

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 1 - Fleckney

Size = 9.35Ha

Landscape Character Area = Fleckney Lutterworth Lowlands LCA

Surveyors = JB, IJ, GF, MW

Date surveyed = 29/04/14

			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			✓			3
	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			✓			3
	Prevention of coalescence	Primary	✓					5
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	0	4	3	1	24
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			2	0	4	3	1	29

Overall Capacity Range = Medium-Low

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 1 – Fleckney

General Commentary

- The Parcel is located on the relatively prominent western valley slopes leading down to the Fleckney Brook on the north-eastern edge of the Fleckney. The Parcel lies east of the Leicester Road, which leads through the north-east of Fleckney to the High Street. The land is bounded to the west by the Fleckney Sports Ground, Leisure Centre, Bowls Club and access road.
- The Parcel is composed of two arable fields of medium scale and has a largely open aspect, with clipped hedges along most field boundaries. The exception is to the south-west where the boundary is defined by a fence. There are few trees within the hedges, and where present are mature or over mature ash and poplar. Pylons and overhead power lines form a detractive feature in close proximity to the east of the Parcel.
- There is an open aspect with Leicester Road on the south-western boundary, this allows both public and private views from the road and adjoining houses across the Parcel and over the wider countryside. The Parcel also has open public views from a public footpath that runs parallel to the south east of the Parcel (within Parcel 5).
- Built Development within this Parcel would form a moderate association with the Sports Ground and access road to the north as well as existing residential properties that front Leicester Road. However, the properties and the Leicester Road are separated from the Parcel by resident's car parking, a wide grass verge with ornamental planting, and hedgerow and trees.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium-Low capacity to accommodate development. Whilst good access would be available off Leicester Road and potential secondary access to the north, the Parcel forms one of the few remaining open aspects from within the village over the adjoining countryside. The wide verge along Leicester Road, with well-defined shrubs, hedge and ornamental trees form a locally distinctive part of the village boundary. The landform is relatively steeply sloping, which would mean any development is more visible within the local valley of the Fleckney Brook. There is some potential for a limited amount of low density housing within the western edge of the Parcel, should development take place on Parcel 3.

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 2 - Fleckney

Size = 4.19Ha

Landscape Character Area = Fleckney Lutterworth Lowlands LCA

Surveyors = JB, IJ, GF, MW

Date surveyed = 29/04/14

			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	✓					5
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		2	2	1	0	0	21
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E= x 1		2	3	2	2	0	32
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			3	3	2	2	0	37

Overall Capacity Range = Medium-High

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 2 – Fleckney

General Commentary

- The Parcel is located on a plateau edge overlooking the local valley to the south-east. It is located to the north-east of Fleckney. The rear gardens of properties on Leicester Road form half of the southern boundary and Parcel 3 is situated to the south east corner of the site. To the north and east sides the Parcel is largely surrounded by arable fields.
- The land use within the Parcel is recreation, providing the main recreation facility for Fleckney incorporating: small sports centre, football pitches, cricket pitch, bowling green, all weather pitch, multi-sport ball court, children's play area, skate park, and car park. The recreation facilities are in good condition and well maintained, with the exception of a hut to the rear of the Sports Centre, which is in a poor neglected condition. The Sports Centre is a split 1-2 storey building, functional in appearance with limited built interest and character. The building is a notable feature with the valley to the south-east, being visually separated from the urban form of the settlement.
- The Parcel is largely well enclosed by boundary vegetation, with medium height continuous hedges and large number of semi-mature and mature trees within the hedges. The extent of trees, forms a distinctive feature, defining it from the neighbouring landscape, and restricts views, particularly from the rear of the properties along Leicester Road adjoining the south-western boundary. The boundary to the south-east has fewer trees and is consequently more open to the adjacent countryside.
- Existing access is provided for vehicles and pedestrians at two locations off Leicester Road. There are no designated public rights of way through the Parcel.
- The Parcel has a moderate association with the urban form and pattern, being linked along one boundary with residential properties, but also protruding out into the countryside.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium-High capacity to accommodate development. Given the current use of the Parcel as the main open space and recreational/sports facility to the community, if any development was to take place equal or enhanced alternative provision would need to be found for recreation within or adjacent to the settlement. The existing nature of the nearby roads, landform and nearby development would make residential development most appropriate for this location, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The tall hedges along the boundaries should be retained, with sufficient offset from construction works to provide root protection. The hedgerow and trees dividing the grass playing fields should also be retained if appropriate.
- ***Important views to be retained***
Consideration should be given to views from houses to the south-west. Views to the site from the public footpath running through open countryside to the south-east should also be considered.
- ***Retention of existing routes through the site***
There is no public access across the land.

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

- ***Ground modelling***
No ground modelling is required.
- ***Additional planting***
Additional planting may be required to strengthen the eastern boundary. Small/medium sized tree planting throughout any layout should also be provided where possible.
- ***Maximum building heights***
Buildings should be no greater than two storeys, to reflect other neighbouring houses.
- ***Development layout***
Existing access from two points on Leicester Road should be made use of and the layout pattern and scaling of development should reflect that of existing residential development in the settlement.
- ***Building materials***
Materials should reflect the local vernacular, including: red brick and slate roof tiles.
- ***Open space provision and green infrastructure***
Elements of the existing recreation ground such as the playground could be retained and incorporated into the development. As stated above, recreation and open space provision that is lost due to development should be relocated to an appropriate area within/adjacent to Fleckney.

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 3 - Fleckney

Size = 0.66Ha

Landscape Character Area = Fleckney Lutterworth Lowlands LCA

Surveyors = JB, IJ, GF, MW

Date surveyed = 29/04/14

			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	✓					5
	Sub Total		1	1	0	1	0	13
2a.Visual Factors	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary		✓				4
	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	3	1	0	0	20
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E= x 1		2	4	1	1	0	33
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			3	4	1	1	0	38

Overall Capacity Range = High

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 3 – Fleckney

General Commentary

- This a small Parcel, mainly defined by its boundaries and adjoining land uses. To the south-west, the rear gardens of the houses along Leicester Road form an apparent feature, with associated sheds and outhouses close to the boundary. To the north-west and north-east, the Recreation Ground characterises and encloses much of the Parcel. There is a largely open boundary with the Recreation Ground access road to the south-east. A hedge lies to the other side of the access road, providing some enclosure, but is otherwise open to the local rural valley beyond.
- Tall hedges and trees demarcate the boundary with the Recreation Ground, and hedge, scrub and small trees define the boundary with rear gardens. The vegetation provides an important role in providing a semi-enclosed character, with limited public and private views into the Parcel.
- There is currently no management of the land, which has led to the establishment of rank grassland, brambles and scrub beginning to establish.
- The adjoining land uses that encompass the site, together with the existing vehicular access to the Recreation Ground available to the north-west and south-east, provides a good association with the urban fabric.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a High capacity to accommodate development. The Parcel provides one of the best locations within Fleckney for a small residential development. This could be accommodated with limited awareness of an extension in urban form. The more open aspect to the south-east and the adjoining rural context, needs considering in terms of layout, built form and appearance, and provision of new planting. The following aspects should be considered in relation to future development:

- ***Retention of existing landscape features and vegetation***
The tall hedges along the north-western and north-eastern boundaries should be retained, with sufficient offset from construction works to provide root protection.
- ***Important views to be retained***
There are no important internal views, although views into and out of the Parcel with the adjoining countryside to the south-east form an important consideration in the design of any development. The privacy of adjacent residents should also be considered.
- ***Retention of existing routes through the site***
There is no public access across the land.
- ***Ground modelling***
No ground modelling is required.
- ***Additional planting***
Small/medium sized tree planting is recommended along the south-eastern boundary to ensure a suitable integration of the development with the adjoining countryside.
- ***Maximum building heights***
Buildings should be no greater than two storeys, to reflect other neighbouring houses.

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

- ***Development layout***
Whilst there is an existing vehicular access that is potentially available to the land, this would require a joint access arrangement with the Recreation Ground and would be subject to meeting highway requirements and land ownership agreements. The size and shape of the Parcel will largely govern the layout of the development, with the land being more suitable to a relatively high density development and potential to meet affordable housing needs of the town.
- ***Building materials***
Materials should reflect the local vernacular, including: red brick and slate roof tiles.
- ***Open space provision and green infrastructure***
The Parcel is adjacent Parcel 2 which provides a wide range facilities. Green links should be provided from any proposed development to open space provision in this Parcel.

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 4 - Fleckney

Size = 0.74Ha

Landscape Character Area = Fleckney Lutterworth Lowlands LCA

Surveyors = JB, IJ, GF, MW

Date surveyed = 29/04/14

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary	✓					5
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	Sub Total		1	1	1	1	0	14
2a.Visual Factors	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	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		2	3	3	1	0	33
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			3	3	3	1	0	38

Overall Capacity Range = High

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 4 – Fleckney

General Commentary

- A small narrow Parcel, to the north-west of the Recreation Ground, at the northern end of Fleckney. The land is essentially flat and well contained by tall hedgerows on all boundaries, except the short south-western boundary. The latter is an open boundary with a small residential development built in recent years accessed from Leicester Road. The gable ends of the closest adjacent houses front onto the Parcel.
- Hedgerows limit any public views into the land, with these mainly occurring from the Recreation Ground and mainly in the winter when the vegetation is not in leaf. Private views are limited to the recent residential development, and are restricted due to gable ends fronting the Parcel. The western part of the Parcel appears to be partially used as a garden extension.
- Pylons and overhead power lines are visually intrusive features outside the Parcel to the north-east.
- The land has a fairly good association with the urban form and settlement pattern, due to the connectivity to the close of Leicester Road and presence of the Recreation Ground along one of the long boundaries of the Parcel.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a High capacity to accommodate development. The Parcel provides a good location for a small residential development, due neighbouring land uses, landform and vegetation enclosure. The narrow form of the land dictates a long linear cul-de-sac arrangement. Sufficient offset from hedgerows would be required to protect roots, requiring houses to be positioned close to the access road. Whilst there is existing vehicular access from Leicester Road, it is unlikely that this would provide a suitable access for many units due to the close/courtyard nature of the existing residential layout, the width of the access road, and potential landownership issues. It therefore may be necessary to consider development of this land in association with Parcel 17 to the north-west, with a separate vehicular access being provided off Leicester Road to both Parcels. Other constraints include the close proximity of the overhead power lines and the size of the trees on the south-eastern boundary, which would create shade aspects to the south-east side of the Parcel.

The following aspects should be considered in relation to future development:

- ***Retention of existing landscape features and vegetation***
The tall hedges along the boundaries should be retained, with sufficient offset from construction works to provide root protection. Should vehicular access be provided from the land to the north-west, hedgerow removal should be kept to a minimum and location selected to avoid the loss of trees or damage to tree roots.
- ***Important views to be retained***
There are no important views, although consideration should be given to private views from houses to the south-west.
- ***Retention of existing routes through the site***
There is no public access across the land.
- ***Ground modelling***
No ground modelling is required.

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

- ***Additional planting***
Small tree planting should be provided where possible.
- ***Maximum building heights***
Buildings should be no greater than two storeys, to reflect other neighbouring houses.
- ***Development layout***
Land shape severely restricts options in terms of layout with a linear layout the most likely option.
- ***Building materials***
Materials should reflect the local vernacular, including: red brick and slate roof tiles.
- ***Open space provision and green infrastructure***
The adjacent Parcel 2 already provides a good range facilities and access to this from any proposed development should be provided.

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 5 - Fleckney

Size = 1.64Ha

Landscape Character Area = Fleckney Lutterworth Lowlands LCA

Surveyors = GF, MW, IJ

Date surveyed = 29/04/14

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				✓		2
	Condition	Secondary				✓		2
	Sub Total		0	0	2	2	0	10
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features]Scope to mitigate the development	Primary			✓			3
	Sub Total		1	0	1	2	1	13
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	0	3	4	1	23
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			2	0	3	4	1	28

Overall Capacity Range = Medium-Low

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 5 – Fleckney

General Commentary

- The Parcel occupies a strip of land which extends out from the corner of the Leicester Road to the north eastern side of Fleckney. It is located within the valley of Fleckney Brook which runs along the south eastern boundary of the Parcel.
- The Parcel is composed of a linear field of grassland meadow. A small plantation of young trees is located at the north- east end of the field and separated by timber fence. The Fleckney Brook extends along the south eastern boundary, both sides of the Brook are bordered by clipped hedgerow which features a few mature Oak and Ash. The Brook connects to a small pond with associated vegetation towards the northern end of the field. The north-west boundary is defined by fence and the south-west boundary borders the adjacent allotments gardens separated by tall fragmented hedgerow.
- A public footpath runs through the length of the Parcel making it extremely open to public view and providing good physical connection to the countryside. The lower lie of the land and the fragmented hedgerow along the south west boundary of the Parcel allows views into the Parcel from the Leicester Road and some of the nearby residential properties.
- The Parcel is in a location where development would form a limited association with the existing built edge of Fleckney due to the linear nature of the field and the setting of the allotments gardens on intervening land.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium-Low capacity to accommodate development. Given the Parcel's position within the tributary valley and the tributary stream leading to the Fleckney Brook, a small pond, a young woodland plantation, surrounding grassland meadow and the public footpath, the Parcel is considered to be a valuable green space close to the centre of Fleckney. Therefore it is not considered appropriate to develop the Parcel.

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 6 - Fleckney

Size = 3.68Ha

Landscape Character Area = Fleckney Lutterworth Lowlands LCA

Surveyors = JB, GF, MW, IJ

Date surveyed = 29/04/14

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				✓		2
	Condition	Secondary		✓				4
	Sub Total			0	1	2	1	0
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			✓			3
Sub Total			1	1	1	2	0	16
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	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			2	2	3	3	0	33

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 6 – Fleckney

General Commentary

- The Parcel sits across a tributary stream of the Fleckney Brook valley on the north eastern side of Fleckney, close to the central core of the village. Leicester Road and the High Street wrap around the northern and south western boundaries of the Parcel.
- The Parcel had mixed land use and consists of 6 small to medium size fields of grassland, allotments, meadow and scrubby vegetation. Field boundaries are made up of intermittent unclipped hedgerow with occasional mature trees. The north western corner of the Parcel features a particularly dense area of tall hedgerow with a mature Ash tree. A tributary watercourse runs south west across the Parcel to define the southern boundary of the northern most field. Active allotment gardens are located within this field, these are good condition adjacent to the Leicester Road and separated by a grassland verge and clipped hedgerow.
- The Cedars, a former 2.5 storey farmhouse, is converted to offices while the former farm outbuildings have been converted to 1- 1.5 storey residential use with associated private gardens and parking. This cluster of buildings and associated uses occupies large part of the Parcel and is accessed at two points via the High Street.
- Public views are possible for pedestrians and road users on higher land along the adjacent Leicester Road and High Street and other roads that extend off these i.e. Albert St, Kilby Road and Forge Road. Private views predominate from residential properties north of the Parcel along Leicester Road. Some private views from properties along the High Street and Forge Close are possible, although many properties do not face the Parcel.
- Almost half of the Parcel shares its boundaries with existing development of Fleckney which is in close proximity to the village centre, therefore development within the Parcel would form close associations with the existing fabric of the village.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium capacity to accommodate development. Whilst this Parcel is in close proximity to other residential areas and with good access, it is also recognised to form one of the few remaining open rural areas within the village on the approach to the village centre and so retains a connection with the surrounding countryside.

Given the residential context of the parcel and nature of the roads, residential development could be appropriate within part of this Parcel subject to a sensitive treatment to its situation and retaining the character and views to the countryside beyond. The following aspects should be considered in relation to future residential development:

- ***Retention of existing landscape features and vegetation***
Retain existing active allotments. Retain the corridor of the tributary stream to the Fleckney Brook and where possible associated vegetation, existing intact hedgerows along field boundaries, trees and an area of meadow grassland. Sufficient offset should be given from construction works to provide root protection.

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

- ***Important views to be retained***
The Parcel is currently open to views, consideration should be given to views from the public footpath to the north, from Leicester Road and the High Street and surrounding residential properties, particularly those on higher land to the north-west and within The Cedars. The relatively taller Cedars provides a local built landmark with its decorative barge boards and tall chimneys.
- ***Retention of existing routes through the site***
There is no public access across the land.
- ***Ground modelling***
No ground modelling is required.
- ***Additional planting***
Hedgerow infill planting and small tree planting should be provided where possible to reinforce the existing hedgerows and vegetation.
- ***Maximum building heights***
Buildings should be one to two and a half storeys, to reflect other neighbouring houses.
- ***Development layout***
The shape of Parcel and the small fields restrict the options in terms of layout. Development in this location would need to be accessed from the High Street, the interface of the development to the High Street, Leicester Road and The Cedars would need careful attention. A smaller scale 'bespoke' layout is merited in this sensitive location.
- ***Building materials***
Materials should be good quality and reflect the local vernacular, including: red brick and slate roof tiles. Other details such as the decorative barge boards and chimneys on Cedar house and other older Victorian/Edwardian houses on Leicester road could provide a queue for design detailing.
- ***Open space provision and green infrastructure***
The allotment gardens are existing designated open space within the Parcel, these could be extended to provide additional designated open space. The watercourses, field boundaries, associated vegetation and the meadow grassland within the Parcel could act as valuable green infrastructure for any proposed development. The stream and field boundary hedgerows could form green corridors to interconnect any proposed development.

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 7 - Fleckney

Size = 6.59Ha

Landscape Character Area = Fleckney Lutterworth Lowlands LCA

Surveyors = GF & MW

Date surveyed = 29/04/14

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			✓			3
	Sub Total			0	0	4	0	0
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary					✓	1
Sub Total			1	0	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		1	0	4	3	1	24
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			2	0	4	3	1	29

Overall Capacity Range = Medium-Low

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 7 – Fleckney

General Commentary

- The Parcel lies across relatively flat land within the Fleckney Brook tributary valley on the northern side of Fleckney, north of the centre of the village. The Parcel is surrounded by small, medium and large fields on all boundaries.
- The Parcel consists of three medium scale fields, one is unmanaged grassland and two are arable. A large majority of field boundaries comprise clipped hedgerows with the exception of the north eastern boundary which lies open. The western boundary is defined by fence with some intermittent vegetation and the internal southern boundary of tall dense hedge. The short south western boundary of the Parcel lies open as it finishes before the boundary of the field. There are few hedgerow trees. The Fleckney Brook and a line of dense shrubbery and occasional trees along its course runs through the centre of the Parcel. The north-west boundary is also formed by a further tributary stream and clipped hedgerows.
- The Parcel is open to public views from a bridleway in the field adjacent to the south-east boundary and a public footpath in a field adjacent to the north-western boundary. Private local views are more limited from the front and rear of some properties along Kibworth Road and from The Cedars. Other views are possible from some properties along Leicester Road and also from gardens and at oblique angles from properties along Manor Road, south east of the Parcel.
- Small fields to the south west of the of the Parcel separate it from the rest of Fleckney, therefore any proposed development within this Parcel would form only some limited associations with the existing built form.
- A flood zone extends across most of the Parcel.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium-Low capacity to accommodate development. The field closest the village is considered to be the most developable area. However, the majority of the Parcel is considered to be situated too far away from the village and while also located in the flood zone of the Fleckney Brook it is not thought appropriate to develop.

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 8 - Fleckney

Size = 6.67Ha

Landscape Character Area = Fleckney Lutterworth Lowlands LCA

Surveyors = GF & MW

Date surveyed = 29/04/14

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				✓		2
	Sub Total			0	0	3	1	0
2a.Visual Factors	Openness to public view	Secondary					✓	1
	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				✓		2
Sub Total			1	0	1	2	1	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	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			2	0	4	3	1	29

Overall Capacity Range = Medium-Low

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 8 – Fleckney

General Commentary

- The Parcel sits on the lower tributary valley slopes of the Fleckney Brook on the northern side of Fleckney, east of the village core. The landform is steepest in the south east corner which gradually slopes down to the north-west. Kibworth Road and the adjoining Manor Road lie south of the Parcel.
- The Parcel comprises of one large field currently grazed by cows. Ridge and Furrow can be distinguished by a pattern of linear ridges across the Parcel which gives evidence of the historic farming techniques used around Fleckney. The south western boundary of the Parcel is shared with the rear gardens of properties along Kibworth Road and Manor Road defined by fence and hedge. The remaining boundaries are shared with other fields and are defined by clipped hedgerow with the exception of the upper part of the south eastern boundary which features a poor and fragmented hedgerow. There is evidence of Ash die-back disease.
- A Bridleway runs through the middle of the Parcel and a public footpath on the northern side of the valley within Parcel 5 also has clear views of the Parcel, making it very open to public view. The Parcel's location on a valley slope contributes to its visibility. Private views are possible from properties along Kibworth Road and Manor Road as well more oblique views from properties along The Wranglands and Cobwell Close further south east along the edge of Fleckney. A few properties along Leicester Road would also have glimpsed views of the Parcel.
- Development within the Parcel would form a moderate association with the existing urban fabric as the southern boundary of the Parcel adjoins the edge of the village and meets Kibworth Road.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium-Low capacity to accommodate development. Whilst good access would be available from Kibworth Road, the Parcel has open views of the valley and features a well-used Bridleway that extends across one of few areas of land towards the Ground Union Canal. In this area the historic land use is clearly evident. As a result it is not considered appropriate to develop this Parcel.

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 9 - Fleckney

Size = 17.04Ha

Landscape Character Area = Fleckney Lutterworth Lowlands LCA

Surveyors = GF & MW

Date surveyed = 29/04/14

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		✓				4
	Condition	Secondary			✓			3
	Sub Total		0	1	3	0	0	13
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		✓				4
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
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	2	5	2	0	27
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			1	2	5	2	0	32

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 9 – Fleckney

General Commentary

- This is a large Parcel located on gently sloping land in the upper valley sides of the Fleckney Brook tributary valley and occupies land around the south eastern corner of Fleckney. The Parcel lies north-east of the Kibworth Road and south-west of the Grand Union Canal. The Parcel is L-shaped; the northern part of the parcel is immediately north of properties along the northern side of The Wranglands and Cobwells Close and the corner wraps around an unmanaged area of land forming Parcel 10 adjacent to Churchill Industrial Estate. Electricity pylons mark the south eastern boundary of the Parcel although the same arable field extends beyond them.
- The Parcel consists of three large arable fields. This is a relatively large scale landscape with limited landuse and variety. The majority of the field boundaries are managed as clipped hedgerows, with the exception of part of the north eastern boundary of the central field which lies open. There are occasional hedgerow trees including Ash in various conditions.
- The Parcel is reasonably open to public views. A public footpath extends along the south eastern edge of Fleckney to the canal allowing views across the south of the Parcel. Stretches of Kibworth Road are on relatively elevated land to the east of the parcel which allows passing vehicles views of the southern part of the Parcel. A Bridleway is also situated in neighbouring fields to the north giving views of the northern part of the Parcel.
- Development within this parcel would form a moderate association with the edge of Fleckney. One field boundary to the north-west backs onto Cobwells Close with the south-west corner bordering the Churchill Industrial Estate The unmanaged land north east of the Churchill Hill Industrial Estate (Parcel 10) currently separates the central part of the Parcel. Development within the southern field would have a slight impact on the gap between Fleckney and the village of Saddington, located approximately 800m south east of the parcel.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium capacity to accommodate development. To prevent future coalescence it is not considered appropriate to develop the southern field of the Parcel, however development within the two northern fields could be appropriate. Given the location of the two fields near existing housing areas, residential development could be considered. The presence of the Churchill Industrial Estate approximately 140m south of the two fields would also make commercial development a possibility. The following aspects should be considered in relation to future residential or commercial development:

- ***Retention of existing landscape features and vegetation***
Hedgerow and mature hedgerow trees along the field boundaries should be retained as boundary vegetation and reinforced for screening potential.
- ***Important views to be retained***
There are no important internal views, although views into and out of the Parcel with the adjoining countryside to the north and east form an important consideration in the design of any development. The effect of views from and to the Grand Union Canal should be considered.

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

- ***Retention of existing routes through the site***
The public footpath that runs through the eastern field should be retained with views from the footpath to the surrounding countryside.
- ***Ground modelling***
No ground modelling is required.
- ***Additional planting***
Given the relatively open nature of the Parcel, additional planting would be required to strengthen the boundaries and provide a softer interface than currently consists with the open countryside and farmland to the north and south east. This could include a combination of native hedges and tree belts.
- ***Maximum building heights***
Existing houses in the locality are generally two storeys high, residential proposals in this parcel should be of a similar height. Within the nearby Industrial Estate there are a mix of warehouses and building sizes. Generally most buildings are one or two storeys high with the exception of a few larger warehouses that are typically 2-4 storeys high. Commercial development should be of a similar scale and respect any adjacent residential areas and the interface with the countryside.
- ***Development layout***
There is no clear point of access to this Parcel from the existing residential area apart from one small close. There is a possibility that commercial development within this Parcel could be accessed from the unmanaged field/Parcel 10. The layout would need to be sensitive to the nearby residential areas and give close attention to the interface between the Parcel and the properties along The Wranglands and Cobwells Close
- ***Building materials***
Buildings in the vicinity are generally of modern origin and do not demonstrate many vernacular features or materials. However, it is considered that any new residential development in the parcel should be high quality and reflect the local vernacular, including: red brick and slate roof tiles.
- ***Open space provision and green infrastructure***
The established hedgerows could be incorporated as the green corridors and structural planting. The size of the Parcel means that additional open space provision could be incorporated into any development. Enhanced links to the Grand Union Canal should also form part of any development.

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 10 - Fleckney

Size = 2.89Ha

Landscape Character Area = Fleckney Lutterworth Lowlands LCA

Surveyors = GF & MW

Date surveyed = 29/04/14

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				✓		2
	Condition	Secondary		✓				4
	Sub Total		1	1	1	1	0	14
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	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		1	3	1	0	0	20
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	4	2	1	0	34
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			3	4	2	1	0	39

Overall Capacity Range = High

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 10 – Fleckney

General Commentary

- The Parcel is a gently undulating rectangular area of land on the south-eastern corner of Fleckney. It lies immediately north-east of the Churchill Industrial Estate and south-east of properties along Cobwells Close. The north-eastern and south-eastern boundaries of the parcel are bordered by arable fields with Parcel 9.
- The Parcel is an area of unmanaged grassland interspersed with regenerating Hawthorn and Blackthorn scrub. An area of regenerating Sycamore trees is located along the length of the south-eastern boundary of the Parcel supplementing what appears to be planted shelter belt. Tall dense hedgerow encloses the majority of the parcel. The boundary along the adjacent to the industrial Estate features more intermittent hedgerow and vegetation.
- The Parcel is reasonably contained from public views. A public footpath extends along the south eastern edge of Fleckney to the canal. Dense planting on the south east boundary screens most views into the site while views to the north-east boundary are slightly more open from the public footpath. Private views possible from the southern end of Cobwells Close which directly back onto the Parcel and there are also views to a number of the existing industrial units at the Churchill Hill Industrial Estate.
- Development within this parcel would form a good association with the edge of Fleckney.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a High capacity to accommodate development. The Parcel represents probably the best location for further commercial development in Fleckney since it forms a logical extension to the existing Churchill Hill Industrial Estate, utilising an existing access point and being contained to the south east by mature vegetation. The association with existing residential development on Cobwells Close would need to be addressed. Development for residential use is relatively less favourable and access would involve potential loss of open space between Churchill Way and Cobwells Close. The following aspects should be considered in relation to future residential or commercial development:

- ***Retention of existing landscape features and vegetation***
Hedgerows and mature tree belts along the south-east and south-west boundaries should be retained as and reinforced to the south-east for screening potential from the open countryside.
- ***Important views to be retained***
There are no important internal views, although private views into the Parcel from Cobwells Close would need to be respected and public views from the footpath and Grand Union Canal to the east should also be safeguarded as part of the design of any development.
- ***Retention of existing routes through the site***
There are no existing routes through the site.
- ***Ground modelling***
No ground modelling is required.
- ***Additional planting***
Should the site be developed for commercial use then an additional buffer planting/open space should be provided as an offset between commercial use and the adjacent residential development at Cobwells Close. This could be in a similar form to that already provided east of Churchill Way.

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

- ***Maximum building heights***

Existing houses in the locality are generally two storeys high, residential proposals in this parcel should be of a similar height. Within the nearby Industrial Estate there are a mix of warehouses and building sizes. Generally most buildings are one or two storeys high with the exception of a few larger warehouses that are typically 2-4 storeys high. Commercial development on the Parcel should respect the adjacent residential, countryside and industrial land uses to ensure any future development is not intrusive in its setting. Consideration of wider views within the village should also be included as the existing development at Churchill Hill Industrial Estate can be seen from more distant vantage points to the west of the village from high ground.

- ***Development layout***

There is an existing suitable point of access to this Parcel from Marlborough Drive that would serve for future commercial development. The layout would need to respect the adjacency with the neighbouring residential areas and open countryside. Should the site be proposed for residential development then access would be preferable from The Wranglands/Sawbrook through an area of existing open space.

- ***Building materials***

Buildings in the vicinity are generally of modern origin and do not demonstrate any vernacular features or materials. It is anticipated that commercial development would employ similar party materials to that on the existing site. Residential development would more typically be using local red brick and slate roof tiles.

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

The main elements of green infrastructure are likely to be at the interface between the commercial and residential land uses providing offset or buffer between them.

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 11 - Fleckney

Size = 3.17Ha

Landscape Character Area = Fleckney Lutterworth Lowlands LCA

Surveyors = GF & MW

Date surveyed = 29/04/14

Criteria Group	Criteria	Importance	A	B	C	D	E	Total
1.Existing Landscape Features	Slope analysis	Primary	✓					5
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	Sub Total		1	1	1	1	0	14
2a.Visual Factors	Openness to public view	Secondary					✓	1
	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			✓			3
	Sub Total		0	2	1	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	3	2	2	1	28
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			2	3	2	2	1	33

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 11 – Fleckney

General Commentary

- Located on a soft plateau top ridge to the south-east of Fleckney, the Parcel forms the north-western part of a larger field that extends from the settlement edge to Kibworth Road. Consequently, the south eastern boundary of the Parcel is not defined by a field boundary, but rather by an overhead powerline. Tall well-formed hedges define the north-eastern and south-western boundaries, with the latter demarcating the highway boundary of Fleckney Road. The hedge incorporates a number of young establishing ash trees. The north western boundary is enclosed by a well-established woodland belt that visually screens and separates the Parcel from the adjacent large warehouse within the Churchill Industrial Estate.
- A prominent warehouse, smaller storage units and house is located beyond the Parcel to the south-east fronting Kibworth Road. This creates a visually intrusive feature, within an otherwise rural setting between the settlements of Fleckney and Saddington. The latter is located on elevated land to the south east, but there is little visual awareness of its presence, mainly due to variations in landform and vegetation around the edge of Saddington.
- The traffic on Fleckney Road and Kibworth Road, and proximity to the industrial estate, means that the Parcel has only a limited tranquillity.
- A public footpath follows the north-western boundary of the Parcel, providing open views across the field. The Parcel is otherwise only overlooked by the warehouse and small storage units on Kibworth Road and to a limited extent from Fleckney Road and Kibworth Road. There are filtered oblique views from the south of properties on Badcock Way
- Development within the Parcel would have limited association with the adjoining urban fabric. Due to the intervening dense planting to the north-west on the edge of the settlement either residential or commercial development may have equal suitability.
- There would be a limited effect on coalescence with Saddington.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium capacity to accommodate development. The proximity of the Churchill Industrial Estate makes commercial development a possibility. However, the established tree belt that currently defines the settlement edge provides a screen for the existing commercial buildings. Residential development is also a possibility bearing in mind the presence of the existing tree belt to the north-west. Whilst an additional new woodland belt and vegetated screen could be provided to the south-east of the Parcel, it would take a number of years before it would be effective for either land-use. The presence of the electricity pylons to the south-east boundary would be more of a constraint in close proximity to residential development than for commercial uses. The following aspects should be considered in relation to future residential or commercial development:

- ***Retention of existing landscape features and vegetation***
Hedgerow and tree belts along the field boundaries should be retained and protected.
- ***Important views to be retained***
There are no important views within the Parcel, although visual association from and to the adjacent rural setting and public roads should be considered as part of any design.

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

- ***Retention of existing routes through the site***

The public footpath that runs along the north western boundary should be retained with an appropriate offset from any development provided to ensure adequate space for planting between the development and the footpath. Design should enable a safe and attractive route to be retained to the Grand Union Canal, with a good visual and physical association provided with the footpath.
- ***Ground modelling***

No ground modelling is required.
- ***Additional planting***

A new woodland belt should be planted along the south eastern boundary. This should either be within the Parcel and clear of the overhead power line if residential or beyond the Parcel if used for commercial uses.
- ***Maximum building heights***

Within the nearby Industrial Estate there are a mix of warehouses and building sizes. Generally most buildings are one or two storeys high with the exception of a few larger warehouses that are typically 2-4 storeys high. Commercial development should be of a lower size closer to Fleckney Road. If developed for residential use, houses should be no taller than 2 storey.
- ***Development layout***

Close proximity to Fleckney Road would enable good vehicular access, subject to meeting highway requirements and minimising the removal of the existing roadside hedge for forward visibility requirements.
- ***Building materials***

Commercial buildings in the vicinity are generally of modern origin and do not demonstrate any specific vernacular features or materials. Materials and colour used should be sympathetic and blend to the rural setting. Residential properties should reflect materials found with in Fleckney and local settlements.
- ***Open space provision and green infrastructure***

A new woodland belt would provide additional and green infrastructure and wildlife corridor to the south-east and north-east boundary is. The existing rights of way should have safeguarded corridor to maintain its functionality and amenity value.

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 12 - Fleckney

Size = 4.62Ha

Landscape Character Area = Fleckney Lutterworth Lowlands LCA

Surveyors = GF & MW

Date surveyed = 29/04/14

Criteria Group	Criteria	Importance	A	B	C	D	E	Total
1.Existing Landscape Features	Slope analysis	Primary	✓					5
	Vegetation enclosure	Primary				✓		2
	Complexity/ Scale	Secondary		✓				4
	Condition	Secondary			✓			3
	Sub Total		1	1	1	1	0	14
2a.Visual Factors	Openness to public view	Secondary					✓	1
	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			✓			3
	Sub Total		0	2	1	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	3	2	2	1	28
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			2	3	2	2	1	33

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 12

General Commentary

- The Parcel is located on a plateau of gently rising land to the south of Fleckney. A moderate sized pasture field grazed by cattle. Enclosed mainly by low clipped hedges with a number of Ash trees, with a dense tall hedgerow along the northern boundary. The latter separates the Parcel from Parcel 13 and provides a partial screen from the views of most properties along the southern edge of Fleckney i.e. Badger Close and Fell Close. The southern boundary of the Parcel is defined by an overhead power line crossing the open field.
- Ridge and furrow is evident as a subtle feature, but more apparent to the south of the Parcel.
- Open views from Fleckney Road to the east provide part of the character of the southern gateway to the settlement. Open views occur from the public bridleways that crosses the Parcel to the south-west and also to the northern most corner of the parcel. In addition there are filtered views where the bridleway traverses Parcel 13. Private views occur from the rear of the residential properties along Badger Close and Fell Close, mainly as filtered views in winter.
- Parcel 13 creates a separation of the urban fabric from the Parcel, reducing the physical and visual relationship with the urban form. There would also be a modest influence on coalescence with Saddington to the south, although there is little visual awareness of the presence of Saddington from the Parcel.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium capacity to accommodate development. The open boundary to the south, the proximity to Saddington and the presence of ridge and furrow, makes development less suitable. If development occurs, the Parcel is more suitable for residential development, with good vehicular access available of Fleckney Road and likely to be associated with development of some or all of Parcel 13. Commercial development would be less appropriate to the southern boundary of existing residential areas. The following aspects should be considered in relation to potential residential development:

- ***Retention of existing landscape features and vegetation***
The existing hedgerows to the north and east should be retained and protected.
- ***Important views to be retained***
There are no important internal views, although views from Fleckney Road and the approach into the settlement from the south should form an important consideration in terms of layout, design and proximity to the road.
- ***Retention of existing routes through the site***
The public bridleways should be retained and combined with public open space provision, together with a buffer with the neighbouring residential properties. There is the potential for the open space to also be associated with the narrow linear section of Parcel 13.
- ***Ground modelling***
No major earthworks are required.
- ***Additional planting***
Definition of a new urban edge would be important along the open southern boundary. This would help integrate the development with the adjoining rural setting and reduce the impact on the visual coalescence between Fleckney and Saddington. The location and type of planting should respect the overhead

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

electricity cables this would indicate trees to the north of the cables to effectively exclude the pylons from any potential development area. Consideration should also be given to the visual and physical associations with Parcel 13 and layout and planting designed appropriately.

- **Maximum building heights**

Recommendation that building heights are no greater than two storey.

- **Development layout**

The layout would be largely defined by the shape and size of the Parcel and the need to retain the northern boundary hedgerow. Access from Fleckney Road with associated closes could potentially link through to Parcel 13.

- **Building materials**

Brick, render, reconstituted stone, clay tile, and slate tile should form the main source of materials.

- **Open space provision and green infrastructure**

Potential association of open space with Plot 13 and buffer with existing residential properties. A Woodland belt and hedge along remainder of the field to the south of the Parcel would form an important element of green infrastructure to form a permanent edge to the settlement.

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 13 - Fleckney

Size = 6.21Ha

Landscape Character Area = Fleckney Lutterworth Lowlands LCA

Surveyors = GF & MW

Date surveyed = 29/04/14

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				✓		2
	Condition	Secondary		✓				4
	Sub Total			1	1	1	1	0
2a.Visual Factors	Openness to public view	Secondary					✓	1
	Openness to private view	Secondary				✓		2
	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	0	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	4	1	2	1	29
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			2	4	1	2	1	34

Overall Capacity Range = Medium-High

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 13

General Commentary

- A group of three fields set on a plateau landform to the south of Fleckney. The most easterly field is of a moderate size and wraps around the southern corner edge of Fleckney and has a close physical and visual relationship with Parcel 12. The field to the west has an undulating landform, indications of possible historical earthworks and is of moderate size, with a smaller largely level field to the north.
- All fields are grazed grassland enclosed by hedgerows. Hedges are generally low or medium height with semi-mature Ash trees. Hedgerow along the western boundary is old, fragmented and poor condition, with clear evidence of overgrazing.
- Relatively well contained in relation to wider rural setting. The southern corner of Fleckney marks the intersection of a public footpath and public bridleway which cross the Parcel in different directions. This enables open views across most of the Parcel from public rights of way. The Parcel is also overlooked by neighbouring modern residential properties, built in the last 10-20 years, which mainly back on to the Parcel. A prominent and visually distinctive farmstead (Fleckney Lodge Farm see Parcel 15) also overlooks the Parcel to the north. This includes a complex of barns, which appear to have been converted for residential use.
- There is generally a good physical and visual association with the urban fabric and limited risk to settlement coalescence. Good option for vehicular access from the end of Badcock Way.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium-High capacity to accommodate development. Relatively close association with the urban fabric and proximity to residential properties, makes this Parcel suitable residential development. However, the character and visual prominence of the neighbouring farmstead needs careful consideration to minimise adverse effects. The following aspects should be considered in relation to future residential or commercial development:

- ***Retention of existing landscape features and vegetation***
The hedgerows should be retained where possible, particularly along the boundaries of the Parcel. Internal hedgerows are of relatively lower value and could be partially removed to enable a better layout arrangement, but larger ash trees should be retained.
- ***Important views to be retained***
There are no important internal views, but the view from the Fleckney Lodge Farm farmhouse is an important consideration that relates to the character of the property. It is therefore recommended that a reasonable amount of land to the south of the farmhouse be used as public open space or similar, to create a buffer with any future development.
- ***Retention of existing routes through the site***
Public access should be retained to enable access to the adjacent countryside. Public rights of way appear to be well used by locals and should be incorporated as part of the public open space provision.
- ***Ground modelling***
No major earthworks required.

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

- ***Additional planting***
The western hedge boundary should be strengthened with new planting and where possible renovating sections of over mature hedge plants that are in poor condition. Fill gaps in hedges along other boundaries. Consider additional tree planting along southern Parcel boundaries.
- ***Maximum building heights***
It is recommended that a two storey maximum height is retained to reflect neighbouring housing, with the option to include rooms in loft spaces and provision of dormer windows, similar to farmhouse.
- ***Development layout***
Suitable vehicular access option available off Badcock Way. Narrow linear section of land to the south-east of the Parcel limits the potential to develop this land without the loss of the adjoining hedgerow and development of Parcel 12. The hedgerow provides an important local landscape feature, so it is recommended that this land be used for public open space. Built development should also be avoided adjacent to Lodge Farm farmhouse with access retained for this property.
- ***Building materials***
Materials should be similar to or sympathetic to Fleckney Lodge Farm farmhouse and barns.
- ***Open space provision and green infrastructure***
Areas of open space should focus on the narrow corridor of the eastern field, the south of Lodge Farm farmhouse and the existing alignments of the rights of way through the area.

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 14 - Fleckney

Size = 9.57Ha

Landscape Character Area = Fleckney Lutterworth Lowlands LCA

Surveyors = GF & MW

Date surveyed = 29/04/14

Criteria Group	Criteria	Importance	A	B	C	D	E	Total
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		✓				4
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
Sub Total		1	1	1	2	0	16	
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	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			2	2	3	3	0	33

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 14

General Commentary

- The Parcel comprises a large grass field to the south-west of Fleckney, beyond Parcel 13. Currently mown, but with the expectation that the field is also used for grazing. Gentle valley slope of a small tributary to the south-west, with the land falling away from Fleckney.
- Tall dense hedgerows, enclose much of the Parcel, with the exception to the east, where an old, fragmented hedge in poor condition is shared with Parcel 13. Hedgerow trees provide a notable landscape feature, particularly along the northern boundary. A pond also lies just beyond the western boundary.
- The Lodge Farm farmstead forms a distinctive built feature adjacent to the Parcel, although it is mainly the converted barns that overlook the Parcel. Limited filtered views occur from the more distant residential properties along the south-western edge of Fleckney. There are no public rights of way that cross the Parcel, but a public bridleway lies just beyond the southern boundary. The tall dense hedgerow along the southern boundary, largely prevents views into the Parcel.
- There are no issues of coalescence, but the land is segregated from the existing settlement boundary, with limited physical and visual association with the urban fabric, and restricted scope for mitigation.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium capacity to accommodate development. Whilst on moderately suitable landform, the slope is separated from the settlement, facing towards the rural setting, making development less suitable. The Parcel also has limited association with the existing urban fabric and would thus need developing in combination with adjoining Parcels, most likely Parcel 13. Commercial development is not considered suitable on the site due to its isolated location away from other similar land uses. The following aspects should be considered in relation to any future residential development:

- ***Retention of existing landscape features and vegetation***
The boundary hedgerows and hedgerow trees to the south, west and north form visually strong and locally important landscape features and should be retained. The hedgerow with the adjoining recreation ground should also be retained. The fragmented hedge to the west should be retained where suitable and further strengthened and enhanced.
- ***Important views to be retained***
There are no important views or views of particular note.
- ***Retention of existing routes through the site***
There is no public access through the Parcel.
- ***Ground modelling***
Some earthwork would be required, but should be fairly limited.
- ***Additional planting***
New planting should be provided around the Fleckney Lodge Farm farmstead and barn conversions, probably as a hedge with hedgerow trees. The western fragmented hedge should be strengthened with new planting and existing hedge plants of poor condition replaced.
- ***Maximum building heights***
Height should be no greater than two storey.

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

- ***Development layout***
Development should be avoided along the western boundary, with any layout designed carefully to minimise harm to the adjoining rural setting and the setting of the converted farm buildings at Lodge Farm. The massing of any development should be broken up with open space provision and incorporate streets with adequate space to grow street trees to help integration with the adjoining rural setting. Layout should relate to the development layout of adjoining Parcel. Consider restricting to low and moderate density housing.
- ***Building materials***
Materials should be similar to or sympathetic to Fleckney Lodge Farm farmhouse and barns.
- ***Open space provision and green infrastructure***
In order to create a sympathetic and appropriate urban edge with the adjoining countryside, a generous level of public open space and green infrastructure is recommended. This would help provide buffers to sensitive boundaries and habitats, break up the massing of the built form, and create a sympathetic settlement fringe that reduces harm to the adjoining countryside. This should be considered as integral element of the whole development.

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 15 - Fleckney

Size = 2.33Ha

Landscape Character Area = Fleckney Lutterworth Lowlands LCA

Surveyors = GF & MW

Date surveyed = 29/04/14

Criteria Group	Criteria	Importance	A	B	C	D	E	Total
1.Existing Landscape Features	Slope analysis	Primary	✓					5
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary				✓		2
	Sub Total			1	1	0	2	0
2a.Visual Factors	Openness to public view	Secondary					✓	1
	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	1	1	16
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	3	0	3	1	29
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			3	3	0	3	1	34

Overall Capacity Range = Medium-High

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 15

General Commentary

- The Parcel is primarily defined by its land use, that of Fleckney Lodge Farm incorporating the farmhouse and complex of converted barns, and a recreation ground. The latter includes a pitch, ball court and teenager shelter, in good condition. A portacabin in poor condition is also present. The farmhouse and converted barns form a distinctive feature of important local built character and are in good condition. The barn conversions appear to be recent, and used as residential properties.
- There is little enclosure of the farmstead, limited to a tall hedgerow separating the farmhouse from the recreation ground. Nevertheless there are first floor views from the farmhouse over the recreation ground. The remainder of the recreation ground is enclosed by tall well-formed hedgerows that are in good condition, containing Hawthorn, Blackthorn, Field maple and several semi-mature Ash trees. Hedgerow heights vary along the eastern boundary, allowing views from neighbouring residential properties at first floor level.
- The landform is largely level and the Parcel has some close associations with the settlement edge to the east.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium-High capacity to accommodate development. However, given the current land use, it is considered very unlikely that the Parcel would come forward for future development. If it does, the public open space provision would need to be replaced with similar provision, in addition to that required by the development. It is highly unlikely that the Fleckney Lodge Farm and associated conversions would be redeveloped so consideration of future development should be limited to the recreation facility. Should development go-ahead the following considerations should be followed:

- ***Retention of existing landscape features and vegetation***
The boundary hedgerows and hedgerow trees to the north, south, east and west that currently form visually strong and locally important landscape features and should all be retained.
- ***Important views to be retained***
There are no important views of particular note within the site of the recreation ground.
- ***Retention of existing routes through the site***
There is currently public access throughout and along the public footpath to the Eastern boundary of the Parcel.
- ***Ground modelling***
Earthworks would be limited on this Parcel due to its relatively level landform.
- ***Additional planting***
New planting should be provided within the layout where possible although the requirement should not be too onerous due to the relatively small size of the Parcel and existing boundary vegetation.
- ***Maximum building heights***
Height should be no greater than two storey.

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

- ***Development layout***
Development should respect the proximity to and association with Fleckney Lodge Farm to the south and should probably be of moderate to low density. Access could be provided from Lodge Road along the line of the existing access to the recreation ground.
- ***Building materials***
Materials should be similar to or sympathetic to Fleckney Lodge Farm farmhouse and barns.
- ***Open space provision and green infrastructure***
In order to create a sympathetic and appropriate urban edge and interface with Fleckney Lodge Farm it is recommended that there is open space relate to the southern boundary at the entrance to the Parcel and near Fleckney Lodge Farm. Other areas of open space could follow the strong boundary hedgerows. Should the northern part of the Parcel be developed considerable revision alternative recreation/open space land should be provided in the close vicinity.

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 16 - Fleckney

Size = 6.44Ha

Landscape Character Area = Fleckney Lutterworth Lowlands LCA

Surveyors = GF & MW

Date surveyed = 29/04/14

Criteria Group	Criteria	Importance	A	B	C	D	E	Total
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary				✓		2
	Sub Total			0	1	2	1	0
2a.Visual Factors	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		1	0	3	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	1	5	2	0	28
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			2	1	5	2	0	33

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

Land Parcel No = 16

General Commentary

- The Parcel forms part of a valley slope leading down to the Fleckney Brook to the north. The Parcel is composed of two moderate sized arable fields, grown for rape seed oil at the time of survey. Large mature trees are present around a pond on the western corner of the Parcel and along the southern boundary, with large trees further north and along the Fleckney Brook watercourse in Parcel 26 also forming a visual strong backdrop and character to the Parcel.
- Well formed hedges of good condition define the southern and northern boundaries and in dividing the two fields. The urban edge to the east is relatively well defined by vegetation, through a combination of hedges and shrubs/scrub, and the presence of a number of moderate sized trees. This vegetation helps to restrict views over the Parcel from the neighbouring residential properties. Houses along Arnesby Road, set within the valley bottom, also have views looking up to the valley slopes of the Parcel.
- A public footpath follows the eastern boundary, along the urban edge, enabling glimpsed views over the Parcel, but mainly restricted by vegetation growing along the footpath.
- The Parcel has a moderate variety, complexity and character that is largely in good condition.
- Two small barns are present within the Parcel. Close proximity to existing houses, but a relatively well defined rural edge and good presence of vegetation, creates a moderate association with the urban fabric.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium capacity to accommodate development. However, due to the valley slope facing towards the Fleckney Brook and wider rural setting, the Parcel is less suitable for development. If development occurs, careful consideration of the development layout is required to minimise harm on the adjoin river valley and wider rural setting. The following aspects should be considered in relation to future residential or commercial development:

- ***Retention of existing landscape features and vegetation***
The existing hedgerows along the Parcel boundaries and trees around the pond should be retained. The hedge between the two fields has moderate value and should be retained wherever possible.
- ***Important views to be retained***
There are no specific views of importance, but the views from Arnesby Road and the high ground with public footpaths further to the north around Parcels 25 and 23 and within the local valley have some localised importance and should be considered as part of any development layout.
- ***Retention of existing routes through the site***
The public footpath along the eastern edge should be retained although the scope to make it less confined would be beneficial.
- ***Ground modelling***
A moderate extent of regrading and earthworks would be required on the sloping ground.
- ***Additional planting***
Woodland belt planting is recommended along the western and northern boundaries to provide a strong new urban edge. Adequate space should be provided to enable street trees to be planted within any internal layout.

Rural Centres Landscape Sensitivity Appraisal (Fleckney)

- **Maximum building heights**
Heights should be limited to two storey, preferably restricting to one storey along the northern and western boundaries.
- **Development layout**
Development should be avoided along the western and northern boundaries or limited to one storey, with the layout designed carefully to minimise harm to the adjoining rural setting. Consider breaking up the massing of the development with open space provision and green infrastructure provision and the restricting to low and moderate density housing.
- **Building materials**
Red brick, render finish, reconstituted stone, clay tile and slate.
- **Open space provision and green infrastructure**
In order to create a sympathetic and appropriate urban edge with the adjoining countryside, a generous level of public open space and green infrastructure is recommended. This would help provide buffers to sensitive boundaries and habitats, break up the massing of the built form, and create a sympathetic urban fringe that reduces harm to the adjoining countryside. This should be considered as integral element of the whole development.

Rural Centres Landscape Sensitivity Appraisal (Fleckney) – Survey Form

Land Parcel No = 17 - Fleckney

Size = 2.30Ha

Landscape Character Area = Fleckney Lutterworth Lowlands LCA

Surveyors = IJ, JB

Date surveyed = 29/04/14

Criteria Group	Criteria	Importance	A	B	C	D	E	Total
1.Existing Landscape Features	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary		✓				4
	Condition	Secondary			✓			3
	Sub Total			0	1	2	1	0
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	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
Sub Total			1	1	1	2	0	16
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	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			2	2	3	3	0	33

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Fleckney) – Survey Form

Land Parcel No = 17 – Fleckney

General Commentary

- The Parcel occupies a gently sloping site on the edge of a plateau to the north of Fleckney. The Parcel lies to the immediate east of Leicester Road which forms the northern approach to the settlement. The northern boundary of the Parcel is formed by a line of pylons which cuts through a larger field. The neighbouring fields to the north and east are arable with clipped hedgerows. A mature hedgerow forms the southern boundary, separating the Parcel from Parcel 4.
- The Parcel consists of a triangular corner of a single larger arable field. On the eastern boundary there is a tall copse of Poplar trees. Running alongside Leicester Road is a low clipped hedgerow in relatively good condition. The angular form and white render of Woodbine cottage is a noticeable built feature on the southern boundary of the edge of the village. There is a small close with 3 other modern houses adjoining this.
- There are no public rights of way running through the Parcel. The Parcel is open to public views from Leicester Road. However the copse and eastern corner of the Parcel is obscured by vegetation and the topography of the land. The Parcel is generally well contained from private views, with houses on the southern boundary angled as such to only take in views of the southern corner.
- Development within the Parcel would have a limited relationship with existing development on Leicester Road and would largely extend away from the main core of Fleckney. The relatively elevated aspect would also make the Parcel more visible in distance views including those towards Kibworth to the east.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium capacity to accommodate development despite its slight removal from existing development and prominence on entrance to Fleckney. Given the residential context of the land to the south of the Parcel, and the nature of the roads in the surrounding area, commercial development would be much less suitable in this Parcel. Residential development is felt to be relatively more appropriate, subject to the following mitigation measures. However, it's relatively elevated location means it is less appropriate in visual terms:

- ***Retention of existing landscape features and vegetation***
The tall hedgerow on the southern boundary and clipped hedgerow along Leicester Road should be retained and strengthened to provide screening to development proposals. The woodland copse in the eastern corner should also be retained.
- ***Important views to be retained***
Consideration should be given to attractive views east across the valley and towards Kibworth on the high ground.
- ***Retention of existing routes through the site***
There is no public access across the land.
- ***Ground modelling***
No ground modelling is required.

Rural Centres Landscape Sensitivity Appraisal (Fleckney) – Survey Form

- ***Additional planting***
Additional planting would be required on the northern boundary to soften views on the northern approach to Fleckney ensuring there is no conflict with the overhead power cables. This would mean constraining development within these features.
- ***Maximum building heights***
Existing buildings in this locality are generally 2 storeys high. Proposals in this Parcel should be of a similar height particular bearing in mind the relatively elevated location.
- ***Development layout***
Any development would need to be sufficiently offset from the line of pylons forming the northern boundary. Access would be possible from Leicester Road was scope to create areas of open space adjacent to the road to form a sense of arrival to the settlement.
- ***Building materials***
Materials should reflect the local vernacular, including: red brick, white painted rendering and slate roof tiles.
- ***Open space provision and green infrastructure***
The Parcel is relatively small so open space provision would need to be carefully positioned. However, small green buffers or spaces could be formed in the corners of the triangular piece of land where there is limited space for development and that the site entrance on Leicester Road. Links to the recreation ground could also be provided from this Parcel.

Rural Centres Landscape Sensitivity Appraisal (Fleckney) – Survey Form

Land Parcel No = 18 - Fleckney

Size = 8.94Ha

Landscape Character Area = Fleckney Lutterworth Lowlands LCA

Surveyors = IJ, JB

Date surveyed = 29/04/14

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	15
2a.Visual Factors	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		1	0	3	0	1	15
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	1	5	0	1	30
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			3	1	5	0	1	35

Overall Capacity Range = Medium-High

Rural Centres Landscape Sensitivity Appraisal (Fleckney) – Survey Form

Land Parcel No = 18 – Fleckney

General Commentary

- The Parcel occupies part of a plateau area to the northern edge of Fleckney. It is contained by clipped hedgerows of varying quality, fragmented in parts with scattered mature trees. The northern boundary is also marked by a line of overhead pylons with a low hedgerow running alongside. Leicester Road runs along the eastern boundary providing the northern access to the village. There is a clipped hedgerow to this boundary. The Parcel extends to the north-west away from the village. A close of houses on a crescent named Longgrey lie south of the southern boundary with one more prominent larger modern house set closer to the parcel amongst a copse of mature oak trees. There is also a woodland copse named Waterman's Spinney along the northern half of the western boundary.
- The land use within this parcel is currently arable. It is part of a wider landscape of large scale arable fields with clipped hedgerows. There are no built forms within the Parcel at present, although the overhead pylons on the northern boundary form a prominent infrastructure feature.
- There are no public rights of way through the Parcel. However, it is partially open to public views to the eastern and northern sides from Leicester Road on the approach to the village. The position of the land set back on the plateau does not make it so prominent in wider views. The Parcel is partially contained from views from private properties with only the houses to the south east corner off Leicester Road and Longgrey having filtered views through boundary vegetation to the site.
- The tree belt screening development to the southern boundary forms a definite separation from the existing built edge of Fleckney. The Parcel also extends away from the settlement, therefore the majority of the land would be isolated from the existing urban fabric and not form any associations.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium-High capacity to accommodate development, despite its isolation from existing development within Fleckney. 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 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 on the Parcel boundaries should be retained to provide enclosure to development. The row of Oak trees on the southern boundary should be retained to maintain screening to existing residential development and a suitable offset provided to reduce problems shading or root damage.
- ***Important views to be retained***
There are no particular views into the site that need to be retained. However, consideration should be given to the impact on views on the approach to Fleckney from the Leicester Road. Private views from the properties to the south-east should be considered to protect their amenity.
- ***Retention of existing routes through the site***
There are no routes through the site, such as rights of way or roads, which would need to be retained.
- ***Ground modelling***
The plateau site would not require any substantive ground modelling.

Rural Centres Landscape Sensitivity Appraisal (Fleckney) – Survey Form

- ***Additional planting***
Additional planting would be required on the northern boundary to soften views on the northern approach to Fleckney and on the western boundary to increase separation between development and the surrounding open farmland.
- ***Maximum building heights***
Existing buildings in this locality are generally 2 storeys high. Proposals in this Parcel should be of a similar height.
- ***Development layout***
Any development would need to be sufficiently offset and to the south of the line of pylons forming the northern boundary. Access would be probably available from Leicester Road. Additional linkage could be extended through to Parcels 19-21 if it formed part of a larger development.
- ***Building materials***
Materials should reflect the local vernacular, including: red brick, white painted rendering and slate roof tiles.
- ***Open space provision and green infrastructure***
Open space could be provided at the entrance to the development on the Leicester road to create a gateway feature to the settlement. Green Infrastructure could also be provided on the western edge of the Parcel, where the land is most isolated from the existing urban edge of Fleckney. This could form associations with Waterman's Spinney and provide a green edge to development in views from the wider open landscape to the west.

Rural Centres Landscape Sensitivity Appraisal (Fleckney) – Survey Form

Land Parcel No = 19 - Fleckney

Size = 7.52Ha

Landscape Character Area = Fleckney Lutterworth Lowlands LCA

Surveyors = IJ, JB

Date surveyed = 29/04/14

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	15
2a.Visual Factors	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary	✓					5
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		2	1	1	1	0	19
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		3	2	3	1	0	34
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			4	2	3	1	0	39

Overall Capacity Range = High

Rural Centres Landscape Sensitivity Appraisal (Fleckney) – Survey Form

Land Parcel No = 19 – Fleckney

General Commentary

- The Parcel occupies a part of a plateau to the north-west edge of Fleckney. It is located to the south of Parcel 18 and to the west of a relatively dense area of housing development to the north of the village. The Fleckney Parish boundary line runs along the northern boundary of the Parcel. There are arable fields to the north and west of the Parcel and small scale paddocks to the south.
- The Parcel consists of one large arable field, bounded by clipped hedgerows to the north and west. The clipped hedgerow on the southern boundary is strengthened by an intermittent row of mature trees. There is a single mature Oak tree in the centre of the field.
- There are no public rights of way running through the Parcel and boundary vegetation partially contains it from public views. Small areas of the Parcel can be glimpsed through vegetation from a public footpath running through a neighbouring field to the west and from Leicester Road to the north east. The Parcel is moderately open to private views from the rear of the residential properties to the east on Coleman Road and Longgrey.
- Development within the Parcel would form a natural extension to the existing urban edge of Fleckney. There is a hammerhead access point that could be utilised to extend from the existing housing into the Parcel from Longgrey. Development within the Parcel would not substantially affect the setting of the village from external views.

Comments on suitability for development and mitigation measures:

This 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 not be suitable in this 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 clipped hedgerows and hedgerows with mature trees along the perimeters of the Parcel should be retained and strengthened as screening for any development proposals. The central Oak tree should also be retained within a layout.
- ***Important views to be retained***
There are no particular public views within the site that need to be retained. However, consideration should be given to the impact on views across surrounding countryside from the west and from the rear of houses on Coleman Road and Longgrey to protect their amenity.
- ***Retention of existing routes through the site***
There are no routes through the site, such as rights of way or roads, which would need to be retained, although the suitability of additional traffic on the existing roads within the nearby housing development would need to be considered.
- ***Ground modelling***
The plateau site would not require any ground modelling.

Rural Centres Landscape Sensitivity Appraisal (Fleckney) – Survey Form

- ***Additional planting***
Additional planting would be required on the north and west boundaries of the Parcel in order to reduce the impact on surrounding more rolling farmland. The Department should include provision of street trees.
- ***Maximum building heights***
Existing buildings in this locality are generally 2 storeys high. Proposals in this Parcel should be of a similar height.
- ***Development layout***
Any development of this Parcel would probably need to be accessed from Coleman Road and Longgrey and possibly in association with Parcel 20. The existing hammerhead in the road from Longgrey would be an obvious access point to the field. Development layout should be of medium density but include additional areas of open space and public realm that are currently lacking within the existing residential development.
- ***Building materials***
Materials could reflect the local vernacular, including: red brick and slate roof tiles or also use the opportunity for a more contemporary development.
- ***Open space provision and green infrastructure***
An area of central open space should be included in development proposals potentially surrounding the existing central Oak tree. Linear strips of open space could also be included to coincide with additional planting on the north and west boundaries.

Rural Centres Landscape Sensitivity Appraisal (Fleckney) – Survey Form

Land Parcel No = 20 - Fleckney

Size = 2.34Ha

Landscape Character Area = Fleckney Lutterworth Lowlands LCA

Surveyors = IJ, JB

Date surveyed = 29/04/14

Criteria Group	Criteria	Importance	A	B	C	D	E	Total
1.Existing Landscape Features	Slope analysis	Primary	✓					5
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary			✓			3
	Condition	Secondary			✓			3
	Sub Total		1	1	2	0	0	15
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	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		2	1	0	2	0	18
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		3	2	2	2	0	33
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			4	2	2	2	0	38

Overall Capacity Range = High

Rural Centres Landscape Sensitivity Appraisal (Fleckney) – Survey Form

Land Parcel No = 20 – Fleckney

General Commentary

- The Parcel occupies part of a plateau to the north-west edge of Fleckney. It lies to the immediate west of houses on Coleman Road and to the south of Parcel 19. To the south of the Parcel lies smaller scale paddocks within Parcel 21 and to the west are medium to large scale arable fields.
- The Parcel consists of one medium scale grass field. The Parcel is semi-enclosed by vegetation with good quality tall and dense hedgerows to the south and west boundaries. The northern boundary is formed by a clipped hedgerow with intermittent mature trees. The boundary vegetation to rear gardens on the east is strong in part with thorn hedges and mature trees but there are some more open aspects.
- The Parcel is the open to views from a public footpath running along the southern boundary. It is overlooked by houses on Coleman Road, although some ground floor window views would be screened by planting within the gardens and garden boundary fences.
- Development within the Parcel would form a natural extension to the housing areas surrounding Coleman Road and Penclose Road. Access to the Parcel could be obtained via an existing hammerhead on Coleman Road to the south east corner of the Parcel subject to land ownership. Any development within this location would not impact significantly on the existing landscape setting of the village.

Comments on suitability for development and mitigation measures:

This 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 not be suitable in this 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 tall and clipped hedgerows with mature trees along the perimeters of the Parcel should be retained and strengthened as screening for any development proposals.
- ***Important views to be retained***
There are no particular views to the site that need to be retained. However, consideration should be given to the impact on views across adjacent countryside from the rear of houses on Coleman Road.
- ***Retention of existing routes through the site***
The public footpath running along the southern boundary would need to be retained and the surface upgraded.
- ***Ground modelling***
The plateau site would not require any ground modelling.
- ***Additional planting***
Additional planting is likely to be necessary to reinforce the northern boundary of the Parcel depending on whether housing is also provided in Parcel 19. Street trees within any layout should be provided and planting would also be considered appropriate on the eastern boundary to soften views from residential properties.

Rural Centres Landscape Sensitivity Appraisal (Fleckney) – Survey Form

- ***Maximum building heights***
Existing buildings in this locality are generally 2 storeys high. Proposals in this Parcel should be of a similar height.
- ***Development layout***
Any development of this Parcel would need to be accessed from Coleman Road and probably utilising the existing hammerhead to the south-east corner. This route would also involve a minor incursion into Parcel 21. The development would need to relate to the existing residential areas to form a connection with the rest of the village but would include an enhanced provision of public realm.
- ***Building materials***
Materials could reflect the local vernacular, including: red brick and slate roof tiles. However in this context a more contemporary approach could also be achieved due to the enclosure of the site and separation from the more traditional parts of the village.
- ***Open space provision and green infrastructure***
The right of way within this Parcel could be incorporated into a green corridor alongside the development connecting with the network of public rights of way in the wider countryside to the north-west.

Rural Centres Landscape Sensitivity Appraisal (Fleckney) – Survey Form

Landscape Character Area = Fleckney Lutterworth Lowlands LCA
Landscape Unit No = 21
Surveyors = IJ & JB

Size = 3.99Ha

Date Surveyed = 29/04/14

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary	✓					5
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	Sub Total		1	1	1	1	0	14
2a.Visual Factors	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary				✓		2
	Relationship with existing urban built form	Primary	✓					5
	Safeguarding of settlement separation	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary	✓					5
	Sub Total		3	1	0	1	0	21
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1 Bonus score = Each * x value above		4	2	1	2	0	35
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			5	2	1	2	0	40

Overall Capacity Range = High

Rural Centres Landscape Sensitivity Appraisal (Fleckney) – Survey Form

Land Parcel No = 21

General Commentary

- The Parcel occupies part of a plateau to the north-west of Fleckney. The north, south and western boundaries of the Parcel are formed of mature vegetation. The vegetation is tall but varies in quality with some dead Elms present in the hedgerows. Kilby Road is situated beyond the vegetation on the southern boundary. To the eastern boundary is a mix of close-board fencing, intermittent trees and hedgerows, enclosing the rear gardens of properties on Coleman Road.
- The Parcel is comprised of 3 rectangular, small scale paddocks divided by mature hedgerows and trees. The two larger paddocks are divided up further by post and wire fencing to provide smaller enclosures for horses. The only built forms currently present in the parcel are small sheds and shelters relating to animal grazing. There is access to the south-west field from Kilby Road.
- The Parcel is generally well contained from public views. A public footpath runs adjacent to the northern boundary in Land Parcel 20. An access point into the Parcel from the footpath allows views across the eastern field. Some views are also available from Kilby Road. Houses on the eastern boundary overlook the Parcel, although the central hedgerow provides a strong barrier to many of these views and prevents the properties views further across the farmland to the west.
- Development within the Parcel would form a natural extension to existing residential development to the east. Access to the Parcel could be gained via two hammerhead points along Coleman Road and Shoulbard. Housing surrounding the Parcel is 20th century of a varied style, with limited vernacular features.

Comments on suitability for development and mitigation measures:

This 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 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 along the boundaries of the Parcel should be retained and enhanced where possible to provide some enclosure to development. Dead Elm within the hedgerows should be removed and replaced with suitable native species. The internal hedgerows dividing the site into 3 should be retained where appropriate.
- ***Important views to be retained***
There are no specific internal views within the Parcel that need to be retained. However the houses on Coleman Road and Shoulbard overlook the site, and so the layout should be sympathetic to these private views.
- ***Retention of existing routes through the site***
There are no public rights of way running through this Parcel that would need to be retained.
- ***Ground modelling***
Ground modelling would not be necessary or appropriate in this location.
- ***Additional planting***
Additional planting would be required on the eastern boundary to provide some screening of the development in views from neighbouring existing houses.

Rural Centres Landscape Sensitivity Appraisal (Fleckney) – Survey Form

- ***Maximum building heights***
Existing residential properties within the immediate vicinity of this Parcel are 2 storeys high. Any development within this Parcel should reflect these heights.
- ***Development layout***
Development could involve medium density development with rear gardens, similar in layout to existing neighbouring properties on Coleman Road, Shoulbard and Highfield Street. Access could be from Coleman Road, Kilby Road or Shoulbard.
- ***Building materials***
Materials should reflect the local vernacular, including: red brick and slate roofs. However in this context a more contemporary approach could also be achieved due to the enclosure of the site and separation from the more traditional parts of the village.
- ***Open space provision and green infrastructure***
The Parcel is relatively small so open space provision would need to be carefully positioned. The existing corridors of hedgerows and tree belts could be retained as linear belts of open space. This would also ensure that the retention and management of these features was safeguarded. Provision could also be made to connect with the public footpath beyond the northern boundary.

Rural Centres Landscape Sensitivity Appraisal (Fleckney) – Survey Form

Rural Centres Landscape Sensitivity Appraisal – Survey Form

Landscape Character Area = Fleckney Lutterworth Lowlands LCA

Size = 11.99Ha

Landscape Unit No = 22

Surveyors = IJ & JB

Date Surveyed = 29/04/14

Criteria Group	Criteria	Importance	A	B	C	D	E	Total
1.Existing Landscape Features	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary		✓				4
	Condition	Secondary			✓			3
	Sub Total		0	1	2	1	0	12
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	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		1	1	1	2	0	16
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	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)								33

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Fleckney) – Survey Form

Land Parcel No = 22

General Commentary

- The Parcel is situated on elevated land on a soft ridge to the western side of Fleckney. The northern boundary is formed by Kilby Road. The road has a good quality hedgerow with trees and a grass verge running alongside it. A farm track runs alongside the western boundary. There is no further enclosure to the Parcel on this side. There are good quality clipped hedgerows with trees on the southern and eastern boundaries.
- Land use within the single field of this Parcel is arable. There is no built development currently within this Parcel, although overhead LV cables cut across the middle of the field from east to west.
- The Parcel is partially contained from public views by boundary vegetation and the nature of the landform. A bridleway runs along the southern boundary providing views of the southern part of the Parcel. Views from Kilby Road are restricted to access points and to the western side of the Parcel. Wider views from the west are prevented by large agricultural buildings at Lyndon Lodge Farm. The Parcel is generally well contained from private view, restricted to west facing rear windows of 4 houses on Furnival Close.
- Development within the Parcel would only form some limited associations with existing development on Furnival Close which is visually prominent from within the site. However, this is limited to the north east corner of the Parcel and the majority of the land is disconnected from the rest of the built edge of Fleckney.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium capacity to accommodate development. The Parcel has a relatively elevated location and development would be visible on the skyline. 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 on the Parcel boundaries should be retained and enhanced to provide enclosure to development.
- ***Important views to be retained***
There are no specific internal views of the Parcel to be retained, although the layout should retain some open views south across the western edge of Fleckney village and also towards the Laughton Hills. Views to any development from houses on Furnival Close should also be considered.
- ***Retention of existing routes through the site***
The bridleway along the southern boundary should be retained if the Parcel were developed.
- ***Ground modelling***
Low ground modelling could be required to accommodate the sloping land on the edge of the ridge to the east.
- ***Additional planting***
Additional planting would be required on the western and southern boundary to provide enclosure to development. The clipped hedgerows on the eastern and southern boundaries could also be strengthened with the addition of hedgerow trees.

Rural Centres Landscape Sensitivity Appraisal (Fleckney) – Survey Form

- ***Maximum building heights***
Existing residential properties within the immediate vicinity of this Parcel are 2 storeys high. Any development within this Parcel should reflect this height.
- ***Development layout***
Development could involve a medium density development with rear gardens, similar in layout to existing neighbouring properties alongside Kilby Road. In view of the elevated and partially isolated nature of the Parcel it is considered that any development would be best located towards to the northern boundary adjacent to Kilby Road. Access could be via the existing farm access points from Kilby Road to the north-east and north-west corners.
- ***Building materials***
Materials should reflect the local vernacular, including: red brick and slate roofs.
- ***Open space provision and green infrastructure***
Open space and tree planting could be provided to form a new green buffer to the southern side of any development. There could also be enhanced links to the network of public rights of way in Parcels 23 and 25 to the east and south.

Rural Centres Landscape Sensitivity Appraisal (Fleckney) – Survey Form

Rural Centres Landscape Sensitivity Appraisal – Survey Form

Landscape Character Area = Fleckney Lutterworth Lowlands LCA

Size = 6.98Ha

Landscape Unit No = 23

Surveyors = IJ & JB

Date Surveyed = 29/04/14

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				✓		2
	Sub Total		0	0	2	1	1	9
2a.Visual Factors	Openness to public view	Secondary					✓	1
	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	1	2	13
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	1	2	2	3	22
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)								27

Overall Capacity Range = Medium-Low

Rural Centres Landscape Sensitivity Appraisal (Fleckney) – Survey Form

Land Parcel No = 23

General Commentary

- The Parcel is located on relatively prominent sloping land to the west of Fleckney. The north and part of the east boundaries are enclosed by existing residential development. Narrow rear gardens of houses on Kilby Road and Furnival Close back on to the Parcel with close board fencing forming the boundary line. There are limited trees or hedgerows along this boundary. To the east development is enclosed by a strong hedgerow, which extends south dividing the Parcel from Parcel 24. The south and western boundaries are formed by good quality clipped hedgerows and mature trees.
- The Parcel comprises a single field of meadow grassland with Ridge and Furrow evident throughout most Parcel. A network of rights of way cross the Parcel connecting the surrounding fields to the residential areas in the village. It appears the area is well used for informal recreation and dog walking. There is no built development currently in the Parcel, however overhead LV electricity cables cross the field.
- The site is very open to views from Public Rights of Way. There are two public footpaths, one running along the eastern boundary and one crossing the parcel diagonally from the south east corner and with further informal routes. A bridleway follows the southern boundary. The Parcel retains a relatively strong rural character with distant views to surrounding countryside and the elevated Laughton Hills to the south east. The Parcel is overlooked by houses on Furnival Close and Kilby Road to the north and Priest Meadow to the east.
- Development within the Parcel would forms some close associations with a possible access route leading from Priest Meadow. However, the strong character of the Parcel and the current use for informal recreation lessens the scope for a natural extension to development within the village.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium-Low capacity to accommodate development. The location of the Parcel currently provides an important area of rural open space for the local community, with attractive views and good Public Right of Way connections. The prominent sloping nature of the Parcel would also make it less suitable, the scope for development is therefore considered limited on Parcel 23.

Rural Centres Landscape Sensitivity Appraisal (Fleckney) – Survey Form

Rural Centres Landscape Sensitivity Appraisal – Survey Form

Landscape Character Area = Fleckney Lutterworth Lowlands LCA

Size = 1.63Ha

Landscape Unit No = 24

Surveyors = IJ, JB

Date Surveyed = 29/04/14

Criteria Group	Criteria	Importance	A	B	C	D	E	Total
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary				✓		2
	Complexity/ Scale	Secondary				✓		2
	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					✓	1
	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	1	0	1	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	2	1	28
3.Landscape Value	Designations	Secondary	✓					
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			2	3	2	2	1	33

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Fleckney) – Survey Form

Land Parcel No = 24

General Commentary

- The Parcel is located on lower valley slopes on the western side of Fleckney. It is bordered by residential development to the north and east. Vegetation along these boundaries is sparse and interspersed with close-board and post and rail fencing. On the west and southern boundaries are clipped hedgerows. Larger scale fields to the south and west of the Parcel belong to Parcels 23 and 25.
- The Parcel is comprised of two small scale grass fields. The narrow rectangular field to the north is used to graze sheep and there is a post and rail fence dividing the two. This fencing continues along the eastern boundary separating the Parcel from domestic gardens.
- There are no public rights of way running through the Parcel but views can be obtained from the public footpath adjacent the western boundary in Parcel 23. There are views east towards some of the older cottages within Fleckney on Main Street. The Parcel is very open to private views with houses on Main Street and Priest Meadow overlooking from the north and east sides.
- Development within the Parcel would form some close associations with the existing built edge of Fleckney. There is existing housing from the 1970's to the north and a more recent cluster of houses surrounding The Springs to the east. A readymade access point currently serving the agricultural use is available on the southern side of The Springs.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium capacity to accommodate development. Given the enclosure of the Parcel by residential development and the small scale of the fields, commercial development would be much less suitable in Land Parcel 24. Small scale 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 existing hedgerows on the south and western boundaries should be retained and enhanced where possible as screening for any development proposals.
- ***Important views to be retained***
There are no specific views into the Parcel that need to be retained, but views from the adjacent sloping crust and field of Parcel 23 should be considered.
- ***Retention of existing routes through the site***
There are no existing rights of way through the Parcel that need to be retained.
- ***Ground modelling***
Localised ground modelling is unlikely to be necessary to accommodate development.
- ***Additional planting***
Additional planting would be required to the north and east boundaries to provide better screening to development from the surrounding houses. The addition of new trees in the existing hedgerows would also be of benefit in providing closure.
- ***Maximum building heights***
Existing buildings in this locality are generally 2 storeys high. Proposals in this Parcel should be of a similar height.

Rural Centres Landscape Sensitivity Appraisal (Fleckney) – Survey Form

- ***Development layout***
Access to any proposed development should utilise the route from Main Street. Development should be of a small to medium density following a similar pattern to nearby residential streets.
- ***Building materials***
Materials should reflect the local vernacular, including: red brick and slate roofs. Features of the more historic cottages on Main Street could be incorporated into the proposals.
- ***Open space provision and green infrastructure***
The smaller field on the northern side of the Parcel could be used to provide an open space facility for surrounding residential areas. Alternatively open ground adjacent to Main Street outside the Parcel could form an area of public open space.

Rural Centres Landscape Sensitivity Appraisal (Fleckney) – Survey Form

Rural Centres Landscape Sensitivity Appraisal – Survey Form

Landscape Character Area = Fleckney Lutterworth Lowlands LCA

Size = 9.46Ha

Landscape Unit No = 25

Surveyors = IJ & JB

Date Surveyed = 29/04/14

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				✓		2
	Sub Total		0	0	2	1	1	9
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	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		1	0	1	3	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	3	4	1	23
3.Landscape Value	Designations	Secondary	✓					
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			2	0	3	4	1	28

Overall Capacity Range = Medium-Low

Rural Centres Landscape Sensitivity Appraisal (Fleckney) – Survey Form**Land Parcel No = 25****General Commentary**

- The Parcel is located on prominent sloping land to the western side of the village which slopes down towards Main Street and the Fleckney Brook. The majority of the Parcel boundaries are formed by good quality clipped hedgerows, with the exception of north-east corner and the short length of the southern boundary. The southern boundary is formed by a farm access track with a post and wire fence running alongside. To the north-east corner but outside the Parcel is a rectangular cluster of five individual houses surrounded by post and rail fencing. There are intermittent trees in the rear gardens alongside the fence. The eastern edge of the Parcel fronts on to Main Street, which along this stretch forms an attractive rural lane on the approach to the village.
- The Parcel consists of one agricultural grass field used for grazing sheep. There are sections of Ridge and Furrow on the pastoral slopes. The Parcel is of a strong rural character in a moderate condition. Overhead LV electricity cables cut across the northern corner of the field.
- The Parcel is moderately open to public views from the public footpath that climbs up the slope close to the northern boundary. A bridleway also follows the northern boundary for a stretch before crossing to the other side of the dividing hedgerow between the Parcel and neighbouring Parcel 23. The footpath allows views to the lower slopes, although some areas are obscured through slightly undulating landform. There are distant views south and south-east from the high ground to elevated slopes on the other side of the valley. The Parcel is visible in views from the public footpath south of Main Street on the opposite side of the valley. The sloping land is partially contained from private views. However, scattered cottages to the south of Arnesby Road and the group of houses in the north east corner would have some views over vegetation.
- The Parcel is in a location where built development would only form limited associations with existing built edge of Fleckney. The Parcel extends quite a distance away from the main development in the village and the elevated position of the land would make it very prominent.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium-Low capacity to accommodate development. Given the Parcel's elevated position on steeply sloping land, its visibility from the surrounding areas and the strong character of the landscape it is not considered appropriate to develop Parcel 25.

Rural Centres Landscape Sensitivity Appraisal (Fleckney) – Survey Form

Rural Centres Landscape Sensitivity Appraisal – Survey Form

Landscape Character Area = Fleckney Lutterworth Lowlands LCA

Size = 6.18Ha

Landscape Unit No = 26

Surveyors = IJ & JB

Date Surveyed = 29/04/14

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					✓	1
	Condition	Secondary				✓		2
	Sub Total		0	0	2	1	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	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary					✓	1
	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	1	3	2	2	24
3.Landscape Value	Designations	Secondary	✓					
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			2	1	3	2	2	29

Overall Capacity Range = Medium-Low

Rural Centres Landscape Sensitivity Appraisal (Fleckney) – Survey Form**Land Parcel No = 26****General Commentary**

- The Parcel is located on the slopes of the Fleckney Brook valley to the western side of Fleckney. The northern boundary is formed by Main Street, an attractive rural lane on the western approach to the village. There is a well maintained clipped hedgerow to the lane with narrow grass verge. The remaining boundaries are formed of hedgerows of varying height with intermittent mature trees. The northern corner of the Parcel is enclosed by the rear gardens of properties on Main Street and Edward Road.
- The land use within the Parcel is a mix of paddocks, pasture and domestic gardens. There is a large pond with gardens associated with Birdcage cottage and the associated small holding on Main Street. There are series of houses along Main Street included on the Parcel boundaries. The small scale, intimate pockets of land are divided by mature tree belts and hedgerows. The Parcel is in moderate condition with a strong sense of landscape character. The Fleckney Brook crosses the Parcel to the base of the slopes. There is the traditional feature of Ridge and Furrow on the southern pastoral slopes.
- The Parcel is partially contained from public views with only a small stretch of public footpath crossing the northern corner of the Parcel. The private gardens are well contained by view and only limited parts can be seen from Main Street. The slightly elevated south west slopes are visible in views from the north. Residential properties on Main Street and Edward Road will have some views of the Parcel, although the houses are generally well screened by vegetation.
- Development within the Parcel would form some minor associations with the existing built edge of Fleckney to the north. However, most of the Parcel is isolated from existing development and the small scale nature of the individual pockets of land and the position of the land on the valley slopes would make development difficult without compromising its existing character.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium-Low capacity to accommodate development. Given the intimate and attractive valley character of the landscape (which is now rare in the village) the separation from the built edge of the village and the visibility in views from the north and rights of way it is not considered appropriate to develop Land Parcel 26.