style of houses within the historic core of Great Bowden.
- ***Open space provision and green infrastructure***
As mentioned above, 'greens' should be created within any development to act as open space as well as reflect the traditional settlement form in Great Bowden.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 11
Landscape Character Area = 3. Welland Valley North
Surveyors = JB, MR, RS

Size = 3.3Ha
Date surveyed = 09/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary		✓				4
	Sub Total		0	1	2	1	0	12
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary	✓					5
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		1	0	2	1	1	14
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	1	4	2	1	26
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			1	1	4	2	2	27

Overall Capacity Range = Medium

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 11

General Commentary:

- This Land Parcel is located to the east of Great Bowden, on gently sloping land. The Parcel consists of small fields, divided by a combination of low hedgerows and post and wire fences. It falls within the Foxton to Great Bowden Slopes Landscape Character Area, as well as within the Separation Area designated by Harborough District Council. The Parcel is only partially contained by hedgerows, although there are a number of mature oak and ash trees within the hedgerows.
- Land within the Parcel is used as pony paddocks. There is also a disused barn structure within the southern most field. Properties along the eastern edge of Great Bowden generally back onto the Parcel and have mainly wooden fence lines forming the boundary of the rear gardens. There are a few properties with more substantial vegetation along this interface. These properties are newer additions to the village and do not form part of its historic core or Conservation Area.
- There is a public footpath that runs through the middle of the Parcel, from Station Road to Dingley Road. This allows extensive public views of the Parcel, particularly the southern most fields. There are views into the Parcel from properties along Station Road and Knight's End Road, particularly from first floor windows. There are also unattractive views from this Parcel towards the Euro Business Park further east of Great Bowden.
- The Land Parcel has a good relationship to the existing built edge of Great Bowden, although some existing vegetation or properties would need to be removed for development of the parcel to take place.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Given the residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be much less suitable in this Land Parcel. Residential development is felt to be most appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The hedgerows and mature trees along the eastern boundary of the Parcel should be retained as far as possible, as the basis for screen planting to soften the edge of development.
- ***Important views to be retained***
Elements of the views both towards the Parcel and from the Parcel currently contain unattractive elements. Development within this parcel, with associated planting, may be able to address this problem.
- ***Retention of existing routes through the site***
The public footpath through the centre of the Land Parcel should be retained if the Parcel were developed. A diversion order would need to be applied for should the alignments require altering.
- ***Ground modelling***
Ground modelling would not be necessary or appropriate in this location.
- ***Additional planting***
Additional planting is likely to be necessary to reinforce the hedgerow along the eastern edge of the Land Parcel. This planting would soften the built edge of Great Bowden, which is currently relatively hard in this location when compared to the rest of the village. It would also serve to reinforce the separation of the village from industrial land to the south and east.
- ***Maximum building heights***
Existing residential properties within the immediate vicinity of this Land Parcel are 2 storeys high. Any development within this Parcel should reflect these heights.
- ***Development layout***
It is currently unclear how a development in this location would be accessed. The layout of any development in this location would very much depend on vehicular access points, but should reflect the traditional pattern of development within Great Bowden, with housing focussed around 'greens'.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

- ***Building materials***
Materials should be appropriate to the village context of the Land Parcel. Housing development should reflect the vernacular style of houses within the historic core of Great Bowden.
- ***Open space provision and green infrastructure***
As mentioned above, 'greens' should be created within any development to act as open space as well as reflect the traditional settlement form in Great Bowden, and existing hedgerows should be strengthened in order to improve the vegetated edge of the settlement.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 12
Landscape Character Area = 3. Welland Valley North
Surveyors = MR & RS

Size = 5.9Ha
Date surveyed = 13/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary		✓				4
	Sub Total		0	1	2	1	0	12
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary					✓	1
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		0	0	1	3	1	10
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	1	3	4	1	22
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			0	1	3	4	2	23

Overall Capacity Range = Medium Low

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 12

General Commentary:

- This Land Parcel is located to the east of Great Bowden and on the northern edge of Market Harborough. It is situated on land that slopes down towards the River Welland. The Parcel consists of small to medium sized fields, divided by a combination of low gappy hedgerows and post and wire fences. It falls within the Foxton to Great Bowden Slopes Landscape Character Area, as well as within the Separation Area designated by Harborough District Council. The Parcel is only partially contained by hedgerows, although the boundary planting associated with commercial development at the Euro Business Park is more substantial.
- Land within the Parcel is pastoral farmland, generally grazed by cattle. The banks of the River Welland are located to the east of the Parcel and are well vegetated with tree species such as willow present. There are also substantial overhead cables located in this vicinity. The River Welland is identified as a wildlife corridor within the Harborough District Council Phase 1 habitat survey and the eastern most tip of the Parcel is located within the floodplain of the river.
- There are no public footpaths through or adjacent to this Land Parcel. However, some public views into the Parcel are available from Rockingham Road to the east. There are also views into the Parcel some of the commercial properties in the Euro Business Park.
- The Land Parcel has a moderate relationship to the existing built edge of Market Harborough, but development would lead to coalescence of Market Harborough and Great Bowden.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium low capacity to accommodate development. Given that development within this Land Parcel would result in coalescence of Market Harborough and Great Bowden, it is not considered appropriate to develop Land Parcel 12. .

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 13

Size = 1.5Ha

Landscape Character Area = 2. Burnmill Farm Scarp Slopes

Surveyors = JB, MR, RS

Date surveyed = 09/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary	✓					5
	Sub Total		1	1	0	1	1	12
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary	✓					5
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary	✓					5
	Sub Total		2	0	1	1	1	16
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		3	1	1	2	2	28
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			3	1	1	2	3	29

Overall Capacity Range = Medium

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 13

General Commentary:

- This Land Parcel is located on the northern edge of Market Harborough, on a plateau area above the scarp slopes of the Burnmill Farm Scarp Slopes Landscape Character Area. It falls within the Separation Area designated by Harborough District Council. The Parcel is well contained by a strong fringe of semi-mature native planting along its northern boundary, existing housing to the east and south, and a school site to the west. There is limited vegetation along the boundaries of the Land Parcel that coincide with existing built development.
- Land within the Parcel is currently rough grassland. The Parcel comprises a single field with no variety or divisions within it. There are no built forms within the Parcel either.
- A public footpath runs through the centre of this Land Parcel, from The Ridgeway to Great Bowden. There may be some views into the Parcel from the first floor of houses to the east, but most properties along The Ridgeway are bungalows, with garden boundary vegetation or fences screening views into the Parcel.
- The Land Parcel has a good relationship to the existing built edge of Market Harborough, although it is unclear how vehicular access into the Parcel would be possible.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Given the residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be much less suitable in this Land Parcel. Residential development is felt to be most appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The young planting belts along the northern perimeter of the Parcel should be retained as screening for any development proposals.
- ***Important views to be retained***
Existing enclosure of the Land Parcel is extensive, so there are no views into the site that need to be retained. Views towards Market Harborough from the north generally see a vegetated skyline. The built edge of Market Harborough is not generally visible and any development should be designed to avoid breaking the skyline in these views.
- ***Retention of existing routes through the site***
The public footpath through the centre of the Land Parcel should be retained if the Parcel were developed. A diversion order would need to be applied for should the alignments require altering.
- ***Ground modelling***
Ground modelling would not be necessary or appropriate in this location.
- ***Additional planting***
Additional planting may be necessary to reinforce the planting belt along the northern edge of the Land Parcel.
- ***Maximum building heights***
Any development should be designed to avoid breaking the skyline in views from the north. It may be necessary to build bungalows along the northern edge of the plateau if it cannot be proven that two storey buildings will be screened from view.
- ***Development layout***
It is currently unclear how a development in this location would be accessed. The layout of any development in this location would very much depend on vehicular access points. As discussed above, however, residential properties should be set back from the edge of the plateau in order to prevent them breaking the skyline in views from the north.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

- ***Building materials***
Buildings in the vicinity of Land Parcel 13 are generally of modern origin and do not demonstrate vernacular features or materials. There are no Listed Buildings or Conservation Areas in the vicinity of the Land Parcel.
- ***Open space provision and green infrastructure***
The scarp slopes to the north of this Land Parcel should be retained as open space between the edge of Market Harborough and Great Bowden.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 14

Size = 4.3Ha

Landscape Character Area = 2. Burnmill Farm Scarp Slopes

Surveyors = JB, MR, RS

Date surveyed = 09/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	Sub Total		0	0	2	1	1	9
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary				✓		2
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		0	1	1	3	0	13
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	1	3	4	1	22
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			0	1	3	4	2	23

Overall Capacity Range = Medium Low

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 14

General Commentary:

- This Land Parcel is located on the northern edge of Market Harborough, on a plateau area above the scarp slopes of the Burnmill Farm Scarp Slopes Landscape Character Area. It falls within the Separation Area designated by Harborough District Council. The Parcel is only partially contained by vegetation, with parts of the Parcel being open to views from the north. The Mount Cottage and The Mount Cottage Mews are located within the Parcel and have open views out towards Great Bowden and the countryside beyond. Part of the Parcel, to the north of the school site, also has no vegetation to enclose it, allowing glimpses of the school building in views from the north. There are more substantial hedgerows and tree belts along other boundaries of the Parcel, although there are still glimpses through these, particularly in the winter.
- Land within the Parcel is currently pastoral or rough grassland. Horses are kept within most of the fields, of which there are five as well as the private gardens of The Mount Cottage and The Mount Cottage Mews. There are also several barn and shed buildings associated with the horses, scattered around the Land Parcel.
- A public footpath runs along the eastern edge of this Land Parcel, from The Ridgeway to Great Bowden. There are also views from Burnmill Road, to the north of the Parcel. There may be some views into the Parcel from the first floor of houses along Pochin Drive, Waterfield Place and Scott Close.
- The Land Parcel has a good relationship to the existing built edge of Market Harborough, although it is unclear how vehicular access into the Parcel would be possible.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium low capacity to accommodate development. Given the current visual prominence of the Parcel, it is not considered appropriate to develop Land Parcel 14. Development within this Land Parcel would also compromise the separation between Market Harborough and Great Bowden.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 15
Landscape Character Area = 2. Burnmill Farm Scarp Slope
Surveyors = JB, MR, RS

Size = 19.8Ha
Date surveyed = 09/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary					✓	1
	Complexity/ Scale	Secondary		✓				4
	Condition	Secondary				✓		2
	Sub Total		0	1	0	1	2	8
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary					✓	1
2b.Potential Landscape Features	Scope to mitigate the development	Primary					✓	1
	Sub Total		0	0	0	1	4	6
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	1	0	2	6	14
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			0	1	0	2	7	15

Overall Capacity Range = Low

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 15

General Commentary:

- Land Parcel 15 is located on the steep scarp slopes to the north of Market Harborough, within the Burnmill Farm Scarp Slopes Landscape Character Area. It falls within the Separation Area designated by Harborough District Council. The Land Parcel is divided up by hedgerows of varying size and quality, into fields of small to medium size. The northern boundary of the site forms the southern boundary of the adjacent Land Parcel 16 and is intermittent. Burnmill Road is situated to the west of the Land Parcel, with a tall hedgerow and hedgerow trees running alongside. This hedgerow does have occasional gaps, however, and does allow some views into the Land Parcel. The railway line and the substantial woodland belt on its cutting slopes form the eastern boundary of the Land Parcel.
- The Land Parcel is predominantly pastoral land, with some arable. It contains no buildings. Ridge and Furrow forms an attractive feature upon some of the steeper pastoral slopes.
- There are extensive views into this Land Parcel from the north and west. There are also some views from within Great Bowden. Two public footpaths run through the parcel, from the edge of Market Harborough towards Great Bowden and there are elevated panoramic views to the north over Great Bowden, the Welland Valley and beyond.
- The Land Parcel is separated from the existing built edge of Market Harborough by the plateau area associated with Burnmill Farm. It does not form a natural extension of the existing built area.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a low capacity to accommodate development. Given the steep terrain of the Parcel, and its visibility from a wide area, it is not considered appropriate to develop Land Parcel 15. Development within this Land Parcel would also compromise the separation between Market Harborough and Great Bowden.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 16

Size = 11.0Ha

Landscape Character Area = 1. Foxton to Great Bowden Slopes

Surveyors = JB, MR, RS

Date surveyed = 09/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary				✓		2
	Sub Total		0	1	1	2	0	11
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary				✓		2
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		0	0	2	3	0	12
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	1	6	5	0	23
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			0	1	6	5	1	24

Overall Capacity Range = Medium Low

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 16

General Commentary:

- This Land Parcel is located on the southern edge of Great Bowden, on flatter land below the scarp slopes of the Burnmill Farm Scarp Slopes Landscape Character Area. It falls within the Separation Area designated by Harborough District Council. The Parcel is partially contained by tall hedgerows with many trees, and by vegetation around the rear boundaries of properties along Main Street and Burnmill Road in Great Bowden. The eastern boundary of the Land Parcel is formed by the railway line and scrubby vegetation on its cutting slopes.
- The Land Parcel is predominantly pastoral land, with some arable. The Parcel comprises approximately five fields of varying sizes as well as parts of some private gardens. It contains no buildings at present.
- Two public footpaths run through the parcel, from the edge of Market Harborough towards Great Bowden. There are also some views in to the parcel from Burnmill Road. There may be some views into the Parcel from houses in Great Bowden, but most properties have tall garden boundary vegetation or fences screening views into the Parcel. These properties are within the Great Bowden Conservation Area and a number of them are Grade II listed buildings.
- The Land Parcel has a reasonable relationship to the existing built edge of Great Bowden, although its development could compromise the separation between Market Harborough and Great Bowden. Some small scale infill may be possible.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium low capacity to accommodate development. Given its visibility from a wide area, it is not considered appropriate to develop Land Parcel 16. Development within this Land Parcel would also compromise the separation between Market Harborough and Great Bowden.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 17
Landscape Character Area = 3. Welland Valley North
Surveyors = MR & RS

Size = 4.1Ha
Date surveyed = 13/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary					✓	1
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary		✓				4
	Sub Total		0	1	1	1	1	10
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary					✓	1
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		0	0	1	2	2	9
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	1	2	3	3	19
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			0	1	2	3	4	20

Overall Capacity Range = Medium Low

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 17

General Commentary:

- This Land Parcel is located on the north eastern edge of Market Harborough, within the floodplain of the River Welland. It falls within the Welland Valley North Landscape Character Area and the Separation Area designated by Harborough District Council. The Parcel is open to view from most directions and contains very little vegetation. There are scattered trees and shrubs along the course of the river and along the northern boundary of the Parcel, which is formed by a brook that feeds into the River Welland. The eastern boundary of the Parcel is formed by Rockingham Road, which is at a higher level than the Parcel, with a post and rail fence forming a boundary between the two.
- Land within the Parcel is currently pastoral, with one large field forming the entire Parcel. Overhead power lines are a prominent feature adjacent to the Parcel.
- There are no public rights of way within or adjacent to Land Parcel 17. Views into the Parcel are possible from Rockingham Road, as well as from the office development between Rockingham Road and the A6 and the Euro Business Park.
- The Land Parcel has a relatively poor relationship with to the existing built edge of Market Harborough, and is more related to the Welland and its valley.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium low capacity to accommodate development. Given the high visibility of the Parcel and its location within the floodplain of the River Welland, it is not considered appropriate to develop Land Parcel 17. There is scope to enhance the area and the approach to Market Harborough by planting and management measures.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 18
Landscape Character Area = 4. Lodge Farm Valley Slopes
Surveyors = MR & RS

Size = 12.6Ha
Date surveyed = 13/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary		✓				4
	Condition	Secondary			✓			3
	Sub Total		0	1	3	0	0	13
2a.Visual Factors	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		0	2	2	1	0	16
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	3	5	1	0	29
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			0	3	5	1	1	30

Overall Capacity Range = Medium High

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 18

General Commentary:

- This Land Parcel is located to the east of Market Harborough, beyond the A6. It falls within the Lodge Farm Valley Slopes Landscape Character Area and within the Area of Particularly Attractive Landscape designated by Harborough District Council. The Parcel slopes gently towards an unnamed tributary of the River Welland. The A6 is slightly elevated above the Land Parcel, with maturing planting on its embankment slopes. There are also mature hedgerows around the Parcel, although these are of differing heights and levels of management.
- Land within the Parcel is pastoral farmland, grazed by sheep. The Parcel comprises two relatively large fields with a hedgerow between them. There is evidence of ridge and furrow within the fields and there are also shelters associated with the animals located within the Parcel. A row of overhead cables also runs through the field and buildings associated with Lodge Farm, to the south of the Parcel, have a significant influence on the Parcel.
- There are no public rights of way within or adjacent to Land Parcel 18. Only glimpsed views into the Parcel are possible from the A6 and from Harborough Road to the north of the Parcel. However, a public footpath and a bridleway to the south of the Parcel do allow further views into it. There are also likely to be views towards the Parcel from houses in Dingley, although these would be over quite a distance.
- The Land Parcel is separated from the existing built edge of Market Harborough by the A6. Development within the Parcel would also extend Market Harborough into the open countryside towards the village of Dingley.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium high capacity to accommodate development. Given the proximity to the A6, either commercial or residential development could be suitable in this Land Parcel. Any development would need to be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
Existing planting along the A6 and along the unnamed tributary of the River Welland should be retained as far as possible.
- ***Important views to be retained***
Views into the Parcel are currently fairly limited. Important views in this vicinity look out towards Northamptonshire and its Undulating Hills and Valleys to the east.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained. However, if Lodge Farm is to remain operational access to the farm buildings will need to be retained.
- ***Ground modelling***
Some gentle, gradual ground modelling could be used to help development fit within the surrounding landscape and reduce visual impacts away from the water course.
- ***Additional planting***
Additional planting is likely to be necessary to reinforce the existing hedgerows, particularly to the east of the site. Substantial additional planting would be required to reduce the impact of developing east of the A6. Vegetation along the tributary of the River Welland should be suitable for a river environment and enhance the wildlife corridor identified in the Harborough District Council Phase 1 habitat survey.
- ***Maximum building heights***
Any development should be designed to suit the interface with the rural location. Commercial development may potentially include 3 storey units to relate to the development west of the A6.
- ***Development layout***
It is assumed that any development in this location would be accessed from the A6.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

- ***Building materials***
Materials should be appropriate to the adjacent urban areas.
- ***Open space provision and green infrastructure***
Open space should help to retain and enhance the wildlife corridor along the tributary of the River Welland.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 19
Landscape Character Area = 4. Lodge Farm Valley Slopes
Surveyors = MR & RS

Size = 27.5Ha
Date surveyed = 13/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary			✓			3
	Sub Total		0	0	4	0	0	12
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		0	1	2	2	0	14
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	1	6	2	0	26
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			0	1	6	2	1	27

Overall Capacity Range = Medium

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 19

General Commentary:

- This Land Parcel is located to the east of Market Harborough, beyond the A6. It falls within the Lodge Farm Valley Slopes Landscape Character Area and within the Area of Particularly Attractive Landscape designated by Harborough District Council. The Parcel is gently sloping and becomes flatter around Lodge Farm, to the north. It is well contained by semi-mature native planting along the A6, but more open to views from the east.
- Land within the Parcel is currently arable farmland. The Parcel comprises a several medium sized fields, divided by a variety of different sized native hedgerows, some with over mature hedgerow trees, and post and wire fence lines. Lodge Farm, with its large number of associated farm buildings and structures, is surrounded by a belt of poplars on its southern side.
- Two public rights of way are found within the Parcel, a bridleway to the southern edge and a footpath through the centre. These offer views into the Parcel, but other public views into it are relatively limited. Lodge Farm is located within the Parcel and would have views of any development. There are also likely to be views towards the Parcel from houses in Dingley, although these would be over quite a distance.
- The Land Parcel is separated from the existing built edge of Market Harborough by the A6. Development within the Parcel would also extend Market Harborough towards the village of Dingley.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Given the proximity to the A6, either commercial or residential development could be suitable in this Land Parcel. Any development would need to be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
Existing planting along the A6 should be retained as far as possible.
- ***Important views to be retained***
Views into the Parcel are currently fairly limited. Important views in this vicinity look out towards Northamptonshire and its Undulating Hills and Valleys character area.
- ***Retention of existing routes through the site***
The public footpath and bridleway that run through the Land Parcel should be retained if the Parcel were developed. A diversion order would need to be applied for should the alignments require altering. If Lodge Farm is to remain operational access to the farm buildings will need to be retained.
- ***Ground modelling***
Some gentle, gradual ground modelling could be used to help development fit within the surrounding landscape and reduce visual impacts.
- ***Additional planting***
Additional planting is likely to be necessary to reinforce the existing hedgerows. Substantial planting would be required to the east to create a new planted edge to Market Harborough.
- ***Maximum building heights***
Built form could include either residential at 2-2.5 storeys or commercial up to 3 storeys.
- ***Development layout***
It is assumed that any development in this location would be accessed from the A6.
- ***Building materials***
Materials should be appropriate to the adjacent urban areas.
- ***Open space provision and green infrastructure***
A new green buffer to the east would be required as well as links to the watercourse to the north in Parcel 18.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 20
Landscape Character Area = 5. Clack Hill Ridge
Surveyors = MR & RS

Size = 2.5Ha
Date surveyed = 13/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary				✓		2
	Sub Total		0	0	1	2	1	8
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		0	0	2	3	0	12
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	0	3	5	1	20
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	3	5	1	1
Overall Capacity Profile (1+2a, 2b & 3)			0	0	3	5	2	21

Overall Capacity Range = Medium Low

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 20

General Commentary:

- This Land Parcel is located to the east of Market Harborough, beyond the A6. It is a small parcel, formed when the A6 divided the original field pattern within the vicinity. It falls within the Clack Hill Ridge Landscape Character Area and within the Area of Particularly Attractive Landscape designated by Harborough District Council. The landform consists of a small prominent plateau area on the ridgeline, which drops down steeply to the valley slopes below.
- Land within the Parcel is currently pastoral farmland, grazed by cows. The Parcel comprises a single field with no divisions within it, although part of the field shows evidence of ridge and furrow. There are no built forms within the Parcel but there are small overhead cables at the lower level of the field.
- A public bridleway runs through the centre of this Land Parcel. This offers views into the Parcel, but other public views into it are relatively limited, with hedgerows along the A6 preventing views from the road. There are also likely to be views towards the Parcel from houses in Dingley, although these would be over quite a distance. There are elevated views from the public bridleway over the hills and woodland to the east.
- The Land Parcel is separated from the existing built edge of Market Harborough by the A6. Development within the Parcel would also extend Market Harborough into the open countryside.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium low capacity to accommodate development. Given the steep terrain of the Parcel, and its isolation from Market Harborough as a result of the A6, it is not considered appropriate to develop Land Parcel 20.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 21
Landscape Character Area = 5. Clack Hill Ridge
Surveyors = RS & MR

Size = 7.2Ha
Date surveyed = 13/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary				✓		2
	Sub Total		0	0	2	1	1	9
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary					✓	1
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		1	1	0	2	1	14
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	1	2	3	2	23
3.Landscape Value	Designations	Secondary				✓		2
	Sub Total		0	0	0	1	0	2
Overall Capacity Profile (1+2a, 2b & 3)			1	1	2	4	2	25

Overall Capacity Range = Medium

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 21

General Commentary:

- This Land Parcel is located to the south east of Market Harborough, at the end of the Clack Hill Ridge Landscape Character Area. Tall hedgerows on all of its boundaries contain the Parcel at close quarters, but due to the elevation of the ground the top of the ridge is visible from most directions at a distance. It was divided from the original field pattern by the construction of the A6.
- Land within the Parcel is currently pastoral farmland, grazed by cows. The Parcel comprises a single field with no divisions within it, although there is an area along the southern boundary of the Parcel that steeply slopes into a depression. There are no built forms within the Parcel apart from a triangulation pillar at the highest point. There is also a pond within the Parcel and semi-mature planting belts along the A6 and the existing urban edge of Market Harborough. Part of the Parcel also demonstrates features of ridge and furrow.
- A public bridleway runs diagonally through the Land Parcel, from the edge of Market Harborough to cross the A6. Views into the Parcel from the surrounding roads are limited, but there are private views into the site from large areas of Market Harborough.
- The Land Parcel has a good relationship to the existing built edge of Market Harborough, and vehicular access into the Parcel would be possible from Kettering Road.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Given the residential context of the parcel, commercial development may be less suitable in this Land Parcel, although good road links would help to accommodate commercial development. Residential development is felt to be most appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The semi-mature planting belts around the eastern and western perimeters of the Parcel should be retained as screening for any development proposals. The mature hedgerow between the parcel and Clack Hill should also be retained as far as possible.
- ***Important views to be retained***
Views from the town centre and other parts of Market Harborough extend to the Parcel. There are panoramic views from the triangulation pillar to most quarters.
- ***Retention of existing routes through the site***
The public footpath that runs through the Land Parcel should be retained if the Parcel were developed. A diversion order would need to be applied for should the alignments require altering.
- ***Ground modelling***
Ground modelling would not be appropriate in this location.
- ***Additional planting***
Additional planting is likely to be necessary to reinforce the mature planting belts along the perimeters of the Land Parcel.
- ***Maximum building heights***
Existing residential properties within the immediate vicinity of this Land Parcel are 2 storeys high. Any development within this Parcel should reflect these heights.
- ***Development layout***
The steep slopes within this Parcel are likely to be unsuitable for development. Development would therefore need to occur on the flatter land to the north of the Parcel. The top of the site should not be developed to allow for views from and to the Parcel.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

- ***Building materials***
Buildings in the vicinity of Land Parcel 21 are generally of modern origin and do not demonstrate vernacular features or materials. There are no Listed Buildings or Conservation Areas in the vicinity of the Land Parcel.
- ***Open space provision and green infrastructure***
The steeper slopes and most elevated locations within the Parcel could be retained as open space.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 22
Landscape Character Area = 5. Clack Hill Ridge
Surveyors = RS & MR

Size = 12.4Ha
Date surveyed = 13/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary				✓		2
	Complexity/ Scale	Secondary	✓					5
	Condition	Secondary			✓			3
	Sub Total		1	0	1	1	1	11
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		0	0	3	2	0	13
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	0	4	3	1	24
3.Landscape Value	Designations	Secondary		✓				4
	Sub Total		0	1	0	0	0	4
Overall Capacity Profile (1+2a, 2b & 3)			1	1	4	3	1	28

Overall Capacity Range = Medium

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 22

General Commentary:

- This Land Parcel is located on the southeastern edge of Market Harborough, within the Clack Hill Ridge Landscape Character Area. It is situated on land that drops away steeply from the ridgeline towards the River Jordan. There is limited vegetation along the boundaries of the Land Parcel, allowing views into the Parcel from Kettering Road in particular. The change in slope gradient forms the boundary between this Parcel and Parcel 22a to the south.
- Land within the Parcel is currently arable farmland. The Parcel comprises parts of two different fields, separated by low, poor quality hedgerows with occasional hedgerow trees. There are ponds within the Parcel, but no other built forms.
- There are no public rights of way within or adjacent to Land Parcel 22. There are views into the Parcel from Kettering Road, but very few private properties have views into it.
- The Land Parcel is separated from the existing built edge of Market Harborough, but vehicular access into the Parcel would be possible from Kettering Road.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. The main constraint is the detachment from the existing urban fabric. Commercial development would be less suitable in this Land Parcel, although good road links would help to accommodate commercial development. Residential development is felt to be more appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
There are few landscape features within this Parcel to be retained.
- ***Important views to be retained***
There are open panoramic views across the Jordan Valley to the south.
- ***Retention of existing routes through the site***
There are no current routes through the site that would need to be retained.
- ***Ground modelling***
Ground modelling would not be necessary or appropriate in this location.
- ***Additional planting***
Additional planting is likely to be necessary to contain any development that occurs from the open countryside to the east and south. Woodland blocks would be appropriate, to continue the characteristic feature of woodland blocks found along the rest of the ridgeline.
- ***Maximum building heights***
Existing residential properties within the vicinity of this Land Parcel are 2 storeys high. Any development within this Parcel should reflect these heights.
- ***Development layout***
Access to any development is likely to be from Kettering Road. Layouts for buildings would need to work with the sloping ground to minimise cut and fill.
- ***Building materials***
Buildings in the vicinity of the Land Parcel are generally of modern origin and do not demonstrate vernacular features or materials. There are no Listed Buildings or Conservation Areas in the vicinity of the Land Parcel.
- ***Open space provision and green infrastructure***
Woodland planting within the Parcel, to enhance the characteristics of the rest of the ridgeline, could provide a green infrastructure project. Locations for open space should utilise the panoramic views.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 22a

Size = 11.9Ha

Landscape Character Area = 6. Jordan Valley Slopes (North)

Surveyors = RS & MR

Date surveyed = 13/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary	✓					5
	Condition	Secondary			✓			3
	Sub Total		1	0	3	0	0	14
2a.Visual Factors	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		0	0	4	1	0	14
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	0	7	1	0	28
3.Landscape Value	Designations	Secondary		✓				4
	Sub Total		0	1	0	0	0	4
Overall Capacity Profile (1+2a, 2b & 3)			1	1	7	1	0	32

Overall Capacity Range = Medium High

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 22a

General Commentary:

- This Land Parcel is located to the south east of Market Harborough, within the Jordan Valley North Landscape Character Area. It is situated on land that slopes gently towards the River Jordan. There is limited vegetation along the boundaries of the Land Parcel. The slope gradient forms the boundary between this Parcel and Parcel 22 to the north. The railway line forms the southern boundary of the site, which is marked by extensive areas of vegetation on the associated cuttings.
- The Parcel comprises part of a large arable field, separated from surrounding fields by low, poor quality hedgerows with occasional hedgerow trees. There are no built forms within the Parcel.
- There are no public rights of way within or adjacent to Land Parcel 22. There are elevated views into the Parcel from Kettering Road, but very few private properties have views into it.
- The Land Parcel is separated from the existing built edge of Market Harborough.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium high capacity to accommodate development. The main constraint is the detachment from the existing urban fabric. Commercial development would be much less suitable in this Land Parcel. Residential development is felt to be most appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
There are few landscape features within this Parcel that could be retained, however, vegetation along the railway line is considered to form a wildlife corridor within the Harborough District Council Phase 1 habitat survey and should be retained as such.
- ***Important views to be retained***
There are panoramic views into this area from the north. Sensitive development within this Parcel should still allow views over the top of the development to the rolling hills beyond the Jordan Valley.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained.
- ***Ground modelling***
Ground modelling would not be necessary or appropriate in this location.
- ***Additional planting***
Additional planting is likely to be necessary to screen any development that occurs. This should take the form of woodland blocks to integrate with the surrounding ridgeline landscape and new/replacement hedgerows to form a new edge to Market Harborough.
- ***Maximum building heights***
Existing residential properties within the vicinity of this Land Parcel are 2 storeys high. Any development within this Parcel should reflect these heights.
- ***Development layout***
Access to development in this location is likely to be from Kettering Road through Parcel 22. The layout of any development in this location would follow the topography of the valley sides.
- ***Building materials***
Buildings in the vicinity of Land Parcel 1 are generally of modern origin and do not demonstrate vernacular features or materials. There are no Listed Buildings or Conservation Areas in the vicinity of the Land Parcel.
- ***Open space provision and green infrastructure***
The wildlife corridor along the railway line should be retained and enhanced as such.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 23
Landscape Character Area = 5. Clack Hill Ridge
Surveyors = RS & MR

Size = 5.4Ha
Date surveyed = 13/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	Sub Total		0	1	1	1	1	10
2a.Visual Factors	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary		✓				4
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		0	3	2	0	0	18
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	4	3	1	1	28
3.Landscape Value	Designations	Secondary		✓				4
	Sub Total		0	1	0	0	0	4
Overall Capacity Profile (1+2a, 2b & 3)			0	5	3	1	1	32

Overall Capacity Range = Medium High

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 23

General Commentary:

- This Land Parcel is located on the south eastern edge of Market Harborough, towards the end of the Clack Hill Ridge Landscape Character Area. The Land Parcel is well contained by existing native hedgerows along Kettering Road, allowing only glimpsed views into it. There are also fairly tall hedgerows along the other perimeters of this Land Parcel, with agricultural land located to the east and south, and residential development to the west.
- Half of the Land Parcel is currently pastoral farmland with some evidence of ridge and furrow. The remainder of the Land Parcel contains Overstone House and has associated car parking, formal lawns and ornamental planting. There are overhead cables running through the arable part of the Land Parcel, which also contains shelters and feeding structures for livestock.
- There are no public rights of way within or adjacent to the Land Parcel. There are only glimpsed views into the Land Parcel from Kettering Road, but private properties along the western boundary may have views from upper storeys.
- The Land Parcel has a good relationship to the existing built edge of Market Harborough and could be accessed from Kettering Road.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium high capacity to accommodate development. Given the residential context of the Land Parcel, commercial development would be less suitable in this Land Parcel. Residential development is felt to be most appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The mature hedgerows, with occasional hedgerow trees, should be retained as far as possible to provide enclosure to the Parcel. Existing trees and tree groups within Overstone House should be retained where possible.
- ***Important views to be retained***
There are only occasional glimpsed views into the Parcel and development within it is unlikely to impact on wider views.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained.
- ***Ground modelling***
Ground modelling would not be necessary or appropriate in this location.
- ***Additional planting***
Additional planting could be used to reinforce the hedgerows along the boundaries of the Parcel to the east, north and south.
- ***Maximum building heights***
Existing residential properties within the vicinity of this Land Parcel are 2 storeys high. Any development within this Parcel should reflect these heights.
- ***Development layout***
Access to the Parcel would be from Kettering Road. There are examples of other developments to the west.
- ***Building materials***
Buildings in the vicinity of Land Parcel 1 are generally of modern origin and do not demonstrate vernacular features or materials. There are no Listed Buildings or Conservation Areas in the vicinity of the Land Parcel.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

- ***Open space provision and green infrastructure***

Open space should be focussed on the existing vegetation features and corridors to be retained.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 24

Size = 22.4Ha

Landscape Character Area = 6. Jordan Valley Slopes (North)

Surveyors = RS & MR

Date surveyed = 13/01/09

Criteria Group	Criteria	Importance	A	B	C	D	E	Total
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary		✓				4
	Sub Total		0	1	3	0	0	13
2a.Visual Factors	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary	✓					5
	Prevention of coalescence	Primary		✓				4
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		1	2	2	0	0	19
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	3	5	0	0	32
3.Landscape Value	Designations	Secondary		✓				4
	Sub Total		0	1	0	0	0	4
Overall Capacity Profile (1+2a, 2b & 3)			1	4	5	0	0	36

Overall Capacity Range = High

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 24

General Commentary:

- This Land Parcel is located on the south eastern edge of Market Harborough, on the gently sloping land of the Jordan Valley Slopes North Landscape Character Area. The Parcel is relatively well contained by existing native vegetation along the railway line and along the rear boundaries of properties between the Parcel and Kettering Road. There are occasional glimpsed views into the Parcel from Glebe Road and from south of the railway line.
- The Land Parcel is currently a mixture of arable farmland and rough grassland (to the north east). There are some individual field trees within the Parcel, predominantly oaks that probably follow the alignment of a former hedgerow, and some mature trees in the boundary hedgerows. Overhead power lines run through part of the Parcel, but there are no other built structures. Within some of the rough grassland there are areas that slope steeply into marked depressions, with ponds in the bottom of the depressions.
- There are no public rights of way within or adjacent to the Land Parcel. There are glimpsed views into the Parcel from Glebe Road and from south of the railway line, but areas on the south side of the Jordan valley can see into the Parcel. Some properties between the Parcel and Kettering Road may be able to see into the Parcel, particularly from upper floor windows.
- The Land Parcel has a good relationship to the existing built edge of Market Harborough and could be accessed from Glebe Road or Kettering Road (via Parcel 23).

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a high capacity to accommodate development. Given the residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be much less suitable in this Land Parcel. Residential development is felt to be most appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The mature hedgerows around the Parcel, and the individual field trees within it, should be retained as far as possible. Vegetation along the railway line is also considered to form a wildlife corridor within the Harborough District Council Phase 1 habitat survey and should be retained as such.
- ***Important views to be retained***
The impact on views from the south of the Jordan Valley should be considered.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained.
- ***Ground modelling***
Ground modelling would not be necessary or appropriate in this location.
- ***Additional planting***
Additional planting could be used to soften the eastern edge of the existing settlement and any development. There will still be views towards the development from the other side of the River Jordan, which cannot be screened by on site planting.
- ***Maximum building heights***
Existing residential properties within the vicinity of this Land Parcel are 2 storeys high. Any development within this Parcel should reflect these heights.
- ***Development layout***
Access to the Parcel could be from Kettering Road or Glebe Road. A layout should respect the existing houses to the north and west, the proximity of the railway and the sloping ground.
- ***Building materials***
Buildings in the vicinity are generally of modern origin and do not demonstrate vernacular features or materials. There are no Listed Buildings or Conservation Areas in the vicinity of the Land Parcel.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

- ***Open space provision and green infrastructure***

The wildlife corridor along the railway line should be retained and enhanced as such.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 25
Landscape Character Area = 7. Jordan Valley Bottom
Surveyors = RS & MR

Size = 12.1Ha
Date surveyed = 13/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary					✓	1
	Condition	Secondary				✓		2
	Sub Total		0	1	0	2	1	9
2a.Visual Factors	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary		✓				4
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		0	2	1	2	0	15
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	3	1	4	1	24
3.Landscape Value	Designations	Secondary		✓				4
	Sub Total		0	1	0	0	0	4
Overall Capacity Profile (1+2a, 2b & 3)			0	4	1	4	1	28

Overall Capacity Range = Medium

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 25

General Commentary:

- This Land Parcel is located to the south east of Market Harborough, within the Jordan Valley Bottom Landscape Character Area. The landform is generally around 85m AOD, with anything below this being part of the flood plain for the river. There are some noticeable bluffs to the north of the river, which create flat areas of land between Braybrooke Road and the river. A mature tree belt, containing predominantly pine and ash trees, is located along Braybrooke Road, and there are also trees and other vegetation along the River Jordan and the southern boundary of the Parcel.
- Land within the Parcel is predominantly pastoral and grazed by cattle. There is a small amount of arable land, adjacent to Braybrooke Road. A line of overhead cables, rather than a hedgerow, marks the boundary of the Parcel in this location. Hedgerows of varying heights mark other boundaries within the Parcel.
- There are no public rights of way within or adjacent to the Land Parcel. There are partial views into the Parcel from Braybrooke Road and the Brampton Valley Way to the south west. Some properties along Braybrooke Road and newer properties off Scotland Road have views into the Parcel, particularly from upper floor windows.
- The Land Parcel has a limited relationship to the existing built edge of Market Harborough, with the River forming a partial barrier to development. The strongest connection is to the north west corner, where the scale is more intimate.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Given the residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be much less suitable in this Land Parcel. Residential development is felt to be most appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The River Jordan is identified as a wildlife corridor within the Harborough District Council Phase 1 habitat survey. Vegetation within this corridor should be retained, as should vegetation along Braybrooke Road where possible.
- ***Important views to be retained***
The Jordan Valley is relatively contained and intimate, with few views into the corridor. Development should be accommodated without preventing views across the valley.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained.
- ***Ground modelling***
Ground modelling would not be appropriate in this location.
- ***Additional planting***
Existing vegetation along the river and Braybrooke Road should be enhanced as appropriate. The existing edge of Market Harborough could also be softened.
- ***Maximum building heights***
Existing residential properties within the vicinity of this Land Parcel are 2 storeys high. Any development within this Parcel should reflect these heights.
- ***Development layout***
Any development to take place in this Parcel would need to avoid the floodplain of the River Jordan. This would leave room for small scale development grouped on the higher ground.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

- ***Building materials***

Buildings in the vicinity of this Land Parcel are a mixture of modern developments and older properties, and any new development should pick up on vernacular detailing from the older properties. However, there are no Listed Buildings or Conservation Areas in the vicinity of the Land Parcel.

- ***Open space provision and green infrastructure***

The River Jordan should be retained as a wildlife corridor, while the floodplain could be made available as open space. The more undulating area to the north west corner, with its mature trees, should also be retained as open space.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 26

Size = 16.0Ha

Landscape Character Area = 6. Jordan Valley Slopes (South)

Surveyors = RS & MR

Date surveyed = 13/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary			✓			3
	Sub Total		0	0	3	1	0	11
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary		✓				4
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		0	1	3	1	0	15
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	1	6	2	0	26
3.Landscape Value	Designations	Secondary		✓				4
	Sub Total		0	1	0	0	0	4
Overall Capacity Profile (1+2a, 2b & 3)			0	2	6	2	0	30

Overall Capacity Range = Medium High

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 26

General Commentary:

- This Land Parcel is located on the south eastern edge of Market Harborough, within the Jordan Valley Slopes South Landscape Character Area. The landform slopes very gently down towards the River Jordan. Semi-mature vegetation along the Brampton Valley Way, a disused railway line that is now used as a recreational route and traffic free cycleway, creates some enclosure from the south and west. Vegetation along the River Jordan, including willows, also creates some enclosure from the north, although views across the valley to the northern slopes are still possible.
- Land within the Parcel is currently a combination of pasture and arable farmland. The Parcel comprises three separate fields, with a low hedgerow forming one field boundary and a tributary of the River Jordan forming another. This tributary also forms part of a wildlife corridor, as identified in the Harborough District Council Phase 1 habitat survey, and has an area of floodplain associated with it. There are no built features within the Parcel, but overhead power lines continue along the eastern boundary of the Parcel.
- There is a recreational fishing lake to the south east of the Parcel, with associated tree planting.
- There are no public footpaths within the Parcel, but the Brampton Valley Way runs along its south west boundary and has some views into it. Housing on the existing edge of Market Harborough has open views into this Parcel, with some properties having only post and rail fencing to demarcate the edge of their property.
- The Land Parcel has a reasonable relationship to the existing built edge of Market Harborough.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium high capacity to accommodate development. Given the residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be less suitable in this Land Parcel. Residential development is felt to be most appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
Vegetation along the tributary of the River Jordan and along the Brampton Valley Way should be retained where possible.
- ***Important views to be retained***
Views across the valley to the slopes on the north side of the river are possible at present. Some of these views should be retained if possible.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained.
- ***Ground modelling***
Ground modelling would not be appropriate in this location.
- ***Additional planting***
Existing vegetation along the river tributary and the Brampton Valley Way should be enhanced as appropriate. A new enhanced vegetated woodland edge should be created to the south and east to enclose Market Harborough.
- ***Maximum building heights***
Existing residential properties within the vicinity of this Land Parcel are 2 storeys high. Any development within this Parcel should reflect these heights.
- ***Development layout***
Any development to take place in this Parcel would need to avoid the floodplain of the tributary of the River Jordan. There are some potential access points from existing residential areas or through an

Market Harborough Landscape Sensitivity Appraisal – Survey Form

existing allocated site to the west. The layout and extent of any development in this location would very much depend on the vehicular access points chosen.

- ***Building materials***

Buildings in the vicinity of this Land Parcel are a mixture of modern developments and older properties, and any new development should pick up on vernacular detailing from the older properties. However, there are no Listed Buildings or Conservation Areas in the vicinity of the Land Parcel.

- ***Open space provision and green infrastructure***

The tributary of the River Jordan should be retained as a wildlife corridor, while the floodplain could be made available as open space. Connection to and from the Brampton Valley Way should be part of any scheme. Incorporation of the fishing lake should form part of an integrated scheme of open space.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 27

Size = 14.6Ha

Landscape Character Area = 6. Jordan Valley Slopes (South)

Surveyors = RS & MR

Date surveyed = 13/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary		✓				4
	Condition	Secondary		✓				4
	Sub Total		0	2	1	1	0	13
2a.Visual Factors	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		0	2	3	0	0	17
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	4	4	1	0	30
3.Landscape Value	Designations	Secondary		✓				4
	Sub Total		0	1	0	0	0	4
Overall Capacity Profile (1+2a, 2b & 3)			0	5	4	1	0	34

Overall Capacity Range = Medium High

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 27

General Commentary:

- This Land Parcel is located on the southern edge of Market Harborough, within the Jordan Valley Slopes South Landscape Character Area and adjacent to a Special Landscape Area within Northamptonshire. The Parcel consists of one large and one small arable field, separated by a tributary of the River Jordan. Hedgerows around the Parcel are generally low or relatively intermittent. Vegetation along the Brampton Valley Way, to the north east of the Parcel, is more substantial.
- Within the Parcel, there is very little vegetation. The tributary of the River Jordan has very little vegetation along its channel, but does have an area of floodplain associated with it. Overhead power lines run across the centre of the Parcel but there are no other built forms.
- A public footpath runs to the west of this Land Parcel, and the Brampton Valley Way is located to the east. Views from the Brampton Valley Way are intermittent, but from the public footpath are more open. There are also some views into the Parcel from Northampton Road, and whilst there are few residential properties that have views into the Parcel, caravans at Justin Park Caravan Site and the adjacent commercial developments have views into it.
- The Land Parcel has a moderate relationship to the existing built edge of Market Harborough, although it is slightly separated until the adjacent allocated employment land is fully built out.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium high capacity to accommodate development. Given the commercial context of the adjacent land, residential development would be much less suitable in this Land Parcel with the disused railway line forming a natural boundary between land uses. Commercial development is felt to be most appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
Vegetation along the Brampton Valley Way should be retained where possible.
- ***Important views to be retained***
There are no distinctive views from the Parcel but views into it from the Brampton Valley Way should be considered.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained. However, the Brampton Valley Way and the footpath to the west of the Parcel should be retained.
- ***Ground modelling***
Modest ground modelling may be appropriate in this location, to restrict views of any service areas or parking.
- ***Additional planting***
Additional planting could improve the wildlife corridor along the tributary of the River Jordan. It could also break up the employment area and provide green space within it. Substantial planting, including woodland, should be considered to the southern boundary to create a green edge to Market Harborough.
- ***Maximum building heights***
Existing commercial and residential properties within the vicinity of this Land Parcel are 2 storeys high. Any development within this Parcel should reflect these heights.
- ***Development layout***
The Parcel could be accessed from the existing commercial area. The layout should minimise the impact on adjacent rural and residential areas.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

- ***Building materials***

Buildings in the vicinity of the Land Parcel 1 generally of modern origin and do not demonstrate vernacular features or materials. There are no Listed Buildings or Conservation Areas in the vicinity of the Land Parcel.

- ***Open space provision and green infrastructure***

The tributary of the River Jordan should be retained as a wildlife corridor, while the floodplain could be made available as open space. A strong planted buffer to the south should be created.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 28

Size = 7.7Ha

Landscape Character Area = 19c. Welland Vale (Northamptonshire)

Surveyors = RS & MR

Date surveyed = 21/01/09

Criteria Group	Criteria	Importance	A	B	C	D	E	Total
1.Existing Landscape Features	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary	✓					5
	Sub Total		1	1	1	1	0	14
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		0	2	2	1	0	16
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	3	3	2	0	30
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			1	3	3	2	1	31

Overall Capacity Range = Medium High

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 28

General Commentary:

- This Land Parcel is located on the southern edge of Market Harborough, within the Welland Vale Landscape Character Area of adjacent Northamptonshire. It is also within the Northamptonshire Special Landscape Area.
- A tall hedgerow adjacent to Northampton Road contains the Parcel, with the only close views into the Parcel from the west being from a field gate. There are also hedgerows around the other perimeters of the Parcel; however, these are lower and more intermittent with views of commercial buildings above them.
- Land within the Parcel is currently pastoral or rough grassland. The Parcel comprises a two small to medium sized fields surrounded by commercial development to the north and south. There are no built forms within the Parcel but there are overhead cables along the northern boundary.
- A public footpath runs along the eastern boundary of this Land Parcel, from the edge of Market Harborough to the Brampton Valley Way. This allows the most open views into the Parcel. There are only glimpsed views from Northampton Road and the commercial properties to the north and south of the Parcel have no windows overlooking it.
- The Land Parcel has a relatively good relationship to the existing and allocated commercial areas on the edge of Market Harborough, although it is located outside of Harborough District. The site lies adjacent to the Justin Caravan Park to the south.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium high capacity to accommodate development. Given the commercial context of the adjacent land to the north, residential development would be less suitable in this Land Parcel. Commercial development is felt to be most appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The mature hedgerow along Northampton Road should be retained as far as possible.
- ***Important views to be retained***
Existing enclosure of the Land Parcel is relatively extensive, so there are no views into the site that need to be retained.
- ***Retention of existing routes through the site***
The public footpath along the eastern boundary of the Parcel should be retained if development is to occur. A diversion order would need to be applied for should the alignment require altering.
- ***Ground modelling***
Modest ground modelling may be appropriate in this location to soften views of service areas, parking, etc.
- ***Additional planting***
Additional planting should be used to reinforce the eastern and southern boundaries of the Parcel, adjacent to the open countryside.
- ***Maximum building heights***
Existing commercial and residential properties within the vicinity of this Land Parcel are 1 and 2 storeys high. Any development within this Parcel should reflect these heights.
- ***Development layout***
Any development could be accessed from Northampton Road.
- ***Building materials***
Buildings in the vicinity of Land Parcel 28 are generally of modern origin and do not demonstrate vernacular features or materials. There are no Listed Buildings or Conservation Areas in the vicinity of the Land Parcel.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

- ***Open space provision and green infrastructure***

Habitat connectivity by hedgerows and planting should form part of any development, together with a planted buffer to the southern boundary.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 29

Size = 31.0Ha

Landscape Character Area = 19c. Welland Vale/5a. Naesby Plateau (Northamptonshire)

Surveyors = RS & MR

Date surveyed = 21/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary				✓		2
	Complexity/ Scale	Secondary		✓				4
	Condition	Secondary		✓				4
	Sub Total		0	2	0	1	1	11
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary					✓	1
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		0	0	1	2	2	9
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	2	1	3	3	20
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			0	2	1	3	4	21

Overall Capacity Range = Medium Low

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 29

General Commentary:

- This Land Parcel is located on the southern edge of Market Harborough, predominantly within the Clay Plateau Landscape Character Area of adjacent Northamptonshire. It is also within the Northamptonshire Special Landscape Area. The Parcel is relatively steeply sloping and has views across much of Market Harborough. Whilst there are tall hedgerows and tree belts around most perimeters of the Parcel, the change in landform is such that there are views of the Parcel above the vegetation. The A508, Northampton Road, runs along the eastern edge of the Parcel.
- Land within the Parcel is currently pastoral farmland, used for cattle and horses. The Parcel is divided into nine separate fields by a combination of post and wire fences and hedgerows. There are also streams running along the eastern and western boundaries, which flow towards Market Harborough and the River Jordan. These streams are well vegetated with mature vegetation. Oxenden Lodge Farm and its associated buildings are located within the north eastern corner of the Parcel, and there are overhead power lines along the northern boundary of the Parcel. The southern boundary of the Parcel, associated with Market Harborough Golf Course, is defined by a row of poplars.
- There are no public footpaths through this Land Parcel, although there is a footpath along the western boundary, beyond the tall vegetation associated with the course of the stream. Views into the Parcel are available from much of Market Harborough, as well as from the A508 and rights of way/permissive routes to the west of the Parcel.
- The Land Parcel has a poor relationship to the existing built edge of Market Harborough, being separated from the built form by sports grounds and other open spaces.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium low capacity to accommodate development. Given the steep terrain of the Parcel, and its visibility from a wide area, it is not considered appropriate to develop Land Parcel 29.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 30

Size = 6.6Ha

Landscape Character Area = 19c. Welland Vale/15a. Hothorpe Hills to Great Oxenden
(Northamptonshire)

Surveyors = RS & MR

Date surveyed = 21/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	Sub Total		0	1	1	2	0	11
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary					✓	1
	Relationship with existing urban built form	Primary	✓					5
	Prevention of coalescence	Primary		✓				4
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		1	1	1	1	1	15
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	2	2	3	1	26
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			1	2	2	3	2	27

Overall Capacity Range = Medium

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 30

General Commentary:

- This Land Parcel is located on the southern edge of Market Harborough, predominantly within the Broad Unwooded Vale Landscape Character Area of adjacent Northamptonshire. It is also within the Northamptonshire Special Landscape Area. The Parcel slopes gently towards the existing urban edge and is enclosed by the more steeply sloping landform to the south. Whilst there are tall hedgerows to the south of the Parcel, vegetation along the garden boundaries of properties on Hopton Fields and other nearby streets is more variable. Some properties have open views into the Parcel, whilst others are well screened by mature vegetation.
- Land within the Parcel is currently pastoral farmland. The Parcel is divided into two separate fields by a medium height hedgerow. There is a stream running along the eastern boundary, which flows towards Market Harborough and the River Jordan and is well vegetated with mature vegetation. There is a collection of dilapidated sheds or animal shelters on the boundary between the two fields, and overhead power lines cut across the larger of the two fields.
- A public footpath runs along the eastern boundary of the Parcel and there are permissive routes around the northern boundary of the Parcel as part of a Countryside Stewardship initiative. These allow public views into the Parcel, as does the unvegetated stretch of boundary along Hopton Fields. Private views are also possible from properties along the northern boundary of the Parcel particularly from first floor windows.
- The Land Parcel has a good relationship to the existing built edge of Market Harborough, and could form a natural extension to the existing urban area in Northamptonshire.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Given the residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be much less suitable in this Land Parcel. Residential development is felt to be most appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The mature hedgerows around the southern and eastern boundaries should be retained as far as possible, particularly along the stream.
- ***Important views to be retained***
Existing enclosure of the Land Parcel is relatively extensive, through vegetation and landform, so there are no views into the site that need to be retained. Views towards Market Harborough from the south should still be possible from higher ground.
- ***Retention of existing routes through the site***
The public footpath that runs through the Land Parcel should be retained if the Parcel were developed. A diversion order would need to be applied for should the alignments require altering.
- ***Ground modelling***
Ground modelling would not be necessary or appropriate in this location.
- ***Additional planting***
Additional planting is likely to be necessary to reinforce the mature planting belt along the southern edge of the Land Parcel.
- ***Maximum building heights***
Existing residential properties within the vicinity of this Land Parcel are 2 storeys high. Any development within this Parcel should reflect these heights.
- ***Development layout***
Any development in this location could be accessed from Hopton Fields.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

- ***Building materials***
Buildings in the vicinity of Land Parcel 30 are generally of modern origin and do not demonstrate vernacular features or materials. There are no Listed Buildings or Conservation Areas in the vicinity of the Land Parcel.
- ***Open space provision and green infrastructure***
The stream along the eastern boundary of the Parcel could be retained, along with its corridor, as an area of open space for the development.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 31

Size = 25.6Ha

Landscape Character Area = 5a. Naesby Plateau/15a. Hothorpe Hills to Great Oxenden
(Northamptonshire)

Surveyors = RS & MR

Date surveyed = 21/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary					✓	1
	Sub Total		0	1	1	0	2	9
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary					✓	1
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary				✓		2
2b.Potential Landscape Features	Scope to mitigate the development	Primary					✓	1
	Sub Total		0	0	0	1	4	6
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	1	1	1	6	15
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			0	1	1	1	7	16

Overall Capacity Range = Low

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 31

General Commentary:

- This Land Parcel is located on the southern edge of Market Harborough, predominantly within the Clay Plateau Landscape Character Area of adjacent Northamptonshire. It is also within the Northamptonshire Special Landscape Area. The Parcel is relatively steeply sloping, forming part of a ridgeline, and has views across much of Market Harborough. There are tall hedgerows around most perimeters of the Parcel, but these are often intermittent and of variable quality, with the change in landform being significant enough to allow views to the Parcel above the vegetation.
- Land within the Parcel is currently pastoral farmland with extensive evidence of ridge and furrow. The Parcel is divided into four separate fields. There is a stream running along the eastern boundary, which flows towards Market Harborough and the River Jordan and is well vegetated with mature vegetation. There are overhead power lines through the centre of the Parcel. A Countryside Stewardship initiative indicates that part of the Parcel are recognised as unimproved grassland with wildflowers present.
- There is a public footpath along the eastern boundary of this Land Parcel and a public bridleway along the western boundary. There are also permissive routes around much of the Parcel as part of a Countryside Stewardship initiative. This allows extensive public views of the Parcel. There are also numerous private views into the Parcel from much of Market Harborough.
- The Land Parcel has a poor relationship to the existing built edge of Market Harborough, being separated from the built form by other farmland in Parcels 30 and 32.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a low capacity to accommodate development. Given the steep terrain of the Parcel, and its visibility from a wide area, it is not considered appropriate to develop Land Parcel 31. Development within this Land Parcel would also compromise the separation between Market Harborough and East Farndon, as well as allow Market Harborough to visually encroach into Northamptonshire in locations where it is not currently visible.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 32

Size = 8.8Ha

Landscape Character Area = 19c. Welland Vale/15a. Hothorpe Hills to Great Oxenden
(Northamptonshire)

Surveyors = RS & MR

Date surveyed = 21/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary				✓		2
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary		✓				4
	Sub Total		0	1	2	1	0	12
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary				✓		2
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		0	1	1	3	0	13
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	2	3	4	0	25
3.Landscape Value	Designations	Secondary					✓	1
	Sub Total		0	0	0	0	1	1
Overall Capacity Profile (1+2a, 2b & 3)			0	2	3	4	1	26

Overall Capacity Range = Medium

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 32

General Commentary:

- This Land Parcel is located on the southern edge of Market Harborough, within the Welland Vale and Hothorpe Hills to Great Oxenden Landscape Character Areas of adjacent Northamptonshire. It is also within the Northamptonshire Special Landscape Area. The Parcel is relatively steeply sloping and forms the end of a small ridgeline to the south of Market Harborough. Harborough Road forms the western edge of the Parcel, whilst the northern boundary abuts the rear gardens of properties along Watson Avenue. There is open farmland to the east and south.
- Land within the Parcel is predominantly arable farmland. Brierley Farm is situated in the north west corner of the Parcel and has large areas of hardstanding and formal lawns associated with it, as well as barns and other farm buildings. There is a stand of birch trees associated with Brierley Farm and a row of mature poplar trees along the rear garden boundaries of several properties on Watson Avenue. There are overhead power lines through the centre of the Parcel.
- A public bridleway runs through this Land Parcel, and there is permissive access along the eastern and southern boundaries as part of a Countryside Stewardship initiative. This allows extensive public views into the Parcel, with some views possible from Harborough Road as well. Views into the Parcel from properties on Watson Avenue would also be possible, particularly from first floor rooms.
- The Land Parcel has a reasonable relationship to the existing built edge of Market Harborough and could be accessed from Harborough Road or Maurice Road.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Given the residential context of the parcel, and the nature of the roads in the surrounding area, commercial development would be much less suitable in this Land Parcel. Residential development is felt to be most appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
There are few landscape features of value to retain in this Parcel. The poplars along Watson Avenue will be relatively short lived and the existing hedgerows are of variable quality.
- ***Important views to be retained***
Views up to the ridge at East Farndon are distinctive.
- ***Retention of existing routes through the site***
The public bridleway that runs through the Land Parcel should be retained if the Parcel were developed. A diversion order would need to be applied for should the alignment require altering.
- ***Ground modelling***
Some subtle ground modelling could help to mitigate development in this location.
- ***Additional planting***
Additional planting is likely to be necessary to integrate new development into this location. Small woodland blocks and strong tree-lined hedgerows are characteristic of the surrounding area and may be appropriate.
- ***Maximum building heights***
Existing residential properties within the vicinity of this Land Parcel are 2 storeys high. Any development within this Parcel should reflect these heights.
- ***Development layout***
Development in this Land Parcel could be accessed from Harborough Road or Maurice Road. Any housing development should relate to the existing housing on the edge of Market Harborough.
- ***Building materials***
Buildings in Harborough District, within the vicinity of Land Parcel 32, are generally of modern origin and do not demonstrate vernacular features or materials. Properties within nearby East Farndon demonstrate

Market Harborough Landscape Sensitivity Appraisal – Survey Form

more vernacular features. There are no Listed Buildings or Conservation Areas in the vicinity of the Land Parcel.

- ***Open space provision and green infrastructure***

The mature tree groups in the grounds of Brierley Farm could form an area of open space.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 33
Landscape Character Area = 8. Welland Valley West
Surveyors = RS & MR

Size = 5.1Ha
Date surveyed = 21/01/09

Criteria Group	Criteria	Importance	A	B	C	D	E	Total
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary	✓					5
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary		✓				4
	Sub Total		1	1	1	1	0	14
2a.Visual Factors	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary	✓					5
	Sub Total		1	1	2	1	0	17
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	2	3	2	0	31
3.Landscape Value	Designations	Secondary			✓			3
	Sub Total		0	0	1	0	0	3
Overall Capacity Profile (1+2a, 2b & 3)			2	2	4	2	0	34

Overall Capacity Range = Medium High

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 33

General Commentary:

- This Land Parcel is located at the south west corner of Market Harborough, within the Welland Valley West Landscape Character Area. The Parcel is relatively flat and dense planting belts around its perimeter give it a high level of enclosure. The fairly young planting along these perimeters consists of non-characteristic coniferous species with some birch and alder.
- Land within the Parcel is currently of different uses. There is an uncovered reservoir in the north eastern corner of the Parcel, with steep banks that rise up to enclose it. There are also areas used for storing farm type equipment and soil stockpiling. A ditch runs along the eastern boundary of the Parcel, within the vegetated strip, forming a tributary of the River Welland.
- There are no public footpaths through this Land Parcel, although there is a bridleway along the northern boundary, beyond the existing vegetation on the boundary of the Parcel. There is also a public footpath to the east of the Parcel but both public and private views into it are very restricted due to existing boundary vegetation.
- The Land Parcel has a poor relationship to the existing built edge of Market Harborough, being separated from the existing built form by open farmland. This farmland to the east of Parcel 33 is, however, allocated for housing development, so this relationship will improve over time.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium high capacity to accommodate development. Given the allocation of adjacent land for housing, commercial development could be accommodated but would be less suitable in this Land Parcel. Residential development is felt to be most appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The young planting belts around the perimeters of the Parcel could be retained as screening for any development proposals but more appropriate species should also be introduced.
- ***Important views to be retained***
Existing enclosure of the Land Parcel is extensive, so there are no views into the site that need to be retained.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained.
- ***Ground modelling***
Ground modelling would not be necessary or appropriate in this location.
- ***Additional planting***
More appropriate, locally native species could be introduced into the existing planting.
- ***Maximum building heights***
Existing residential and commercial properties within the vicinity of this Land Parcel are 2 storeys high. Any development within this Parcel should reflect these heights.
- ***Development layout***
It is currently unclear how a development in this location would be accessed. The layout of any development in this location would very much depend on vehicular access points and the emerging layout of the adjacent development. The existing open reservoir would need to be removed and reinstated elsewhere.
- ***Building materials***
Buildings in the vicinity of Land Parcel 1 are generally of modern origin and do not demonstrate vernacular features or materials. There are no Listed Buildings or Conservation Areas in the vicinity of the Land Parcel.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

- ***Open space provision and green infrastructure***

The brook along the eastern boundary of the site, along with its corridor, could form a corridor of open space.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 34
Landscape Character Area = 8. Welland Valley West
Surveyors = MR & RS

Size = 16.6Ha
Date surveyed = 21/01/09

Criteria Group	Criteria	Importance	A	B	C	D	E	Total
1.Existing Landscape Features	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary				✓		2
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary		✓				4
	Sub Total		0	1	1	2	0	11
2a.Visual Factors	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		0	0	3	2	0	13
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	1	4	4	0	24
3.Landscape Value	Designations	Secondary			✓			3
	Sub Total		0	0	1	0	0	3
Overall Capacity Profile (1+2a, 2b & 3)			0	1	5	4	0	27

Overall Capacity Range = Medium

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 34

General Commentary:

- This Land Parcel is located on the western edge of Market Harborough, within the Welland Valley West Landscape Character Area. It is close, but not immediately adjacent, to the Northamptonshire Special Landscape Area. The Parcel is relatively flat, with much of it forming the floodplain of the River Welland, which flows through the middle of the Parcel towards Market Harborough. The northern boundary of the Parcel is formed by the route of a disused railway line, with the urban edge of Market Harborough immediately beyond. The eastern boundary is formed by the extent of land already allocated for housing development, whilst the western boundary follows the District boundary.
- Land within the Parcel is currently predominantly arable farmland, with some polytunnels present and a small field of pastoral land. Field boundaries within the Parcel include a combination of the River Welland, post and wire fences and tall hedgerows. As well as the polytunnels, there are a number of new agricultural buildings and associated bunding in the south west corner of the Parcel. Young planting, mainly of semi-mature birch and alder, can be found lining the tracks and rights of way to the south of the Parcel. Other vegetation within the Parcel is restricted to areas of scrubby willows along the watercourse and vegetation on the former cutting slopes of the disused railway line.
- There are no public footpaths through this Land Parcel, although there is a bridleway along the southern boundary, with glimpses into the Parcel. There is also a public footpath to the east of the Parcel with some views into it. Private views from housing along Farndale View and Willow Crescent, to the north of the Parcel, are fairly open and more so from upper floors.
- The Land Parcel has a moderate relationship to the existing built edge of Market Harborough, being separated from the built form by the disused railway line and floodplain. This relationship may improve over time as adjacent land becomes developed.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Given the agricultural context of the parcel, but the allocation of adjacent land for housing, commercial development could be accommodated but would be less suitable in this Land Parcel. Residential development is felt to be most appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The River Welland, along with its tributaries and the hedgerows in the vicinity of the Parcel, are all identified as wildlife corridors within the Harborough District Phase 1 habitat survey and should be retained as such. The route of the disused railway is also identified as a wildlife corridor, which should be retained.
- ***Important views to be retained***
Views to and along the River Welland corridor should be retained where possible.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained. However, the bridleway to the south of the Parcel should be retained.
- ***Ground modelling***
Ground modelling would not be appropriate in this location.
- ***Additional planting***
Additional planting, with locally native species, could be used to enhance the wildlife corridors already identified.
- ***Maximum building heights***
Existing residential and commercial properties within the vicinity of this Land Parcel are 2 storeys high. Any development within this Parcel should reflect these heights.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

- ***Development layout***
Development in this location could be accessed from Farndale View or from the allocated land to the east. The layout of any development in this location would very much depend on vehicular access points. Any development layout should take account of the floodplain of the River Welland.
- ***Building materials***
Buildings in the vicinity of Land Parcel 1 are generally of modern origin and do not demonstrate vernacular features or materials. There are no Listed Buildings or Conservation Areas in the vicinity of the Land Parcel.
- ***Open space provision and green infrastructure***
The identified wildlife corridors should be the basis for a network of linked open spaces associated with any development. These could also form the basis of open space and green infrastructure provision for adjacent development.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 34a

Size = 8.2Ha

Landscape Character Area = 8. Welland Valley West

Surveyors = MR & RS

Date surveyed = 21/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	Sub Total		0	1	2	1	0	12
2a.Visual Factors	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary		✓				4
	Prevention of coalescence	Primary				✓		2
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		0	3	1	1	0	17
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	4	3	2	0	29
3.Landscape Value	Designations	Secondary			✓			3
	Sub Total		0	0	1	0	0	3
Overall Capacity Profile (1+2a, 2b & 3)			0	4	4	2	0	32

Overall Capacity Range = Medium High

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 34a

General Commentary:

- This Land Parcel is located on the eastern edge of Market Harborough, within the Welland Valley West Landscape Character Area. The Parcel slopes down towards the River Welland but views into and out of the Parcel are restricted by mature vegetation around the perimeters. This includes along the corridor of the River Welland and the disused railway line, as well as mature vegetation in the rear gardens of large properties off Lubenham Hill. Lubenham Hill, the A4304, forms the northern boundary of the Parcel.
- Land within the Parcel currently has a mixture of different uses. There is a fishing lake to the west of the Parcel, several large mature properties off Lubenham Hill (including Grade II listed 'The Hill'), a public house/restaurant with associated car parking, and arable land.
- There are no public footpaths through this Land Parcel, and access into much of it is difficult. Public views into the Parcel are therefore limited to views into the northern portion of the Parcel from Lubenham Hill. There may be some private views into the Parcel, particularly from upper floors of properties on Riley Close and off Lubenham Hill.
- The Land Parcel has a good relationship to the existing built edge of Market Harborough, although development in this location could compromise the separation between Market Harborough and Lubenham.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium high capacity to accommodate development. Given the residential context of the parcel, commercial development would be much less suitable in this Land Parcel. Residential development is felt to be most appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
Mature vegetation within the Parcel should be retained as far as possible, particularly along the River Welland and the disused railway line, which are considered to be wildlife corridors within the Harborough District Phase 1 habitat survey, and the structure belts adjacent to A4404 and on the higher ground.
- ***Important views to be retained***
Existing enclosure of the Land Parcel is extensive, so there are no views into the site that need to be retained. The setting of 'The Hill' would need to be carefully protected.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained.
- ***Ground modelling***
Ground modelling would not be necessary or appropriate in this location.
- ***Additional planting***
Additional planting, with locally native species, could be used to enhance the wildlife corridors already identified.
- ***Maximum building heights***
Existing residential and commercial properties within the vicinity of this Land Parcel are 2 storeys high. Any development within this Parcel should reflect these heights.
- ***Development layout***
Development in this location would need to be accessed from Lubenham Hill or Farndale View. Any proposed development would need to reflect the pattern of development exhibited along Lubenham Hill and particularly in relation to the Listed Building 'The Hill'. The most suitable area for a modest development lies to the south of the Parcel and could be accessed from Farndale View.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

- ***Building materials***
Materials should be appropriate to the context of the Land Parcel and housing development should reflect the vernacular style of houses along Lubenham Hill.
- ***Open space provision and green infrastructure***
The identified wildlife corridors and mature tree belts could be the basis for a network of linked open spaces associated with any development.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 35

Size = 28.6Ha

Landscape Character Area = 9. Mill Hill Undulating Claylands

Surveyors = MR & RS

Date surveyed = 21/01/09

Criteria Group	Criteria	Importance	A	B	C	D	E	Total
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary		✓				4
	Sub Total		0	1	2	0	1	11
2a.Visual Factors	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		0	0	4	1	0	14
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	1	6	1	1	25
3.Landscape Value	Designations	Secondary		✓				4
	Sub Total		0	1	0	0	0	4
Overall Capacity Profile (1+2a, 2b & 3)			0	2	6	1	1	29

Overall Capacity Range = Medium

Market Harborough Landscape Sensitivity Appraisal – Survey Form

General Commentary:

- This Land Parcel is located to the west of Market Harborough, within the Mill Hill Undulating Claylands Landscape Character Area. The landform slopes relatively steeply up from the Grand Union Canal and a brook to the west of the canal to form a prominent rounded landform. The adjacent Land Parcels 36 and 38 also form parts of the undulating and rounded hilly topography. The A4304, Lubenham Hill, forms the southern boundary of the Parcel.
- Land within the Parcel is currently arable farmland. The Parcel is divided into three separate fields by low, poor quality hedgerows with few hedgerow trees. There is a more substantial vegetation belt associated with the brook along the eastern boundary of the Parcel and there are small copses within the Parcel. There are no built forms within the Parcel.
- A public footpath runs through this Land Parcel, from the A4304 to the western edge of Market Harborough. Views into the Parcel are available from this footpath, as well as from the A4304. Private views into the Parcel are possible from many properties on the western edge of Market Harborough.
- The Land Parcel has a poor relationship to the existing built edge of Market Harborough, being separated from much of the built form by the Grand Union Canal and the brook to its west. Development of this Parcel could also compromise separation between Market Harborough and Lubenham.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Given the residential context of the parcel, commercial development would be less suitable in this Land Parcel. Residential development is felt to be most appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The planting belt along the brook west of the Grand Union Canal should be retained as far as possible. Copses within the Parcel should also be retained where possible.
- ***Important views to be retained***
Views from Market Harborough out into the countryside and towards the adjacent hills are currently available. These should be partially retained in views from the A4304 and Lubenham. Housing should ideally be located to avoid breaking the skyline in these views.
- ***Retention of existing routes through the site***
The public footpath that runs through the Land Parcel should be retained if the Parcel were developed. A diversion order would need to be applied for should the alignment require altering.
- ***Ground modelling***
Extensive ground modelling would not be appropriate in this location. However, some ground modelling would be necessary to restrict the impact of built form on the skyline from the west.
- ***Additional planting***
Additional planting is likely to be necessary to reinforce the wildlife corridor identified within the Harborough District Phase 1 habitat survey as occurring along the eastern boundary brook. New woodland and copses to the higher ground would be essential to protect views from the west.
- ***Maximum building heights***
Any development should ideally be designed to avoid breaking the skyline in views from the east. It may be possible to accommodate two storey buildings to the east of the Land Parcel. Single storey groups may be required to the western edge, if it cannot be proven that two storey buildings will be screened from view.
- ***Development layout***
Residential properties should be located in order to prevent them breaking the skyline in views from the east. Access is likely to be from Lubenham Hill, the A4304.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

- ***Building materials***
Buildings in the vicinity of Land Parcel 35 are generally of modern origin and do not demonstrate vernacular features or materials. There are, however, older properties and some listed buildings along Lubenham Hill. Vernacular features from these types of properties should be reflected within any development, particularly at the A4304 frontage.
- ***Open space provision and green infrastructure***
The brook along the eastern edge of the Parcel should be retained and enhanced as a wildlife corridor and open space.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 36

Size = 11.6Ha

Landscape Character Area = 9. Mill Hill Undulating Claylands

Surveyors = MR & RS

Date surveyed = 21/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary		✓				4
	Sub Total		0	1	2	0	1	11
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary				✓		2
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		0	0	0	3	2	8
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	1	2	3	3	19
3.Landscape Value	Designations	Secondary			✓			3
	Sub Total		0	0	1	0	0	3
Overall Capacity Profile (1+2a, 2b & 3)			0	1	3	3	3	22

Overall Capacity Range = Medium Low

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 36

General Commentary:

- This Land Parcel is located to the west of Market Harborough, within the Mill Hill Undulating Claylands Landscape Character Area. It forms the west facing slopes of the hill formed in Land Parcel 35 and is also fairly steeply sloping. The landform restricts views of Market Harborough from this vicinity, with only glimpses of newer properties to the south east possible. There are more open views towards Lubenham from this Parcel. The A4304, Lubenham Hill, forms the southern boundary of the Parcel, with the other boundaries being adjacent to open countryside.
- Land within the Parcel is currently arable farmland. The Parcel is divided into two separate fields by low, poor quality hedgerows with few hedgerow trees. A substantial woodland belt is located along part of the southern boundary of the Parcel, adjacent to the A4304. There are no built forms within the Parcel.
- A public footpath runs through this Land Parcel, from the A4304 to the western edge of Market Harborough. Views into the Parcel are available from this footpath, as well as from the A4304. Views from Market Harborough into the Parcel are very limited, but there will be views from private properties in Lubenham into the Parcel.
- The Land Parcel has a poor relationship to the existing built edge of Market Harborough, being separated from the built form by open agricultural land. Development of this Parcel could also significantly compromise separation between Market Harborough and Lubenham.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium low capacity to accommodate development. Given the steep terrain of the Parcel, and its visibility from a wide area, it is not considered appropriate to develop Land Parcel 36. Development within this Land Parcel would also compromise the separation between Market Harborough and Lubenham, as well as allow Market Harborough to visually encroach into locations where it is not currently visible.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 37

Size = 37.0Ha

Landscape Character Area = 9. Mill Hill Undulating Claylands

Surveyors = MR & RS

Date surveyed = 21/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary		✓				4
	Vegetation enclosure	Primary				✓		2
	Complexity/ Scale	Secondary		✓				4
	Condition	Secondary			✓			3
	Sub Total		0	2	1	1	0	13
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary				✓		2
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		0	0	1	3	1	10
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	2	2	4	1	23
3.Landscape Value	Designations	Secondary			✓			3
	Sub Total		0	0	1	0	0	3
Overall Capacity Profile (1+2a, 2b & 3)			0	2	3	4	1	26

Overall Capacity Range = Medium

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 37

General Commentary:

- This Land Parcel is located to the west of Market Harborough and north east of Lubenham, within the Mill Hill Undulating Claylands Landscape Character Area. The Parcel is relatively steeply sloping, up to the top of Mill Hill just west of the Land Parcel. Low clipped hedgerows, with occasional hedgerow trees, form the boundaries of the Parcel with open farmland beyond. There are small woodland blocks close to the boundaries of the Parcel but these are all outside the Parcel itself.
- Land use within the Parcel is currently arable farmland. The Parcel is divided into two separate fields by low hedgerows. There are no built forms within the Parcel, although there are several farm tracks along boundaries of the Parcel.
- A public footpath runs diagonally through the larger field of this Land Parcel, from Lubenham towards the north west corner of Market Harborough. Views into the Parcel are available from this footpath, as well as from the A4304. Private views into the Parcel are possible from properties on the eastern edge of Market Harborough, as well as distant views from East Farndon and some properties on the western edge of Market Harborough.
- The Land Parcel has a poor relationship to the existing built edge of Market Harborough, being separated from the built form by open farmland. It is also separated from Lubenham by open farmland. Development of this Parcel could also significantly compromise separation between Market Harborough and Lubenham.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Given the rural context of the parcel, and the nature of the roads in the surrounding area, commercial development would be less suitable in this Land Parcel. However, due to the isolated location, development would only be suitable as part of a much larger development towards Market Harborough or linked to Lubenham. Residential development is felt to be most appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
There are few landscape features of value to retain in this Parcel.
- ***Important views to be retained***
In views from both Market Harborough and Lubenham it is currently very difficult to see the other settlement, making both seem surrounded by open countryside. Development within these views would visually link the settlements, compromising the visual separation. The setting of the Conservation Area and listed buildings in Lubenham will also need careful consideration.
- ***Retention of existing routes through the site***
The public footpath that runs through the Land Parcel should be retained if the Parcel were developed. A diversion order would need to be applied for should the alignment require altering.
- ***Ground modelling***
Extensive ground modelling would not be appropriate in this location.
- ***Additional planting***
Additional planting, particularly of copses and small woodland blocks, would be essential to contain and break up views of any development that occurs in this location.
- ***Maximum building heights***
Any development should ideally be designed to avoid breaking the skyline in views from the east and the west.
- ***Development layout***
Residential properties should be located in order to prevent them breaking the skyline in views from the east and the west.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

- ***Building materials***
Materials should be appropriate to the village context of the Land Parcel. Housing development should reflect the vernacular style of houses within the historic core of Lubenham.
- ***Open space provision and green infrastructure***
Land towards the top of Mill Hill should be retained as open space to allow views from Lubenham and Market Harborough to be generally uninterrupted by development.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 38

Size = 39.9Ha

Landscape Character Area = 9. Mill Hill Undulating Claylands

Surveyors = MR & RS

Date surveyed = 21/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary					✓	1
	Vegetation enclosure	Primary				✓		2
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary				✓		2
	Sub Total		0	0	0	3	1	7
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary				✓		2
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		0	0	0	3	2	8
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	0	0	6	3	15
3.Landscape Value	Designations	Secondary			✓			3
	Sub Total		0	0	1	0	0	3
Overall Capacity Profile (1+2a, 2b & 3)			0	0	1	6	3	18

Overall Capacity Range = Low

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 38

General Commentary:

- This Land Parcel is located to the west edge of Market Harborough, within the Mill Hill Undulating Claylands Landscape Character Area. The landform slopes relatively steeply up from the Grand Union Canal and a brook to the west of the canal to form a distinctive freestanding hill. The adjacent Land Parcels 35 and 36 also form parts of associated hills. The Parcel is entirely surrounded by open countryside, with low intermittent hedgerows forming most of the boundaries. There is also a woodland block, with a spring that rises up at its centre, on the western boundary of the Parcel and a taller tree belt along part of the northern boundary associated with another stream.
- Land within the Parcel is currently mainly arable farmland, with pasture or rough grassland located towards the western boundary. The Parcel is divided into six separate fields, as well as the woodland block, by low clipped hedgerows with only occasional hedgerow trees. There are no built forms within the Parcel, although there are several farm tracks along boundaries of the Parcel.
- There are no public footpaths through this Land Parcel, although there is a footpath along the north western boundary, beyond the tall vegetation associated with the course of a spring. Views into the Parcel are available from many directions due to its elevation above surrounding landform.
- The Land Parcel has a poor relationship to the existing built edge of Market Harborough, being separated from the built form by open farmland.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a low capacity to accommodate development. Given the steep terrain of the Parcel, and its visibility from a wide area, it is not considered appropriate to develop Land Parcel 38. Development within this Land Parcel would also compromise the separation between Market Harborough and Lubenham, as well as allow Market Harborough to visually encroach into locations where it is not currently visible.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 39

Size = 14.2Ha

Landscape Character Area = 11. Grand Union Canal Corridor

Surveyors = MR & RS

Date surveyed = 21/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	Sub Total		0	1	1	2	0	11
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary				✓		2
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		0	1	2	1	1	13
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	2	3	3	1	24
3.Landscape Value	Designations	Secondary		✓				4
	Sub Total		0	1	0	0	0	4
Overall Capacity Profile (1+2a, 2b & 3)			0	3	3	3	1	28

Overall Capacity Range = Medium

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 39

General Commentary:

- This Land Parcel is located along the western edge of Market Harborough, within the Grand Union Canal Corridor Landscape Character Area. The Parcel is defined by the Grand Union Canal, which forms the western extent of Market Harborough, and a brook that runs almost parallel to the canal, flowing towards the River Welland. There is a broad belt of vegetation along the brook and slightly more intermittent vegetation along the canal. The northern boundary of the Parcel is defined by a caravan park development adjacent to the B6047.
- Land within the Parcel is currently a mixture of small pastoral fields, used mainly for horses, and larger arable fields. The Parcel is divided into five separate fields by a combination of post and rail fences and low clipped hedgerows. There are also a number of private rear gardens that have been extended into this Parcel along its southern boundary. Built forms within the Parcel are limited to shelters for the horses within the smaller fields, predominantly in the southern half of the Parcel. Both the canal and the brook are identified as wildlife corridors within the Harborough District Phase 1 habitat survey.
- There are two public footpaths through this Land Parcel, both in the northern part of the Parcel, allowing some public views into the Parcel. The towpath of the Grand Union Canal can also be used as a footpath and cycleway, although views from it are largely screened by existing vegetation. Views into the Parcel are available from some properties on the western edge of Market Harborough, including 'The Woodlands', particularly from first floor windows.
- The Land Parcel has a reasonable relationship to the existing built edge of Market Harborough, although the Grand Union Canal separates it from the built form at present.

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Given the rural and residential context of the parcel, commercial development would be much less suitable in this Land Parcel, except at the northern limit. Residential development is felt to be most appropriate in this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
Mature planting, which forms part of the wildlife corridors along the Grand Union Canal and the brook on the western boundary of the Parcel, should be retained.
- ***Important views to be retained***
This Parcel is relatively well contained and there are few views into it.
- ***Retention of existing routes through the site***
The public footpaths that run through the Land Parcel should be retained if the Parcel were developed. A diversion order would need to be applied for should the alignment require altering. The towpath of the Canal should also be retained, as it is an important recreational route.
- ***Ground modelling***
Ground modelling would not be necessary or appropriate in this location.
- ***Additional planting***
Additional planting could be implemented to enhance the wildlife corridors identified within the Harborough District Phase 1 habitat survey.
- ***Maximum building heights***
Existing residential properties within the immediate vicinity of this Land Parcel are 2 storeys high. Any development within this Parcel should reflect these heights.
- ***Development layout***
It is currently unclear how a development in this location would be accessed. The only contiguous development is at Knoll Street, where there is limited access. The layout of any development in this

Market Harborough Landscape Sensitivity Appraisal – Survey Form

location would very much depend on vehicular access points. The interface with the canal is critical and it would be appropriate for properties to front onto the canal.

- ***Building materials***

Buildings to the east of Land Parcel 39 are generally large with extensive gardens and associated green space. Development within the Parcel should reflect some of the characteristics of these nearby properties.

- ***Open space provision and green infrastructure***

The corridors of the Grand Union Canal and the brook should be retained and enhanced as wildlife corridors and open space. It would also be appropriate to retain the whole Parcel as open space as part of a more comprehensive development including Parcels 35 and 40.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 40
Landscape Character Area = 10. Airfield Farm Plateau
Surveyors = MR & RS

Size = 29.8Ha
Date surveyed = 21/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary				✓		2
	Complexity/ Scale	Secondary		✓				4
	Condition	Secondary		✓				4
	Sub Total		0	2	1	1	0	13
2a.Visual Factors	Openness to public view	Secondary					✓	2
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary				✓		2
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		0	1	0	3	1	12
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	3	1	4	1	25
3.Landscape Value	Designations	Secondary		✓				4
	Sub Total		0	1	0	0	0	4
Overall Capacity Profile (1+2a, 2b & 3)			0	4	1	4	1	29

Overall Capacity Range = Medium

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 40

General Commentary:

- This Land Parcel is located to the north west of Market Harborough, within the Airfield Farm Plateau Landscape Character Area. The Parcel is relatively flat and is surrounded by open countryside. The boundaries of the parcel are generally low, intermittent hedgerows with only very occasional hedgerow trees.
- Land within the Parcel is currently arable farmland. The Parcel is divided into three large fields by the gappy hedgerows common to the Landscape Character Area. The brook that is present along the western boundary of the Parcel, and also continues south into adjacent Parcels, has little vegetation along its banks in this vicinity. There are no built forms within the Parcel.
- There are several public footpaths that run through this Land Parcel, allowing significant public views into it. Views into the Parcel from private properties are much more limited, with only the caravan park and commercial premises along the B6047 likely to have open views into the Parcel.
- The Land Parcel has a poor relationship to the existing built edge of Market Harborough, being currently separated from the built form apart from the development fronting the B6047. However, the Parcel is allocated for development for B1, leisure, an agricultural showground and a highway depot, under policy EM/11 of Local Plan (Airfield Farm).

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Given the context of the parcel, commercial or residential development could be suitable in this Land Parcel, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
There are few landscape features of value to retain in this Parcel.
- ***Important views to be retained***
Although there are extensive public views within the Parcel, they are not of a very attractive landscape and as such do not need to be retained.
- ***Retention of existing routes through the site***
The public footpaths that run through the Land Parcel should be retained if the Parcel were developed. A diversion order would need to be applied for should the alignment require altering.
- ***Ground modelling***
Subtle ground modelling could be appropriate within this Land Parcel to screen service areas, parking, etc. However, extensive tall bunding would not be appropriate.
- ***Additional planting***
Additional planting is required to create structure, character and interest within this Land Parcel and to create some visual enclosure.
- ***Maximum building heights***
Existing residential properties within the immediate vicinity of this Land Parcel are 2 storeys high. Commercial properties are 2-3 storeys in height. Any development within this Parcel should reflect these heights.
- ***Development layout***
It is likely that development would be accessed from the B6047. There is potential for a larger development, linked to Land Parcels 35 and 41, forming a north west expansion of the town.
- ***Building materials***
Buildings in the vicinity of the Land Parcel are generally of modern origin and do not demonstrate vernacular features or materials. There are no Listed Buildings or Conservation Areas in the vicinity of the Land Parcel.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

- ***Open space provision and green infrastructure***

Any development should allow for connections to the Grand Union Canal corridor and higher hillocks e.g. Parcel 38.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 41
Landscape Character Area = 10. Airfield Farm Plateau
Surveyors = MR & RS

Size = 24.5Ha
Date surveyed = 21/01/09

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary		✓				4
	Sub Total		0	1	2	1	0	12
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		0	0	4	1	0	14
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	1	6	2	0	26
3.Landscape Value	Designations	Secondary				✓		2
	Sub Total		0	0	0	1	0	2
Overall Capacity Profile (1+2a, 2b & 3)			0	1	6	3	0	28

Overall Capacity Range = Medium

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 41

General Commentary:

- This Land Parcel is located to the north west of Market Harborough, within the Airfield Farm Plateau Landscape Character Area. The Parcel is relatively flat and is surrounded by open countryside on three sides. The boundaries of the parcel are generally low, intermittent hedgerows with only very occasional hedgerow trees. The northern boundary is defined only by a farm track and the eastern boundary runs along the B6047.
- Land within the Parcel currently has several different uses. There is a motocross track close to the north west boundary, clay pigeon shooting in the south west corner, and a mixture of arable and pastoral land in the remainder of the Parcel. There are built structures associated with some of these uses and there are also small overhead cables towards the north of the Parcel.
- Two public footpaths run through the south west corner of this Land Parcel, and there is another footpath in the south east corner, allowing some public views into the Parcel. It is also possible to gain open views into the Parcel from the B6047. There are relatively few properties in the vicinity to gain private views, but the caravan park and commercial premises along the B6047 likely to have open views into the Parcel.
- The Land Parcel has a poor relationship to the existing built edge of Market Harborough, being currently separated from the built form apart from the development fronting the B6047. However, the Parcel is allocated for development for B1, leisure, an agricultural showground and a highway depot, under policy EM/11 of Local Plan (Airfield Farm).

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Given the proximity to existing commercial development, commercial or residential development could be suitable in this Land Parcel, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
There are few landscape features of value to retain in this Parcel.
- ***Important views to be retained***
Although there are extensive public views within the Parcel, they are not of a very attractive landscape and as such do not need to be retained.
- ***Retention of existing routes through the site***
The public footpaths that run through the Land Parcel should be retained if the Parcel were developed. A diversion order would need to be applied for should the alignment require altering.
- ***Ground modelling***
Subtle ground modelling could be appropriate within this Land Parcel, to help to screen development. However, extensive tall bunding would not be appropriate.
- ***Additional planting***
Substantial planting is likely to be necessary to create structure, character and interest within this Land Parcel and to create some visual enclosure.
- ***Maximum building heights***
Existing commercial properties are 2-3 storeys in height. Any development within this Parcel should broadly reflect these heights.
- ***Development layout***
An existing access point has been created into the site from the B6047. This access is not currently in use but would provide the basis for the layout of any development. The layout should form part of a comprehensive masterplan as per policy EM/11.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

- ***Building materials***
Buildings in the vicinity of Land Parcel 41 are generally of modern origin and do not demonstrate vernacular features or materials. There are no Listed Buildings or Conservation Areas in the vicinity of the Land Parcel.
- ***Open space provision and green infrastructure***
The inclusion of open space proposals at Airfield Farm should be part of the comprehensive masterplan. This should include links to and the enhancement of the Grand Union Canal corridor and recreational links towards Foxton.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 42

Size = 94.3Ha

Landscape Character Area = 10. Airfield Farm Plateau

Surveyors = MR & RS

Date surveyed = 21/01/09

Criteria Group	Criteria	Importance	A	B	C	D	E	Total
1.Existing Landscape Features	Slope analysis	Primary	✓					5
	Vegetation enclosure	Primary					✓	1
	Complexity/ Scale	Secondary	✓					5
	Condition	Secondary	✓					5
	Sub Total		3	0	0	0	1	16
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary				✓		2
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		0	0	1	3	1	10
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		3	0	1	3	2	26
3.Landscape Value	Designations	Secondary				✓		2
	Sub Total		0	0	0	1	0	2
Overall Capacity Profile (1+2a, 2b & 3)			3	0	1	4	2	28

Overall Capacity Range = Medium

Market Harborough Landscape Sensitivity Appraisal – Survey Form

Landscape Parcel No = 42

General Commentary:

- This Land Parcel is located to the north west of Market Harborough, within the Airfield Farm Plateau Landscape Character Area. The Parcel is relatively flat and was historically part of an airfield. Gallow Field Road forms the northern boundary of the Parcel, with only intermittent trees in a wide verge separating the road from the Parcel. Part of the western boundary is formed by the perimeter of HM Prison Gartree and housing associated with the prison. Either agricultural tracks or intermittent low clipped hedgerows form the remainder of the boundaries.
- Land use within the Parcel is currently predominantly arable with two smaller pastoral fields associated with Airfield Farm. Fields are generally very large and only divided up by tracks or low hedgerows. A row of telephone cables runs across the Parcel and there are a number of small ponds towards the south west. The runways of the airfield are no longer apparent above ground.
- There are no public footpaths within the Parcel and no other form of public access. Views from Gallow Field Road to the south are extensive and the Parcel can be seen from many locations, particularly in western and north western Market Harborough.
- The Land Parcel has a poor relationship to the existing built edge of Market Harborough, being currently separated from the built form apart from the development fronting the B6047. However, the Parcel is partially allocated for development for B1, leisure, an agricultural showground and a highway depot, under policy EM/11 of Local Plan (Airfield Farm).

Comments on suitability for development and mitigation measures:

This Land Parcel is considered to have a medium capacity to accommodate development. Given the rural context of the parcel but the proximity to existing commercial development, commercial or residential development could be suitable in this Land Parcel, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
There are few landscape features of value to retain in this Parcel.
- ***Important views to be retained***
Although there are extensive public views into the Parcel, they are not of an attractive landscape and as such do not need to be retained. There are also views towards HM Prison Gartree from many location but these do not necessarily require retention either.
- ***Retention of existing routes through the site***
There are no current routes through the site, such as rights of way or roads, which would need to be retained.
- ***Ground modelling***
Subtle ground modelling could be appropriate within this Land Parcel, to help to screen development. However, extensive tall bunding would not be appropriate.
- ***Additional planting***
Additional planting is likely to be necessary to create structure, character and interest within this Land Parcel and to create some visual enclosure.
- ***Maximum building heights***
Existing residential properties within the immediate vicinity of this Land Parcel are 2 storeys high. Commercial properties are 2-3 storeys in height. Any development within this Parcel should reflect these heights.
- ***Development layout***
The layout should form part of a comprehensive masterplan as per policy EM/11.

Market Harborough Landscape Sensitivity Appraisal – Survey Form

- ***Building materials***
Buildings in the vicinity of Land Parcel 1 are generally of modern origin and do not demonstrate vernacular features or materials. There are no Listed Buildings or Conservation Areas in the vicinity of the Land Parcel.
- ***Open space provision and green infrastructure***
The inclusion of open space proposals at Airfield Farm should be part of the comprehensive masterplan. This should include links to and the enhancement of the Grand Union Canal corridor and recreational links towards Foxton.