

Rural Centres Landscape Sensitivity Appraisal (Husbands Bosworth)

Landscape Character Area = Husbands Bosworth Laughton Hills

Size = 3.85Ha

Land Parcel No = 1

Surveyors = GF & MW

Date Surveyed = 30/05/2014

| | | | A | B | C | D | E | Total |
|--|---|-------------------|---|---|---|---|---|-------|
| Criteria Group | Criteria | Importance | | | | | | |
| 1.Existing Landscape Features | Slope analysis | Primary | | | ✓ | | | 3 |
| | Vegetation enclosure | Primary | ✓ | | | | | 5 |
| | Complexity/ Scale | Secondary | | | | | ✓ | 1 |
| | Condition | Secondary | | | | ✓ | | 2 |
| | Sub Total | | 1 | 0 | 1 | 1 | 1 | 11 |
| 2a.Visual Factors | Openness to public view | Secondary | | ✓ | | | | 4 |
| | 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 | 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 | 2 | 1 | 2 | 2 | 27 |
| 3.Landscape Value | Designations | Secondary | | | | | ✓ | 1 |
| | Sub Total | | 0 | 0 | 0 | 0 | 1 | 1 |
| Overall Capacity Profile (1+2a, 2b & 3) | | | 2 | 2 | 1 | 2 | 3 | 28 |

Overall Capacity Range = Medium–Low

Rural Centres Landscape Sensitivity Appraisal (Husbands Bosworth)

Land Parcel No = 1

General Commentary

- The Parcel is formed by Bosworth Hall, incorporating the main house, various outbuildings, St Mary's Church, gardens and grounds. The main house is Grade II* listed and composed of two large elements: the south-eastern facing Georgian house; and the north-western facing Victorian house, both of which are connected. The main house forms a distinctive and dramatic built form that has been converted for use as a hotel. The small stone built St Mary's Church lies to the west of the main house, near to the A4304, with a large stable block to the north of the main house, together with other outhouses and vegetable garden. All appear to be in good condition, with the exception of some of the outhouses. There is little visibility of these buildings from the village or adjacent A4304, due to a 2.5m high brick wall and mature trees along much of the boundary of the grounds. However, there are views to St Mary's Church, where the wall ends and there is a clearing of shrubs around the entrance.
- The grounds extend to cover a large area around the main house, generally extending to the east. The Georgian house forms the main frontage and is orientated to take advantage of the lawns and parkland grassland that stretch to the east. Large individual trees are scattered across the parkland setting. Wide woodland belts enclose much of the grounds, preventing views into and out of the Parcel. The maturity of these tree belts also provides an important backdrop and setting to the south-east of Husbands Bosworth. The combination of landscape features and built form creates a rich pattern and texture, with an organic, strong and distinctive character that is largely in good condition.
- The Hall is set on the northern upper valley slopes of the River Welland, which lies to the south-east. The Parcel has limited association with the urban fabric of the settlement that is located predominantly on the plateau beyond the valley.

Comments on suitability for development and mitigation measures:

This Parcel has a Medium-Low capacity for development. Together the historic value of the Hall and grounds, its strong character and favourable condition, all make the Parcel particularly sensitive to change from further development. Conversion of the stable block and/or outbuildings may be a possible option, subject to meeting any historic conservation requirements, but in general the Parcel is considered to be unsuitable for development.

Rural Centres Landscape Sensitivity Appraisal (Husbands Bosworth)

Landscape Character Area = Husbands Bosworth Laughton Hills

Size = 14.46Ha

Land Parcel No = 2

Surveyors = GF & MW

Date Surveyed = 30/05/2014

| | | | A | B | C | D | E | Total |
|--|---|-------------------|---|---|---|---|---|-------|
| Criteria Group | Criteria | Importance | | | | | | |
| 1.Existing Landscape Features | Slope analysis | Primary | | ✓ | | | | 4 |
| | Vegetation enclosure | Primary | | ✓ | | | | 4 |
| | Complexity/ Scale | Secondary | | | | ✓ | | 2 |
| | Condition | Secondary | | | | ✓ | | 2 |
| | Sub Total | | 0 | 2 | 0 | 2 | 0 | 12 |
| 2a.Visual Factors | Openness to public view | Secondary | | ✓ | | | | 4 |
| | Openness to private view | Secondary | | ✓ | | | | 4 |
| | Relationship with existing urban built form | Primary | | | ✓ | | | 3 |
| | Prevention of coalescence | Primary | ✓ | | | | | 5 |
| 2b.Potential Landscape Features | Scope to mitigate the development | Primary | | | ✓ | | | 3 |
| | Sub Total | | 1 | 2 | 2 | 0 | 0 | 19 |
| Landscape Sensitivity Profile (1+2a & 2b) | A= x 5, B= x 4, C= x 3 D= x 2, E = x 1 | | 1 | 4 | 2 | 2 | 0 | 31 |
| 3.Landscape Value | Designations | Secondary | | | | ✓ | | 2 |
| | Sub Total | | 0 | 0 | 0 | 1 | 0 | 2 |
| Overall Capacity Profile (1+2a, 2b & 3) | | | 1 | 4 | 2 | 3 | 0 | 33 |

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Husbands Bosworth)

Land Parcel No = 2

General Commentary

- The Parcel is located to the north-east of the Husbands Bosworth and is characterised by Honeypot Farm, which extends beyond the Parcel to the north-west. The Parcel is composed of a number of moderate to large sized barns and farm buildings, a large farmyard and storage area, a moderate size field to the west and two small narrow linear fields to the west. The landform is gently undulating and slopes to the north-east, but has limited influence on its character.
- Fields are bound by tall hedgerows and woodland belt to the north-east and east of the Parcel, which provides enclosure with limited public or private views into the Parcel. Rear views from properties along Honeypot Lane are possible, but largely filtered by garden boundary vegetation. A well-defined and wide continuous hedge with trees demarcates the south-eastern boundary of the Parcel and forms a visual barrier with the adjacent A4304 in summer. Some filtered views are likely to occur in winter. Broad Lane defines the north-western boundary of the Parcel, forming a narrow country lane that is contained by tall hedges and an avenue of large overhanging trees. Species include: Hawthorn, Sycamore, Ash, Poplar and Wild Cherry.
- Two individual Oaks are present on the south-east side of the Parcel, adjacent to the A4304, set within grazed grassland.
- A tall red brick wall, of similar appearance to the boundary walls around Bosworth Hall, lies to the south-east, possibly indicating an historical connection with the Hall. The wall also defines the boundary of Husbands Bosworth Conservation Area, which extends along the south-western boundary of the Parcel and incorporates a section of Broad Lane, and Bosworth Hall grounds to the south-east of the A4304. The farm buildings are generally of poor visual character and variable condition, constructed of concrete panelling and metal sheet and timber elevations, although there a couple of older red brick barns close to and adjacent to Honeypot Lane.

Comments on suitability for development and mitigation measures:

This Parcel has a Medium capacity for development. This is predominantly due to its enclosed nature, with little exposure to the wider landscape and local setting, limited views in and out of the Parcel, and good scope for mitigation. However, the Parcel has a relatively poor association with urban form and lies immediately adjacent to, or partially within, the Conservation Area for much of its boundary length. There is the potential for small scale sympathetic development, which may be beneficial to the Conservation Area if the existing modern farm buildings and storage areas are removed as part of the proposals. The following aspects should be considered in relation to any future residential or small commercial development:

- ***Retention of existing landscape features and vegetation***
The existing boundary hedgerows and woodland belts should be retained and protected. Some removal may be necessary if the narrow linear fields are developed. However, the objective should be to minimise removal, as the mature vegetation provides the visual enclosure and suitability of the Parcel for some small to moderate scale development.
- ***Important views to be retained***
There are no specific views that are important, but the visual context and setting of the Conservation Area and associated listed buildings are important and require careful consideration in order to design an appropriate development that does not harm heritage assets.
- ***Retention of existing routes through the site***
There are no public access routes through the Parcel.
- ***Ground modelling***
There should be little need for ground modelling, other than minor earthworks.

Rural Centres Landscape Sensitivity Appraisal (Husbands Bosworth)

- **Additional planting**
New hedge planting should be provided, where appropriate to the land being developed, to 'plug gaps' along the north-eastern boundary. Any moderate scale development should allow for additional tree planting within street frontages and gardens.
- **Maximum building heights**
Building heights should be no greater than two storeys.
- **Development layout**
Development should be limited to small scale residential plots along the north-eastern edge of Husbands Bosworth, although moderate scale development may be appropriate if this involves the removal of the existing modern farm building complex. In this situation, street pattern and form should reflect the more sinuous and meandering nature found within the historic core, combined with varied form and a mixture of an intimate character of buildings set close to the road edge with others set back. The development should include higher density terraced housing, together with lower density detached properties. Some small scale business units or community facilities may be appropriate if sympathetically designed.
- **Building materials**
The building materials should reflect those found within the Conservation Area i.e. red brick, including glazed-headed Flemish bond, slate roofs, with some rendering.
- **Open space provision and green infrastructure**
Open space could be located to the north-eastern or south-eastern periphery of the development, or as a village green forming an integral focal point. Where opportunities arise, new hedgerow and tree planting along open boundaries should be incorporated into the layout design

Rural Centres Landscape Sensitivity Appraisal (Husbands Bosworth)

Landscape Character Area = Husbands Bosworth Laughton Hills

Size = 2.35Ha

Land Parcel No = 3

Surveyors = GF & MW

Date Surveyed = 30/05/2014

| | | | A | B | C | D | E | Total |
|--|---|-------------------|---|---|---|---|---|-------|
| Criteria Group | Criteria | Importance | | | | | | |
| 1.Existing Landscape Features | Slope analysis | Primary | | | | | ✓ | 1 |
| | Vegetation enclosure | Primary | | | ✓ | | | 3 |
| | Complexity/ Scale | Secondary | | | | ✓ | | 2 |
| | Condition | Secondary | | | ✓ | | | 3 |
| | Sub Total | | 0 | 0 | 2 | 1 | 1 | 9 |
| 2a.Visual Factors | Openness to public view | Secondary | | | | ✓ | | 2 |
| | Openness to private view | Secondary | | | | ✓ | | 2 |
| | Relationship with existing urban built form | Primary | | | ✓ | | | 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 | | | ✓ | | | 3 |
| | Sub Total | | 0 | 0 | 1 | 0 | 0 | 3 |
| Overall Capacity Profile (1+2a, 2b & 3) | | | 1 | 0 | 5 | 3 | 1 | 27 |

Overall Capacity Range = Medium-Low

Rural Centres Landscape Sensitivity Appraisal (Husbands Bosworth)

Land Parcel No = 3

General Commentary

- The Parcel sits on the prominent upper valley slopes on the north-eastern edge of Husbands Bosworth and gradually slopes north-east towards Broad Lane, which extends north-east out of the village. To the north-east, between Husbands Bosworth and Theddingworth, the land is low and relatively flat, which contributes to the prominence of the Parcel from this location.
- The Parcel is bounded by Broad Lane to the south-east and the rear gardens of properties along Highcroft, Hunters Close and Mowsley Road on the south-west boundary. The north-west and north-east boundaries are marked by post and wire fences.
- The Parcel consists of a number of small fields and paddocks. A line of Poplars and tall hedge form a prominent feature within the Parcel, which extend east from the edge of the village and broadly divide the Parcel into two. The land north of the Poplars is composed of small-scale equestrian paddocks, defined by post and wire fence and electric fence. A small stables, shed and small allotment gardens are also located within this area. Immediately south of the Poplars are two small fields of pasture grazed by sheep. The southern-most field is grassland meadow defined by hedgerows and trees including Hawthorn, Ash and Lime.
- In the south-west corner of the Parcel there are four new terraced cottages fronting Broad Lane, these have been sensitively designed to reflect the local vernacular.
- There are some distant views from the Parcel across countryside to the east, where Theddingworth All Saints Church is visible on the horizon. Views from Broad Lane are generally well contained due to vegetation enclosure. Private views are possible from a number of properties overlooking the Parcel including the Grade II Listed Georgian House (34, Honeypot Lane) to the south. A public footpath emerges from between rear gardens of houses on Highcroft and Hunters Close to cross the Parcel in a north east direction. There is also a public footpath along the southern boundary, providing more views across the Parcel.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have Medium-Low Capacity to accommodate development. This is on account of the site having a number of characteristics that are not favourable to development. This includes: the landform of the site and prominence it has in views to the east; the low vegetation cover and open fence boundaries; as well as the intimate nature of the fields and textural variety of landscape. The only part of the Parcel that may have some suitability for residential use would be to the western side of the southern fields where there would be more scope for mitigation, due to the greater level of enclosure and the southern field being less prominent within the wider landscape.

Rural Centres Landscape Sensitivity Appraisal (Husbands Bosworth)

Landscape Character Area = Husbands Bosworth Laughton Hills

Size = 5.28Ha

Land Parcel No = 4

Surveyors = GF & MW

Date Surveyed = 30/05/2014

| | | | 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 | | ✓ | | | | 4 |
| | 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 | 1 | 2 | 1 | 0 | 17 |
| Landscape Sensitivity Profile (1+2a & 2b) | A= x 5, B= x 4, C= x 3 D= x 2, E = x 1 | | 1 | 1 | 4 | 2 | 1 | 26 |
| 3.Landscape Value | Designations | Secondary | ✓ | | | | | 5 |
| | Sub Total | | 1 | 0 | 0 | 0 | 0 | 5 |
| Overall Capacity Profile (1+2a, 2b & 3) | | | 2 | 1 | 4 | 2 | 1 | 31 |

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Husbands Bosworth)

Land Parcel No = 4

General Commentary

- Similar to Parcel 3, this Parcel is located across a prominent area of land which steeply slopes from the northern edge of the village i.e. Highcroft, down towards the northern boundary of a disused railway, and the Grand Union Canal tunnel. The Leicester Road lies on the western boundary of the Parcel, with the eastern boundary open to further agricultural land. The eastern side of the southern boundary is shared with Parcel 3.
- The Parcel comprises five fields of pasture, with most of the internal boundaries being marked by post and rail fence. A small paddock is located to the southern side of the Parcel. A medium height hedgerow with a number of close, regularly spaced trees run along the eastern side of Leicester Road. A north-south field boundary in the east is also marked by a tall hedgerow and trees. A dense belt of vegetation follows the route of the disused railway, which creates enclosure towards the northern side of the parcel on the lower ground, with species including Ash, Oak, Birch, Scots Pine and Willow. Several over mature Hawthorns are located along a central field boundary.
- With the exception of Leicester Road in the winter months, the site is generally well-contained from public views. However, there are a number of private views from properties along Highcroft that overlook the Parcel.
- The Parcel forms moderate associations with existing residential development along the north of the village, although as the land drops away the visual connection diminishes.
- Overhead power lines run east to west across the Parcel.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium Capacity to accommodate development. Whilst the development would be limited by the prominence of the landform and attractive rural edge location, the limited public visibility and the enclosure from the north could allow for some potential development. Discrete commercial or residential development would be preferable on the lower slopes on the Parcel, where there is greater enclosure, but would be detached from the rest of the village. The following aspects should be considered in relation to future residential or commercial development:

- ***Retention of existing landscape features and vegetation***
All hedgerow and hedgerow trees should be retained, where possible.
- ***Important views to be retained***
There are no important views to be retained, although consideration should be given to views across the valley.
- ***Retention of existing routes through the site***
There are no existing routes through the site.
- ***Ground modelling***
Ground modelling would be required subject to the location of the development, with major earthworks required on the steeper prominent slopes.
- ***Additional planting***
Additional hedgerow and woodland belt planting would be required to strengthen and enhance existing boundaries, provide visual screening, break up the massing of the development, and integrate the housing with its surroundings.

Rural Centres Landscape Sensitivity Appraisal (Husbands Bosworth)

- **Maximum building heights**
Building heights should be no more than 1-2 storeys high. A number of properties along Highgate are bungalows, any proposed development located on the upper slopes of the Parcel should be of a similar height to minimise visual impact.
- **Development layout**
Should development be considered as suitable on this Parcel it should ideally involve a setback of open space on the higher ground to reduce the visual prominence of the development. An access point from Leicester Road is possible, subject to meeting highway requirements, but should aim to minimise the loss of existing vegetation and retain the higher quality trees.
- **Building materials**
There is a mix of styles to the north of Husbands Bosworth including historic vernacular, 20th century housing and more modern development. Red brick predominates with slate roofs and additional features such as rendering, and redbrick boundary walls, which should be reflected in any future development.
- **Open space provision and green infrastructure**
The Parcel could be retained as open agricultural land maintaining its role as a rural edge to the village. If the site was partially developed, it is recommended that green frontage is provided to Leicester Road, with the higher ground provided as open space. The disused railway line that runs along the north of the Parcel forms an important green biodiversity corridor that should be protected and enhanced.

Rural Centres Landscape Sensitivity Appraisal (Husbands Bosworth)

Landscape Character Area = Husbands Bosworth Laughton Hills

Size = 3.06Ha

Land Parcel No = 5

Surveyors = GF & MW

Date Surveyed = 30/05/2014

| | | | A | B | C | D | E | Total |
|--|---|-------------------|---|---|---|---|---|-------|
| Criteria Group | Criteria | Importance | | | | | | |
| 1.Existing Landscape Features | Slope analysis | Primary | | ✓ | | | | 4 |
| | Vegetation enclosure | Primary | | | ✓ | | | 3 |
| | Complexity/ Scale | Secondary | | | | ✓ | | 2 |
| | Condition | Secondary | | | | ✓ | | 2 |
| | Sub Total | | 0 | 1 | 1 | 2 | 0 | 11 |
| 2a.Visual Factors | Openness to public view | Secondary | | | ✓ | | | 3 |
| | Openness to private view | Secondary | | ✓ | | | | 4 |
| | 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 | 1 | 2 | 0 | 1 | 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 | 2 | 1 | 27 |
| 3.Landscape Value | Designations | Secondary | ✓ | | | | | 5 |
| | Sub Total | | 1 | 0 | 0 | 0 | 0 | 5 |
| Overall Capacity Profile (1+2a, 2b & 3) | | | 2 | 2 | 3 | 2 | 1 | 32 |

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Husbands Bosworth)

Land Parcel No = 5

General Commentary

- The Parcel occupies an undulating wedge of land to the north-west of the village. Leicester Road forms the north-eastern boundary of the Parcel and the remaining boundaries abut other agricultural fields. Parcel 6 is situated to the south-east and Parcel 7 is located to the south. A large field of pasture is situated to the north-west and a smaller field of pasture is located on the south-west boundary.
- The Parcel is composed of one single field of pasture grazed by cattle. A farm track runs south-west through the field which subdivides the Parcel into two. Medium to tall hedgerow and trees enclose the majority of the Parcel, with the undulation and elevation of the land in the north and east of the Parcel also contributing to the enclosure of the Parcel. A line of several individual trees are located in the south-western corner of the Parcel. Ridge and Furrow is also evident on the north-eastern side of the Parcel.
- Views from the Leicester Road are partially contained by boundary vegetation, there are no rights of way within or near the Parcel. The Parcel is also generally well contained from surrounding private views.
- The Parcel is separated from the edge of the village by Parcel 6, and consequently does not form any relationship with existing built form.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium Capacity to accommodate development. The Parcel is isolated away from the village and provides a tranquil, attractive setting to the north west of the village. The Parcel could be retained as agricultural land maintaining its role along with Parcel 4 as a rural gateway to Husbands Bosworth. However, the landform and vegetation is favourable to development due to the enclosure that it provides. Commercial development is not recommended as suitable in this location, but should future residential development take place then a small scale, low density development of high quality houses that responds to the existing characteristics of the Parcel could be accommodated. The following aspects should be considered in relation to any future development:

- ***Retention of existing landscape features and vegetation***
The existing hedgerows and trees within the Parcel should be retained and protected.
- ***Important views to be retained***
There are no important views.
- ***Retention of existing routes through the site***
There are no public rights of way through the site, although the farm track could be maintained as a point of access.
- ***Ground modelling***
It is anticipated that some ground modelling could be required to accommodate for the changes in height towards the eastern side of the Parcel.
- ***Additional planting***
Additional tree planting should be implemented wherever possible to soften views, enhance the visual setting, and integrate the development with the local setting. In particular, the northern and eastern boundary could be strengthened through the planting of hedgerow trees.
- ***Maximum building heights***
Building heights should be no more than 2 storeys to reflect the existing building heights in the vicinity.

Rural Centres Landscape Sensitivity Appraisal (Husbands Bosworth)

- ***Development layout***

The development layout should pay close attention to the existing landform of the Parcel. The existing point of access along a private farm track could be used for any future egress. Alternatively, preference would be to limit development to that along and fronting Leicester Road, if combined with the development of Parcel 6.

- ***Building materials***

The building materials should reflect the local vernacular of red brick, grey brick window heads and ledges, slate roofs and additional features such as rendering, and red brick boundary walls.

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

Should development be considered as suitable within this Parcel then open space could be set along the south-western portion of the Parcel to retain the existing undulating landform of the Parcel. In addition, or alternatively, open space could be provided alongside the Leicester Road to retain some of the rural character of the Parcel adjacent to Leicester Road and the entrance to the village.

Rural Centres Landscape Sensitivity Appraisal (Husbands Bosworth)

Landscape Character Area = Husbands Bosworth Laughton Hills

Size = 0.97Ha

Land Parcel No = 6

Surveyors = GF & MW

Date Surveyed = 30/05/2014

| | | | A | B | C | D | E | Total |
|--|---|-------------------|---|---|---|---|---|-------|
| Criteria Group | Criteria | Importance | | | | | | |
| 1.Existing Landscape Features | Slope analysis | Primary | | ✓ | | | | 4 |
| | Vegetation enclosure | Primary | | | ✓ | | | 3 |
| | Complexity/ Scale | Secondary | | | | | ✓ | 1 |
| | Condition | Secondary | | ✓ | | | | 4 |
| | Sub Total | | 0 | 2 | 1 | 0 | 1 | 12 |
| 2a.Visual Factors | Openness to public view | Secondary | | | | ✓ | | 2 |
| | Openness to private view | Secondary | | | ✓ | | | 3 |
| | Relationship with existing urban built form | Primary | | ✓ | | | | 4 |
| | Prevention of coalescence | Primary | ✓ | | | | | 5 |
| 2b.Potential Landscape Features | Scope to mitigate the development | Primary | | ✓ | | | | 4 |
| | Sub Total | | 1 | 2 | 1 | 1 | 0 | 18 |
| Landscape Sensitivity Profile (1+2a & 2b) | A= x 5, B= x 4, C= x 3 D= x 2, E = x 1 | | 1 | 4 | 2 | 1 | 1 | 30 |
| 3.Landscape Value | Designations | Secondary | | | ✓ | | | 3 |
| | Sub Total | | 0 | 0 | 1 | 0 | 0 | 3 |
| Overall Capacity Profile (1+2a, 2b & 3) | | | 1 | 4 | 3 | 1 | 1 | 33 |

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Husbands Bosworth)

Land Parcel No = 6

General Commentary

- This is a relatively small Parcel that occupies several small holdings/fields. Situated on the western side of Husbands Bosworth, the Parcel sits on a subtly undulating area of land, sloping north-west. The Parcel abuts Bell Lane to the east which joins the Leicester Road approach to the north-east of the village. The northern, western and south-western boundaries lie open to pasture (Parcels 5 and 7). The remaining south-eastern boundary abuts the private garden of a residential property along Bell lane.
- The land use is currently pasture for sheep grazing and it can be divided into three sections, all of a similar nature, with the central field further subdivided into three, by fences. The majority of the boundaries are marked by post and rail fence, with hedgerow also marking the north and south boundaries. In addition a number of trees including Ash, Hawthorn, Poplar and Wild Cherry are scattered along the boundaries, and a group of small/medium trees are clustered close to the road junction.
- There are three sheds located within the Parcel with timber elevations, concrete panelling and metal sheet roofing, two within the central field and one within the southern field. These are in moderate to poor condition.
- The Parcel has open views from Bell Lane and Leicester Road to the east, where boundaries are predominantly post and rail fence with views between trees along the road boundaries. Views from the north are contained by a tall dense hedgerow. Views are generally contained locally between the western edge of the village and to the edge of the plateau to the south-west.
- Private views are partially contained due intervening vegetation, although views would be possible from a small number of nearby houses along Bell Lane, particularly during the winter months.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium capacity to accommodate development. Development would form a notable and visible change to the rural character on the edge of the village, on the approach along Leicester Road and on the edge of the Conservation Area. However favourable characteristics include the association of the land with surrounding built form and the scope to mitigate any proposals within the existing land pattern in the medium term. It is considered that commercial development would be too intrusive on the rural character of the Parcel, therefore if development was to take place, this should be limited to a small scale residential scheme. The following aspects should be considered in relation to future residential development:

- ***Retention of existing landscape features and vegetation***
The northern and southern hedgerow boundaries should be retained along with the majority of trees within the Parcel. Access and construction of housing would require some localised tree loss and this would need to be carefully identified through a tree survey.
- ***Important views to be retained***
Consideration should be given for the inward and outward views to the Conservation Area.
- ***Retention of existing routes through the site***
There are no existing routes through the site.
- ***Ground modelling***
It is anticipated that some ground modelling would be required due to the sloping nature of the fields.

Rural Centres Landscape Sensitivity Appraisal (Husbands Bosworth)

- ***Additional planting***
Additional hedgerow and tree planting to strengthen the existing boundaries and along open boundaries would be required, as well as future property boundaries within the development. Provision should also be made for street tree planting along Leicester Road and Bell Lane.
- ***Maximum building heights***
The heights of building should not reach more than two and a half stories, to reflect the existing residential properties within the vicinity of the Parcel.
- ***Development layout***
Development should follow the existing pattern of built development that fronts the western side of Bell Lane.
- ***Building materials***
Building materials should reflect the local vernacular within the Conservation Area, this includes timber frames, red brick, glazed-headed Flemish bond with some rendering, and slate/clay tile roofs.
- ***Open space provision and green infrastructure***
The existing road verges and hedgerows will form part of the green infrastructure and should be strengthened as part of the additional planting.

Rural Centres Landscape Sensitivity Appraisal (Husbands Bosworth)

Landscape Character Area = Husbands Bosworth Laughton Hills

Size = 6.02Ha

Land Parcel No = 7

Surveyors = GF & MW

Date Surveyed = 30/05/2014

| | | | 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 | | | ✓ | | | 3 |
| | Condition | Secondary | | | | ✓ | | 2 |
| | Sub Total | | 0 | 1 | 1 | 2 | 0 | 11 |
| 2a.Visual Factors | Openness to public view | Secondary | | | ✓ | | | 3 |
| | Openness to private view | Secondary | | | ✓ | | | 3 |
| | Relationship with existing urban built form | Primary | | | ✓ | | | 3 |
| | Prevention of coalescence | Primary | ✓ | | | | | 5 |
| 2b.Potential Landscape Features | Scope to mitigate the development | Primary | | ✓ | | | | 4 |
| | Sub Total | | 1 | 1 | 3 | 0 | 0 | 18 |
| Landscape Sensitivity Profile (1+2a & 2b) | A= x 5, B= x 4, C= x 3 D= x 2, E = x 1 | | 1 | 2 | 4 | 2 | 0 | 29 |
| 3.Landscape Value | Designations | Secondary | | | | ✓ | | 2 |
| | Sub Total | | 0 | 0 | 0 | 1 | 0 | 2 |
| Overall Capacity Profile (1+2a, 2b & 3) | | | 1 | 2 | 4 | 3 | 0 | 31 |

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Husbands Bosworth)

Land Parcel No = 7

General Commentary

- The Parcel lies across part of a local plateau and plateau edge, on the western side of Husbands Bosworth. The A4304 Kilworth Road forms the southern boundary and residential properties that front Bell Lane and Kilworth Road form the eastern boundary. The northern boundary is shared with fields of Parcel 5 and 6. The north-western corner and western boundary is shared with further agricultural fields, which lie to the east of Highfield House.
- The Parcel occupies two medium sized pastoral fields grazed by sheep. There is a further smaller section of land included in the Parcel, which is located immediately west of properties along Bell Lane and adjacent to the two fields. This is an area of grassland that comprises a number of small to medium sized sheds in a poor dilapidated condition. A small copse and group of medium sized trees provides enclosure to the north of this. The two fields are enclosed by tall hedgerows and scattered Ash, with the exception of the western boundaries and smaller section of land that lies open to the back of private gardens. The eastern part of the southern field features two smaller areas of pasture defined by post and rail fence. Medium to large trees in fields adjacent to the parcel and associated with Highfield House create a dense wooded backdrop to the north-east of the Parcel.
- Filtered public views extend from the Kilworth Road north across the fields, particularly during the winter months. The small section of land in the west is well contained from public views. The backs of several residential properties along Bell Lane and Kilworth Road overlook the Parcel.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium capacity to accommodate development. Favourable characteristics for development include the partial containment of the Parcel by existing hedgerows, trees and surrounding vegetation and the association the Parcel forms with the western side of the village. However, the land is situated on a plateau edge with sensitive public views from Kilworth Road and Bell Lane properties. The smaller section of land is located within the Conservation Area and the rest of the Parcel is located adjacent to it, therefore any development would need to give careful thought to the setting of the Conservation Area. As a result, it is considered that commercial development would not be suitable within this Parcel. Residential development could be suitable in this location and the following aspects should be considered in relation to future residential development:

- ***Retention of existing landscape features and vegetation***
The existing hedgerows and hedgerow trees that mark field boundaries should be retained and potentially strengthened to ensure enclosure and maximise wildlife corridors. The small copse and group of trees within the smaller section of land should be retained.
- ***Important views to be retained***
Development should be sensitive to views to and from the Conservation Area.
- ***Retention of existing routes through the site***
There are no existing routes through the site.
- ***Ground modelling***
Development to the north of the Parcel, as the land slopes away, may require some earthworks. Otherwise earthworks would be minimal due to the level nature of the remainder of the landform.
- ***Additional planting***
Additional tree belts and groups of trees could be incorporated within development along the western and northern sides of the Parcel to further limit views across the plateau edge. These could reflect the character of the established trees around Highfield House, as well as the copse within the smaller section of land.

Rural Centres Landscape Sensitivity Appraisal (Husbands Bosworth)

- **Maximum building heights**
Building heights should not exceed two storey in this elevated location, essentially reflecting the heights of properties along Bell Lane.
- **Development layout**
Kilworth Road provides the only obvious location for an access route for the site. It is likely that the development would be self-contained unless linkage was provided through Parcel 5 as part of a wider development. The layout should address the requirement for a sensitive treatment of the northern and western edge of the development which fronts the countryside. A suitable and sympathetic interface between the Parcel and backs of houses, as well as the Conservation Area is required.
- **Building materials**
Building materials should reflect the local vernacular within the Conservation Area, this includes timber frames, red brick, glazed-headed Flemish bond with some rendering and tile roofs
- **Open space provision and green infrastructure**
It is recommended that the smaller western section of land within the Conservation Area retains its open and treed appearance and it strengthened in character to act as a notable public open space, wildlife area and green buffer to the Conservation Area. The hedgerows would be retained to form the spines of green corridors through the development.

Rural Centres Landscape Sensitivity Appraisal (Husbands Bosworth)

Landscape Character Area = Husbands Bosworth Laughton Hills

Size = 3.39Ha

Land Parcel No = 8

Surveyors = GF & MW

Date Surveyed = 30/05/2014

| | | | A | B | C | D | E | Total |
|--|---|-------------------|---|---|---|---|---|-------|
| Criteria Group | Criteria | Importance | | | | | | |
| 1.Existing Landscape Features | Slope analysis | Primary | ✓ | | | | | 5 |
| | Vegetation enclosure | Primary | | | ✓ | | | 3 |
| | Complexity/ Scale | Secondary | | | ✓ | | | 3 |
| | Condition | Secondary | | ✓ | | | | 4 |
| | Sub Total | | 1 | 1 | 2 | 0 | 0 | 15 |
| 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 | | | ✓ | | | 3 |
| | Sub Total | | 1 | 0 | 2 | 1 | 1 | 14 |
| Landscape Sensitivity Profile (1+2a & 2b) | A= x 5, B= x 4, C= x 3 D= x 2, E = x 1 | | 2 | 1 | 4 | 1 | 1 | 29 |
| 3.Landscape Value | Designations | Secondary | | ✓ | | | | 4 |
| | Sub Total | | 0 | 1 | 0 | 0 | 0 | 4 |
| Overall Capacity Profile (1+2a, 2b & 3) | | | 2 | 2 | 4 | 1 | 1 | 33 |

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Husbands Bosworth)

Land Parcel No = 8

General Commentary

- The Parcel is located on a local plateau, south-west of Husbands Bosworth. The rear gardens of residential properties along Welford Road form the eastern boundary of the Parcel. The A4303 Kilworth Road is on the northern boundary and the remaining western and southern boundaries lie adjacent to agricultural fields including Parcel 9 to the south.
- The land use within the Parcel is recreation, providing the main facility for Husbands Bosworth incorporating: a large area of open space; a sports pavilion; children's play area; skate-park; small hall; and car park. The facilities are of variable condition with a rather random arrangement and layout. The pavilion and small hall are both 1 storey buildings, functional in appearance and limited built character. The tennis courts are in moderate to poor condition, whilst the play facilities are well used. A further small self contained plot of land lies between the pavilion and skate park along the northern fringe. This appears to be a small holding, enclosed by tall hedges and poor quality corrugated metal sheet fence along the boundary with the public open space. This creates a visually intrusive effect on the public open space, as well as the land being discordant with its layout.
- The Parcel is largely enclosed by boundary vegetation, including continuous medium to tall height hedgerows with regular spaced Ash trees, with a greater amount of trees demarcate the eastern boundary of the settlement.
- Views are generally contained to the local setting of the Parcel. Trees within the immediate setting, and associated with Highfield House, form distinctive features along the skyline. Other public views are possible from the Kilworth Road, particularly during the winter months. The rear of properties along Welford Road have an outlook onto the Parcel.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have Medium capacity to accommodate development. Given the current use of the Parcel as the main open space and recreational/sports facility to the community, any development would have to provide an equal or enhanced alternative provision for recreation within or adjacent to the settlement. The existing nature of the nearby roads, landform and urban fabric would make residential development most appropriate for this location, subject to the following aspects:

- ***Retention of existing landscape features and vegetation***
The hedges and trees along the boundaries should be retained and protected.
- ***Important views to be retained***
There are no important views, but consideration should be given to views from houses to the east.
- ***Retention of existing routes through the site***
No routes through the Parcel require retention.
- ***Ground modelling***
There should be little or no ground modelling required.
- ***Additional planting***
Additional planting may be required to strengthen the northern, eastern and southern boundaries of the Parcel to provide a well defined new settlement edge and integrate the development with the surrounding countryside. Additional tree planting should also be provided to create additional screening for the existing houses along Welford Road. Small/medium sized tree planting throughout any layout should also be provided where possible.
- ***Maximum building heights***
Buildings should be no greater than two or two and a half storeys, to reflect other neighbouring houses.

Rural Centres Landscape Sensitivity Appraisal (Husbands Bosworth)

- ***Development layout***

Access could be gained from the existing access point in the north-east corner of the Parcel, off Kilworth Road. An additional access point may be required off Kilworth Road or alternatively through Parcel 9 as a part of a wider development. The layout of the development could reflect the existing village morphology to create continuity and be sympathetic to the historic character of the village. The development should preferably be a mixture of densities, with a predominance of low to medium density to reflect the existing development e.g. Welford Road and School Lane

- ***Building materials***

Materials should reflect the local vernacular, including: red brick, some rendering and slate/clay roof tiles.

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

Elements of the existing recreation ground, such as the playground and skate park, could be retained and incorporated into the development. As stated above, recreation and open space provision that is lost due to development should be replaced by an appropriate area within/adjacent to Husbands Bosworth. Green infrastructure should play an important role in the layout and design of the new development.

Rural Centres Landscape Sensitivity Appraisal (Husbands Bosworth)

Landscape Character Area = Husbands Bosworth Laughton Hills

Size = 3.65Ha

Land Parcel No = 9

Surveyors = GF & MW

Date Surveyed = 30/05/2014

| | | | A | B | C | D | E | Total |
|--|---|-------------------|---|---|---|---|---|-------|
| Criteria Group | Criteria | Importance | | | | | | |
| 1.Existing Landscape Features | Slope analysis | Primary | ✓ | | | | | 5 |
| | Vegetation enclosure | Primary | | | ✓ | | | 3 |
| | Complexity/ Scale | Secondary | | | ✓ | | | 3 |
| | Condition | Secondary | | | ✓ | | | 3 |
| | Sub Total | | 1 | 0 | 3 | 0 | 0 | 14 |
| 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 | | ✓ | | | | 4 |
| 2b.Potential Landscape Features | Scope to mitigate the development | Primary | | ✓ | | | | 4 |
| | Sub Total | | 0 | 2 | 0 | 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 | 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 (Husbands Bosworth)

Land Parcel No = 9

General Commentary

- The Parcel forms a strip of land, situated on the local plateau to the south-east of the village, formed by two fields, segregated by Welford Road. In general the boundaries of the Parcel are shared with neighbouring fields, with the exception of the northern boundary which fronts the recreation ground of Parcel 8, properties at the end of Welford Road, and Husbands Bosworth Primary School playing fields. Welford Road Cemetery is set on part of the southern side of the Parcel.
- West of the Welford Road, the Parcel comprises a single grassland/pasture field defined by some tall and clipped hedgerows and a number of spaced Ash trees. A new residential development is located in the north-eastern corner. East of Welford Road, the Parcel occupies the northern section of a single arable field, with the southern Parcel boundary open to the remaining length of the field. A tall hedgerow and trees demarcate the northern boundary and a clipped hedgerow marks the western boundary. Regularly spaced small to medium trees extend between Welford Road and western edge of the field.
- Wider views from the elevated section of land are possible to the south, although in general are relatively limited to the local setting. Public views are possible from the Recreation Ground and Welford Road, especially east of the Road. Welford Road Cemetery also affords views across the Parcel, however these are filtered by a number of evergreen and broadleaf trees that add to the enclosure of the Parcel.
- The Parcel is largely separated from the main urban form, with limited association with the urban fabric. However, in land use terms there is greater association with the village due to the close proximity of the recreation ground and cemetery.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium Capacity to accommodate development. Favourable characteristics include the plateau landform, scope for mitigation, location next to existing Cemetery development and its distance away from the Conservation Area. It is considered that commercial development would not be suitable in this semi-rural location. However, some residential development as a continuation along the Welford Road south of existing houses and the school playing field would be suitable or possibly a more extensive development if associated with the development of Parcel 8. The following aspects should be considered in relation to future residential development:

- ***Retention of existing landscape features and vegetation***
Hedgerows, boundary trees and roadside verges within the Parcel should be retained, where possible, although it is recognised that access from any houses fronting Welford Road would require loss of hedges and possibly some localised tree loss. Development layout should seek to retain the highest quality trees.
- ***Important views to be retained***
Development would need to be sensitive to the location of the Cemetery and recreation ground, including inward and outward views, and views from the approach to the village along Welford Road.
- ***Retention of existing routes through the site***
There are no existing routes through the site.
- ***Ground modelling***
No ground modelling is anticipated due to the level nature of the Parcel.

Rural Centres Landscape Sensitivity Appraisal (Husbands Bosworth)

- ***Additional planting***
Additional planting of trees and shrubs, where possible, should be provided to soften boundaries and frontage to Welford Road, and enhance the appearance of any development. New boundaries with the retained agricultural land should be defined by new hedgerow and tree planting.
- ***Maximum building heights***
Buildings should be no greater than two storeys to reflect other neighbouring houses.
- ***Development layout***
The layout of the development could front both sides of Welford Road in a similar manner to existing development. Development could extend further into the Parcel, however it is recommended that any development does not advance further west than boundary of the Cemetery.
- ***Building materials***
Materials should reflect the local vernacular, including: red brick, some rendering, and slate/clay roof tiles.
- ***Open space provision and green infrastructure***
Hedgerows should be retained and enhanced where possible as boundaries and as wildlife corridors. Roadside verges and gardens should be wide enough to retain existing trees and plant new medium sized street trees. It is recommended that any open space provision should include a green buffer to the Cemetery and access is made available to the recreation ground.

Rural Centres Landscape Sensitivity Appraisal (Husbands Bosworth)

Landscape Character Area = Husbands Bosworth Laughton Hills

Size = 8.57Ha

Land Parcel No = 10

Surveyors = GF & MW

Date Surveyed = 30/05/2014

| | | | A | B | C | D | E | Total |
|--|---|-------------------|---|---|---|---|---|-------|
| Criteria Group | Criteria | Importance | | | | | | |
| 1.Existing Landscape Features | Slope analysis | Primary | ✓ | | | | | 5 |
| | Vegetation enclosure | Primary | | | ✓ | | | 3 |
| | Complexity/ Scale | Secondary | | | ✓ | | | 3 |
| | Condition | Secondary | | | | ✓ | | 2 |
| | Sub Total | | 1 | 0 | 2 | 1 | 0 | 13 |
| 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 | | | ✓ | | | 3 |
| | Sub Total | | 1 | 0 | 2 | 1 | 1 | 14 |
| Landscape Sensitivity Profile (1+2a & 2b) | A= x 5, B= x 4, C= x 3 D= x 2, E = x 1 | | 2 | 0 | 4 | 2 | 1 | 27 |
| 3.Landscape Value | Designations | Secondary | ✓ | | | | | 5 |
| | Sub Total | | 1 | 0 | 0 | 0 | 0 | 5 |
| Overall Capacity Profile (1+2a, 2b & 3) | | | 3 | 0 | 4 | 2 | 1 | 32 |

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Husbands Bosworth)

Land Parcel No = 10

General Commentary

- This Parcel lies on a plateau, along the south side of the settlement. The southern boundary is not marked by any landscape features, and extends east from the southern boundary of land associated with BT Premises. As a result the southern boundary of the Parcel lies open to the agricultural land to the south, whereas the rear of properties along Lammas Close form a relatively open northern boundary, and a dense tree belt marks the eastern boundary.
- The Parcel comprises three fields; the central field is pasture grazed by sheep and the eastern and western fields are both under arable production. The fields are semi-enclosed by boundary vegetation including tall to medium dense hedgerows with occasional Ash trees. A small copse to the south and the dense tree belt to the east provide additional enclosure to the central and eastern fields.
- There are two small corrugated metal barns located within the central field. A separate smallholding incorporating a small shed and allotments is situated along the northern edge of the central field.
- A public bridleway extends west from the north-west corner of the Parcel and adjoins a farm track, which then runs south-west from Butt Lane. This bridleway allows open views of the Parcel, with views from the western field extending south towards a historic airfield and operational Gliding Centre. Woodlands to the south-west create a wooded appearance on the horizon of the eastern field. The landscape of the Parcel and the adjoining rural landscape have a relatively strong character and moderate to good condition.
- A number of properties along Lammas Close have views onto the Parcel, and there is a moderate association with the existing urban fabric.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium Capacity to accommodate development. Development within the Parcel would from a notable change to the rural character of the southern edge of Husbands Bosworth and along the bridleway. However, the landscape characteristics that favour development include the landform, the association with existing built form and distance away from the Conservation Area. Whilst small commercial properties currently exist, it is considered that this part of the village is unsuitable for commercial development, due to the settlement pattern, predominantly residential land use and the adjacent strong rural character. It is noted that the central and eastern part of the Parcel may be more suited to development due to the more enclosed nature of the fields and the location of a potential access route along the Butt Lane and the track road. The following aspects should be considered in relation to future residential development:

- ***Retention of existing landscape features and vegetation***
The boundary vegetation should be retained and protected where possible.
- ***Important views to be retained***
There are no specific views of importance, but views from the adjoining countryside and more distant views to and from the airfield in the south should form an important consideration.
- ***Retention of existing routes through the site***
The existing bridleway should be retained and incorporated into the layout of the development.
- ***Ground modelling***
There should be little or no need for major earthworks.

Rural Centres Landscape Sensitivity Appraisal (Husbands Bosworth)

- **Additional planting**
Additional planting of a copse or tree belt along the southern boundary of the Parcel would provide a clearly defined urban edge and help better integrate the development and the existing settlement with the wider landscape setting. Further tree and shrub planting should be located where possible to soften other boundaries and enhance the appearance of any development.
- **Maximum building heights**
Building heights should be limited to two storey buildings.
- **Development layout**
An access route could extend from Butt Lane along the track road. The development could form another west to east development similar to Lamma Close or form a cul-de-sac development. Proposals should address the interface of the development with the countryside.
- **Building materials**
The style of development could be traditional through to a more modern vernacular treatment, with a range of materials that reflect the character of the village.
- **Open space provision and green infrastructure**
Existing landscape features e.g. hedgerow, tree belts, the bridleway, should be retained and enhanced as part of the green infrastructure. Dependent on the size of the development, areas of open space should be provided and integrated with exiting landscape features and public access.