

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Landscape Character Area = Ullesthorpe Upper Soar

Size = 4.03Ha

Land Parcel No = 1

Surveyors = IJ & DT

Date Surveyed = 29/05/2014

			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			✓			3
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary				✓		2
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		0	0	2	3	0	12
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	0	4	4	1	21
3.Landscape Value	Designations	Secondary				✓		2
	Sub Total		0	0	0	1	0	2
Overall Capacity Profile (1+2a, 2b & 3)			0	0	4	5	1	23

Overall Capacity Range = Low

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Land Parcel No = 1

General Commentary

- The Parcel occupies a steep slope on the valley side to the west of Ullesthorpe. The eastern boundary follows Frolesworth Road and the southern boundary is formed by Main Street. The lower levels to the west of the Parcel adjoin a small brook located to the valley base. The area adjacent the brook is within the flood plain. The northern boundary is formed by a mature hedgerow with trees that has been left unmaintained. The eastern boundary adjacent to Frolesworth Road and the southern boundary adjacent to Claybrook Road is formed by a hedgerow that is maintained at a lower height. There is scrubby riparian vegetation adjacent the brook.
- The Parcel is comprised of two grass fields, currently used as horse paddocks. The southern field has been further subdivided by a post and rail fence. The northern field contains a large group of trees, whereas the southern field contains marshy grassland species. The two fields are divided by a mature hedgerow containing some mature trees. There are two gated entrances from Frolesworth Road. There are also some stables located to the south-east of the Parcel corresponding with the access from Frolesworth Road.
- Public and private views from Frolesworth Road and properties facing it are partially restricted by the taller vegetation to the Parcel boundary and the exiting vegetation to the front gardens of the properties. However, there are some attractive views over the lower of sections of hedgerow into the Parcel and across to the Conservation Area and Listed Church within Claybrooke Parva on the opposite side of the valley. There are also public and private views from the footpath and bungalows adjacent Main Street to the south over the low boundary hedgerow. The sloping landform ensures a high visibility to the elevated land on the approach to the village. The northern field is hidden from view by the central belt of vegetation.
- Development within the Parcel would form limited associations with houses to the east and the bungalows and commercial area to the south. The Parcel is located adjacent to the Ullesthorpe Conservation Area and some of these houses are within it, which would form a constraint on the design of any development. The Parcel is part of a strip of land between Ullesthorpe and Claybrooke Parva and any development of the Parcel would begin to compromise the separation between these two settlements.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Low capacity to accommodate development. The Parcel is situated on relatively steeply sloping land that rises to the edge of the Ullesthorpe Conservation Area. As well as impacting on the rural context of the Conservation Area, the Parcel is located in a sensitive position in between two settlements. The lower area of the Parcel is also within the floodplain which would add a further constraint. Therefore, it is not considered appropriate to develop Parcel 1.

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Landscape Character Area = Ullesthorpe Upper Soar

Size = 4.06Ha

Land Parcel No = 2

Surveyors = IJ & DT

Date Surveyed = 29/05/2014

			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			✓			3
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary			✓			3
	Prevention of coalescence	Primary				✓		2
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		0	0	3	2	0	13
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	0	5	3	1	22
3.Landscape Value	Designations	Secondary				✓		2
	Sub Total		0	0	0	1	0	2
Overall Capacity Profile (1+2a, 2b & 3)			0	0	5	4	1	24

Overall Capacity Range = Low

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Land Parcel No = 2

General Commentary

- The Parcel occupies a relatively steeply sloping site on a valley side to the western edge of Ullesthorpe. The eastern boundary follows a line of vegetation to the rear gardens of properties on Main Street and Manor Road. The northern boundary is formed by Main Street, which provides the approach to the village from the west. There is tall vegetation on the northern and southern boundaries. A residential property on Main Street and a lake enclosed by mature conifers within Parcel 4 lie immediately beyond the western boundary.
- The Parcel consists of a series of small to medium scale paddocks divided in two by a tall mature hedgerow. Further divisions to the paddocks are made by post and wire fencing and electric fencing. Smaller scale paddocks to south-east corner are strongly enclosed by small clumps of tree planting and woodland associated with domestic gardens and Warren Farm. Built forms that are currently present in the Parcel are some stable blocks, small sheds and a horse box. The landscape of the Parcel is in a moderate condition.
- Public views into the Parcel are partially contained by tall vegetation alongside Main Street to the north. However a public access route running along the western boundary provides views to parts of the Parcel. There are glimpsed views through hedgerow gaps from the public footpath crossing Parcel 5 to the south. There are some views to the Parcel from residential properties on Main Street and Manor Road. However, these views are partially screened by vegetation along garden perimeters.
- Development within the Parcel would form moderate associations with houses along the eastern boundary. The Parcel is located adjacent to the Ullesthorpe Conservation Area and many of these houses are within it, which would form a constraint on the design of any development. The Parcel is part of an important strip of agricultural land between Ullesthorpe and Claybrooke Parva and development within the Parcel would begin to compromise the separation between these two settlements.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Low capacity to accommodate development. The Parcel is situated on relatively steeply sloping land that rises to the edge of the Ullesthorpe Conservation Area. As well as impacting on the rural context of the Conservation Area, the Parcel is located in a sensitive position in between two settlements. Therefore, it is not considered appropriate to develop Parcel 2.

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Landscape Character Area = Ullesthorpe Upper Soar

Size = 0.72Ha

Land Parcel No = 3

Surveyors = IJ & DT

Date Surveyed = 29/05/2014

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary		✓				4
	Sub Total		0	1	2	1	0	12
2a.Visual Factors	Openness to public view	Secondary			✓			3
	Openness to private view	Secondary					✓	1
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary				✓		2
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	Sub Total		0	0	1	2	2	9
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	1	3	3	2	21
3.Landscape Value	Designations	Secondary			✓			3
	Sub Total		0	0	1	0	0	3
Overall Capacity Profile (1+2a, 2b & 3)			0	1	4	3	2	24

Overall Capacity Range = Low

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Land Parcel No = 3

General Commentary

- The Parcel occupies a side slope of a valley that levels off to the west adjacent to a small brook. The Parcel of land is located to the western edge of Ullesthorpe. The northern boundary of the Parcel is formed by Main Street that links Claybrooke Parva and Ullesthorpe. Vegetation along the road frontage varies. To the front of the bungalows located to the eastern end of Claybrooke Parva the aspect is open with small ornamental garden shrub beds and occasional feature shrubs. The front of the commercial garage is fully open to the street and the western bungalow garden is fully enclosed by a coniferous hedgerow. There are allotment gardens to the west of the Parcel that adjoin Main Street and are bound by a close board fence. Separating the Parcel from Parcel 2 is a close board fence. To the south where the Parcel is adjacent Parcel 4, there is a tall hedgerow and a private gated access that links the end property to a small lake. To the south-west between the garage yard and the adjacent allotments there is a narrow tree and shrub belt, that extends further west and links to the brook forming a wildlife corridor. The area of lower land adjacent the brook is located within the floodplain
- The Parcel consists of small scale plots of land containing residential properties, commercial premises and allotments. There is an area of dense tree and shrub planting located within the floodplain adjacent to the brook. The main access to the Parcel is from driveways located along Main Street.
- Open views into the Parcel from Main Street are interspersed with solid boundary vegetation and built development. A route with public access runs along the eastern boundary, but the Parcel is screened with fencing and hedgerows. There are no public rights of way within the Parcel and the majority of the land is currently private property.
- Development within the Parcel forms limited associations with the residential properties on the western edge of Kibworth and is currently isolated from the village. Development of the Parcel would highly impact on the rural setting of the Conservation and would also compromise the separation between Ullesthorpe and Claybrooke Parva

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Low capacity to accommodate development. Development within the Parcel would impact on the separation between Ullesthorpe and Claybrooke Parva, as well as impacting on the rural context of the Conservation Area. The lower area of the Parcel is also floodplain, which adds a further constraint to potential proposals. Therefore, it is not considered appropriate to develop Parcel 3.

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Landscape Character Area = Ullesthorpe Upper Soar

Size = 0.22Ha

Land Parcel No = 4

Surveyors = IJ & DT

Date Surveyed = 2/05/2014

			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					✓	1
	Sub Total		1	0	1	0	2	10
2a.Visual Factors	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary					✓	1
	Prevention of coalescence	Primary			✓			3
2b.Potential Landscape Features	Scope to mitigate the development	Primary				✓		2
	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	2	2	1	3	24
3.Landscape Value	Designations	Secondary		✓				4
	Sub Total		0	1	0	0	0	4
Overall Capacity Profile (1+2a, 2b & 3)			1	3	2	1	3	28

Overall Capacity Range = Medium-Low

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Land Parcel No = 4

General Commentary

- The Parcel occupies a gently sloping site on the valley floor of a stream to the western side of Ullesthorpe. The Parcel is enclosed on all four sides by mature trees including a number of large conifers. To the north of the Parcel is a row of bungalows and a goods yard associated with a garage contained within Parcel 3. An area of allotments lies immediately beyond the western boundary of the Parcel.
- The Parcel consists of a 16-Peg private fishing lake belonging to an adjacent property to the north. The enclosure and small scale provides an intimate nature to the Parcel. The lake is well maintained and in good condition with a mix of aquatic planting native hedgerow species.
- Views into the Parcel are limited due to the dense vegetation on its boundaries. A gap in the hedgerow for a stile leading from the route with public access to the east provides some glimpsed views of the lake. As the area is currently within private property there are private views of the Parcel. However views from inside the residential properties are again limited by tall boundary vegetation.
- Development within the Parcel would have a limited relationship with the small cluster of residential and commercial development on Main Street, but would remain largely isolated from the built edge of Ullesthorpe. The Parcel is located relatively close to Ullesthorpe and Claybrooke Parva Conservation Areas and a Manorial Earthworks scheduled Monument to the south. Development of the Parcel would have a slight impact on the setting of these designations.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium-Low capacity to accommodate development. Despite the good enclosure to the Parcel, the small scale and the current land use as a fishing lake, make it an unsuitable location for development. The Parcel is isolated from the main urban fabric of the village and located in between the settlements of Ullesthorpe and Claybrooke Parva. Consequently it is not considered appropriate to develop Parcel 4.

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Landscape Character Area = Ullesthorpe Upper Soar

Size = 2.09Ha

Land Parcel No = 5

Surveyors = IJ & DT

Date Surveyed = 29/05/2014

			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					✓	1
	Openness to private view	Secondary			✓			3
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary				✓		2
2b.Potential Landscape Features	Scope to mitigate the development	Primary			✓			3
	Sub Total		0	0	2	2	1	11
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		0	0	4	3	2	20
3.Landscape Value	Designations	Secondary				✓		2
	Sub Total		0	0	0	1	0	2
Overall Capacity Profile (1+2a, 2b & 3)			0	0	4	4	2	22

Overall Capacity Range = Low

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Land Parcel No = 5

General Commentary

- The Parcel is located on a steeply sloping valley side to the west of Ullesthorpe. Strong riparian vegetation alongside a stream forms the western boundary. There is a good quality clipped hedgerow with intermittent trees alongside Manor Road on the southern boundary. To the east are the rear gardens of houses on Manor Road that are part of the Ullesthorpe Conservation Area. The houses are attractive red brick and slate roofed buildings of a mix of Victorian and modern era houses reflecting this vernacular style. The hedgerow on the northern boundary separating the Parcel from Parcel 2 is of a varied height and quality.
- The Parcel consists of one medium scale arable field, with a small area of woodland and grassland on the banks of the stream to the west. There is a timber field gate providing farm access to the field in the south-west corner.
- The Parcel is very open to views from a public footpath that cuts diagonally across the field and a public access route along the western boundary. The elevated land provides views across to open countryside beyond the valley. The Scheduled Monument Manorial Earthworks are also visible in views to the south-west. There are some views from Manor Road over lower stretches of vegetation. Manor Road is an attractive narrow green lane that connects with two public footpaths at the south-west corner of the Parcel. Views from private properties adjacent the eastern boundary are partially contained by vegetation within the rear gardens.
- Development within the Parcel would form some minor associations with the residential properties to the east. However, the Parcel extends quite a distance away from the built edge of the village. The Parcel lies adjacent to the Ullesthorpe Conservation Area. Development of the Parcel would highly impact on the rural setting of the Conservation and would also compromise the separation between Ullesthorpe and Claybrooke Parva.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Low capacity to accommodate development. Given the Parcel's sensitive position in an attractive rural setting to the Conservation Area, its high visibility from a wide network of public rights of way and its steeply sloping topography, it is not considered appropriate to develop Parcel 5. Development would impact on the separation between Ullesthorpe and Claybrooke Parva and lead to a loss of attractive landscape on the prominent edge of the village.

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Landscape Character Area = Ullesthorpe Upper Soar

Size = 2.39Ha

Land Parcel No = 6

Surveyors = IJ & DT

Date Surveyed = 29/05/2014

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		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			✓			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	2	0	0	19
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	3	3	2	0	30
3.Landscape Value	Designations	Secondary				✓		2
	Sub Total		0	0	0	1	0	2
Overall Capacity Profile (1+2a, 2b & 3)			1	3	3	3	0	32

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Land Parcel No = 6

General Commentary

- The Parcel is located on a plateau edge to the south of Ullesthorpe. The landform drops away steeply to the west where an area of Scheduled Monument Manorial Earthworks are located on the lower slopes. The Parcel has been developed for its current use as a working livestock farm with associated farm buildings and large sheds. The farm is separated from the residential properties that face Manor Road to the north, by a small group of trees located to the northern boundary of the Parcel. This area is adjacent to the green lane that runs alongside Parcel 5. To the east there is a clipped hedgerow containing a number of mature trees that separate the site from Parcel 7. To the south and east occasional tree groups break up the presence of the built form in wider external views. Surrounding the farm buildings, larger open fields, grazed by cattle and bounded by maintained low hedgerows form the local landscape character.
- The Parcel is open to views from the public footpath that runs north-south from the end of Manor Road, through the Parcel and in to the open countryside beyond. Breaks in the detractive built form allow views over the ridgeline to attractive countryside to the west. To the south of the farm where the footpath exits onto open countryside panoramic views are available.
- Development within the Parcel would make some close associations with existing built edge of Ullesthorpe to the north. However, the southern half of the Parcel extends quite a distance away from the existing built edge of the village.
- The northern edge of existing development is part of the Ullesthorpe Conservation Area and the wider landscape is influential in the setting of the designation. This would form a constraint on the style of the development.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium capacity to accommodate development. Given the residential context to the north of the Parcel and the nature of the surrounding roads and access points, 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 existing group of trees located to the north of the farm together with the smaller groups to the west would need to be retained to provide enclosure soften the massing of any development in wider views. Existing hedgerows and trees on the remaining boundaries should be retained and enhanced where appropriate.
- ***Important views to be retained***
The setting to the Conservation Area to the north should be handled sensitively as well as the distant views to the Conservation Area at Claybrooke Parva. Views to the open countryside and the setting of the Manorial Earthworks will also need to be considered.
- ***Retention of existing routes through the site***
The Public footpath that runs from north to south through the site should be retained and carefully considered within the design.
- ***Ground modelling***
Low level, localised ground modelling may be necessary to the edges of the plateau site.

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

- **Additional planting**
Additional planting would be necessary on the southern and western boundaries to provide enclosure to the Parcel and reinforce separation from the open countryside.
- **Maximum building heights**
Existing residential properties along Manor Road within the immediate vicinity of this Parcel are generally 2 storeys high. Any development within this Parcel should reflect these heights.
- **Development layout**
Access to potential development in this Parcel would utilise the existing entrance from Manor Road. Development would be best concentrated within the central core of the Parcel following the existing character of properties fronting Manor Road with rear gardens facing towards the open countryside. Development should be contained on the plateau by the existing vegetation on the western boundary and keep away from the prominent ridgeline. The layout should reflect the village context of the Parcel would again need to be sensitive to the setting of the Conservation Area.
- **Building materials**
Materials should be appropriate to the rural/agricultural context of the Parcel and contain elements of vernacular features present in the Ullesthorpe Conservation Area. For example red brick and slate roofs in a Victorian style.
- **Open space provision and green infrastructure**
Potential open space could be located to the south of the Parcel to maintain a rural fringe to the edge of the village. Houses should have front and back gardens emphasising the village character.

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Landscape Character Area = Ullesthorpe Upper Soar

Size = 3.81Ha

Land Parcel No = 7

Surveyors = IJ & DT

Date Surveyed = 2/05/2014

			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			✓			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	2	1	0	17
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	1	5	1	0	31
3.Landscape Value	Designations	Secondary				✓		2
	Sub Total		0	0	0	1	0	2
Overall Capacity Profile (1+2a, 2b & 3)			2	1	5	2	0	33

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Land Parcel No = 7

General Commentary

- The Parcel is located on a plateau to the south of Ullesthorpe. The northern edge of the Parcel runs up to the development edge of the village, with residential development enclosing this side. There is a strong band of vegetation on the eastern boundary, formed by a dismantled railway line. Adjacent the western side of the Parcel are large agricultural barns associated with Manor Farm. Manor Road runs part way along this boundary. The vegetation enclosure to the north, south and west sides of the Parcel is moderate with variable clipped hedgerows and intermittent trees.
- Parcel 7 contains two relatively large scale pastoral fields grazed by cows. The fields are separated by a fragmented hedgerow. There is a smaller 'L' shaped grass field to the north east corner which adjoins a scrap yard leading from Manor Road. The land is at a higher level to some of the surrounding houses to the north east corner on The Dell and Stevens Close. Ridge and Furrow forms an attractive feature in the southern field.
- The Parcel is moderately open to views from Manor Road and the public footpath leading south from the road on the western boundary. Breaks in the boundary hedges allow views across the relatively flat site, with the exception of the smaller field in the northern corner. Residential properties on Manor Road, Stevens Close and the Dell will have some views of the Parcel, although these are partially contained by boundary vegetation and the elevated position of the plateau site. Views out of the Parcel to the countryside to the south and east are largely contained by the large agricultural structures associated with Manor Farm.
- Development within the Parcel would make some moderate associations with the existing built edge of Ullesthorpe where it wraps around the northern side of the Parcel. The north-western edge of existing development is part of the Ullesthorpe Conservation Area. This would form a constraint on the style of any proposed development. However, on the whole the Parcel is relatively well contained from the wider context of the village.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium capacity to accommodate development. However, given the close proximity to a Conservation Area any development would need to be sensitive to the setting and character of the village. The surrounding development in the area and the nature of surrounding roads make residential development most appropriate for this location, subject to the following mitigation measure:

- ***Retention of existing landscape features and vegetation***
The strong band of vegetation alongside the dismantled railway line would need to be retained to provide enclosure to development from the east. Existing hedgerows and trees on the remaining boundaries should be retained and enhanced where appropriate. The internal hedgerow separating the fields should also be retained if appropriate.
- ***Important views to be retained***
The setting adjacent the Conservation Area should be handled sensitively.
- ***Retention of existing routes through the site***
There are no existing rights of way or roads running through the Parcel that need to be retained, but the public footpath running adjacent to part of the western boundary should marry into the proposals.
- ***Ground modelling***
Ground modelling would not be necessary or appropriate on this plateau location.

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

- **Additional planting**
Additional planting would be required on the western boundary and around the existing development to the northern boundary, providing containment and helping to integrate the development into the surrounding landscape.
- **Maximum building heights**
Existing buildings in this locality are generally 1 to 2 storeys high. Proposals in this Parcel should be of a similar height.
- **Development layout**
Potential access points for development within this Parcel are from Manor Road via the access to the farm or via the access to the goods yard. There is also potential for access off The Dell, although changes in level would need to be negotiated. Development should be of a low to medium density with rear gardens, similar in scale to nearby development. The layout would again need to be sensitive to the setting of the Conservation Area. Any proposed houses fronting Manor Road should continue the attractive style of properties within the Conservation Area.
- **Building materials**
Materials should be appropriate to the rural/agricultural context of the Parcel and contain elements of vernacular features present in the Ullesthorpe historic core. For example red brick and slate roofs in a Victorian style.
- **Open space provision and green infrastructure**
The 'L' shape field in the northern part of the Parcel would be a suitable location for open space provision, providing both existing and proposed development with an open space facility. Part of the pasture containing ridge and furrow to the south could also be retained as part of the rural character on the fringe of the settlement.

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Landscape Character Area = Ullesthorpe Upper Soar

Size = 4.95Ha

Land Parcel No = 8

Surveyors = IJ & DT

Date Surveyed = 29/05/2014

			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	✓					5
	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		2	1	2	0	0	20
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		3	1	5	0	0	34
3.Landscape Value	Designations	Secondary		✓				4
	Sub Total		0	1	0	0	0	4
Overall Capacity Profile (1+2a, 2b & 3)			3	2	5	0	0	38

Overall Capacity Range = High

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Land Parcel No = 8

General Commentary

- Due to the lack of public access to this Parcel and relative enclosure from publically accessible locations we were unable to survey this site on the ground. Please note that all judgements made are based on desk top study, and further investigation would need to be carried out prior to the Parcel being proposed for development.
- The Parcel is located on a plateau to the south-eastern side of Ullesthorpe. The Parcel lies to the immediate east of a dismantled railway line with a strong tree belt to either side. On the north-western side of the Parcel a number of houses on The Dell have been built within the railway line. The triangular piece of land is enclosed partly on the eastern boundary with residential properties surrounding South Avenue. The remainder of the eastern boundary and part of the south is formed by a clipped hedgerow with scattered individual trees. There is no physical boundary to the southern side. The Parcel neighbours the gently sloping pastures within Parcel 9.
- The Parcel consists of one large scale arable field that extends beyond the Parcel boundary. There are adjoining small scale grass paddocks along the western side, divided by lines of clipped hedgerows. The Parcel is accessed via a farm track leading from Main Street, adjacent to the dismantled railway line. There are three agricultural barns within the paddocks in the northern tip of the Parcel.
- The Parcel is not publically accessible and there are no views available from nearby roads or footpaths. However, the Parcel is overlooked in parts by residential properties along South Avenue and the Dell. Internal hedgerows provide screening to the southern half of the Parcel. Views south towards a single wind turbine within the open countryside would be available from within the Parcel.
- Development within the Parcel would form some moderate associations with the existing residential development that encloses its northern tip. The southern half of the Parcel extends quite a distance away from the existing edge of the village. Part of the dismantled railway line that is located beyond the northern tip of the Parcel is designated within the Ullesthorpe Conservation Area. The existing development that already surrounds this and the relative enclosure of the railway line ensures that the effect of any development on this designation would only be slight.

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 surrounding roads and access points, commercial development would not be suitable in this location. Residential development is felt to be most appropriate in this Parcel, subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The mature vegetation along the railway line on the western boundary of the Parcel should be retained to provide enclosure to development and screen the Parcel from the more historical parts of the village. The existing internal and boundary clipped hedgerows should be retained and enhanced where appropriate.
- ***Important views to be retained***
There are no particular views to the Parcel that should be retained, however views from adjacent residential properties should be considered.
- ***Retention of existing routes through the site***
There are no public rights of way or roads running through the Parcel to be retained.

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

- **Ground modelling**
Ground modelling would not be necessary on the plateau site.
- **Additional planting**
Additional planting would be necessary on the southern boundary to provide enclosure to the Parcel and reinforce separation from the open countryside to the south.
- **Maximum building heights**
Existing residential properties within the immediate vicinity of this Parcel are 1 to 2 storeys high. Any development within this Parcel should reflect these heights.
- **Development layout**
Access to any potential development in this Parcel could possibly utilise the existing farm access from Main Street to the north. Development would be best concentrated towards the northern end of the Parcel so as not to extend too far away from existing nearby development. The layout should reflect the village context of the Parcel and be similar in density to nearby residential development.
- **Building materials**
Buildings in the vicinity of Parcel 8 generally date from the 20th century. However, there are vernacular features/styles within the historic core of Ullesthorpe that could be reflected in any proposed development.
- **Open space provision and green infrastructure**
Open space could be developed to coincide with the additional planting required to the southern boundary, to ensure development does not extend too far away from the existing built edge of the village. A small pocket of open space could also be provided in the northern tip of the Parcel where space is more limited. This would soften the development edge adjacent the conservation area.

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Landscape Character Area = Ullesthorpe Upper Soar

Size = 3.53Ha

Land Parcel No = 9

Surveyors = IJ & DT

Date Surveyed = 29/05/2014

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	Sub Total		0	0	3	1	0	11
2a.Visual Factors	Openness to public view	Secondary		✓				4
	Openness to private view	Secondary				✓		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	3	0	1	0	19
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	3	3	2	0	30
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			2	3	3	2	0	35

Overall Capacity Range = Medium-High

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Land Parcel No = 9

General Commentary

- The Parcel occupies a slightly elevated, sloping piece of land to the south-east entrance of Ullesthorpe village. The Parcel rises to the west to a line of residential properties on South Avenue. There are also residential properties to the north that front onto Lutterworth Road with a clipped hedgerow separating the properties from the Parcel. The presence of built development helps to contain the northern half of the Parcel as does the sloping landform providing better enclosure to the top of the slope. The south-western boundary is formed by a tall hedgerow adjoining Parcel 8. The south-western boundary also contains a number of mature trees.
- The land use within the Parcel is currently pasture. It is comprised of three grass fields linked through gated access within managed clipped hedgerows. The eastern boundary to the northern field is formed by a post and wire fence that runs adjacent to a farm access track leading to a large cattle shed. The remaining internal hedgerows are formed of clipped hedgerows. The domestic gardens located to the north-west of the Parcel are enclosed by a mix of close board fencing, fragmented strips of hedgerow and occasional ornamental trees. There are areas of ridge and furrow throughout the Parcel.
- The fields within the Parcel are moderately open to views from Lutterworth Road on the approach to the village, although the existing cattle shed and residential development provides some visual containment. The existing row of houses is very prominent on the edge of the village, although the pastoral slopes within the Parcel do provide a rural fringe. Houses at the top of the slope on the western boundary and the properties along Lutterworth Road to the north overlook the Parcel. Internally there are views to the south to a prominent wind turbine that has been constructed within the open countryside. There are no public rights of way running through the Parcel.
- Any development within the Parcel would form some close associations with existing residential development on South Avenue and Lutterworth Road. However, development would extend the built edge of the village in a prominent position on its approach. The north-western side of the Parcel is felt to be less sensitive on the approach due to intervening landform providing enclosure.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium-High capacity to accommodate development. However, the prominent position of the Parcel on the approach to the village would need to be treated sensitively should development be proposed to ensure the built form does not extend too far out into the open countryside. Given the position of the Parcel, commercial development would not be suitable. Residential development would be most appropriate in this location considering the relationship with the adjacent built form, ensuring that proposed development does not encroach any higher on the skyline. Development would be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The taller hedgerow and trees on the southern boundary should be retained together with the clipped hedgerow to the east of the middle field. The internal clipped hedgerows should be retained where possible.
- ***Important views to be retained***
The views to the Parcel on the approach to the village from Lutterworth Road should be treated sensitively. The views across countryside to the south-east from nearby residential properties should also be considered if the Parcel is to be developed.

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

- **Retention of existing routes through the site**
There are no public rights of way running through this Parcel.
- **Ground modelling**
Ground modelling is not likely to be necessary in this location.
- **Additional planting**
Additional planting should be considered along the south-eastern boundary to provide separation from the open countryside and to soften the impact of the development on the approach into Ullesthorpe village. The boundary to the west would not require strengthening should Parcel 8 be developed. Should Parcel 8 not be considered for future development this boundary will need additional planting to provide separation to the open countryside. The boundaries with the existing residential properties should be strengthened to manage the impact from the new development in regard to views.
- **Maximum building heights**
Existing residential properties within the immediate vicinity of this Parcel are generally 1-2 storeys high. Any development within this Parcel should reflect these heights.
- **Development layout**
Access to this Parcel could possibly utilise the existing farm track connecting with Lutterworth Road or branch of from the Main Street entrance to Parcel 8, should this be developed. A potential access to the edge of the village would need careful consideration due to impacts on the open countryside. Development should be of a small to medium scale with rear gardens facing the open countryside and concentrated in the fields adjacent existing development, rather than the more exposed lower slopes.
- **Building materials**
With the exception of houses on Lutterworth Road, existing residential properties in the immediate vicinity of the Parcel generally date from the 20th century with little vernacular features. Due to the position of the Parcel on the approach to the village, materials should be chosen carefully to create an attractive edge to development. There are vernacular features/styles within the historic core of Ullesthorpe that could effectively be incorporated and reflected in any proposed development.
- **Open space provision and green infrastructure**
Open space could be incorporated within the internal layout adjacent to the existing hedgerows to provide green corridors and to the south-eastern boundary associated with the additional planting to provide some integration with the rural setting. Planting belts could also be provided to the boundaries with the existing development to provide some screening and to break up the expanse of the existing built form.

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Landscape Character Area = Ullesthorpe Upper Soar

Size = 2.71Ha

Land Parcel No = 10

Surveyors = IJ & DT

Date Surveyed = 29/05/2014

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

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Land Parcel No = 10

General Commentary

- The Parcel occupies a slightly elevated piece of land to the south-east entrance of Ullesthorpe village. The Parcel rises steeply to the west to a line of residential properties on Goodacre Road. There is a clipped hedgerow to the southern boundary alongside Lutterworth Road. The clipped hedgerow on the eastern boundary is located on the floor of a localised valley. The pasture to the east of the Parcel rises back up the slope providing some enclosure to the lower parts of the land. There is a tall hedgerow on the northern boundary separating the Parcel from the more enclosed fields within Parcel 11.
- The land use within the Parcel is currently pasture. It is comprised of a single grass field with farm access in the western corner from Lutterworth Road. There are no built forms within the Parcel at present. The domestic gardens adjacent to the Parcel are enclosed by a mix of close board fencing, fragmented strips of hedgerow and occasional ornamental trees.
- The Parcel is moderately open to views from Lutterworth Road on the approach to the village. The elevated slope of the land emphasises the openness of the Parcel. The existing row of houses is very prominent on the edge of the village, although the pastoral slopes within the Parcel do provide a rural fringe. Houses at the top of the slope on the western boundary overlook the Parcel. There are no public rights of way running through it.
- Any development within the Parcel would form some close associations with existing residential development on Goodacre Road and to the opposite side of Lutterworth Road to the south. However, development would extend the built edge of the village in a prominent position on its approach.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium capacity to accommodate development. The prominent position of the Parcel on the approach to the village would need to be treated sensitively should development be proposed. Given the position of the Parcel, commercial development would not be suitable. Residential development would be most appropriate in this location, ensuring that proposed development does not encroach any higher on the skyline. Development would be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The tall hedgerow on the northern boundary that provides visual containment should be retained. The clipped boundary hedgerows to the east and south should also be retained and strengthened with hedgerow trees where necessary.
- ***Important views to be retained***
The views to the Parcel on the approach to the village from Lutterworth Road should be treated sensitively. The views across countryside to the south-east from nearby residential properties should also be considered if the Parcel is to be developed.
- ***Retention of existing routes through the site***
There are no public rights of way running through this Parcel.
- ***Ground modelling***
Some low level ground modelling could be incorporated on the sloping site to help development fit with the surrounding landscape.
- ***Additional planting***
Additional planting would be required along the boundary with existing development to the west to soften the impact on proposed development in residential views. Denser planting would also be

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

required on the southern and eastern boundaries to provide separation from the open countryside to the east and soften the impact of development on the approach to Ullesthorpe village.

- **Maximum building heights**
Existing residential properties within the immediate vicinity of this Parcel are 1-2 storeys high. Any development within this Parcel should reflect these heights.
- **Development layout**
Access to any potential development in this Parcel would need to be from Lutterworth Road. Development should be of a small to medium scale with rear gardens. The lower slopes of the Parcel have better enclosure from surrounding landform and vegetation on the approach to the village.
- **Building materials**
With the exception of houses on Lutterworth Road, existing residential properties in the immediate vicinity of the Parcel generally date from the 20th century with few vernacular features. Due to the position of the Parcel on the approach to the village, materials should be chosen carefully to create an attractive edge to development. There are vernacular features/styles within the historic core of Ullesthorpe that could effectively be incorporated and reflected in any proposed development.
- **Open space provision and green infrastructure**
A linear strip of open space could be incorporated into the layout with additional planting on the western boundary to contain the relatively obtrusive residential properties facing the Parcel. This would ensure proposed built development is located on the more enclosed lower slopes. Planting belts should also be provided on the eastern boundary to integrate the development into its rural setting.

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Landscape Character Area = Ullesthorpe Upper Soar

Size = 3.37Ha

Land Parcel No = 11

Surveyors = IJ & DT

Date Surveyed = 29/05/2014

			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	✓					5
	Sub Total		2	1	2	1	0	20
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 (Ullesthorpe)

Land Parcel No = 11

General Commentary

- The parcel is located on a plateau to the east of Ullesthorpe with a gentle slope in the south-east corner. The Parcel is divided into two by a tall hedgerow. The Parcel is well enclosed by good quality mature vegetation, with the exception of a small section to the east which has no physical boundary. The southern field is a large elongated irregular shape that extends beyond the assessment boundary. There is residential development on Goodacre Road to the west of the Parcel and a recreation to the east.
- The Parcel comprises two fields of medium to large scale. To the north is a triangular meadow and to the south is an arable field. There has been some recent residential development in the north-west corner of the arable field with access from Ashby Road. There is a small shed with a paved path in the western corner of the triangular field.
- Views into the Parcel are relatively limited. There are no public rights of way through the Parcel but views can be glimpsed from entrance points on Ashby Road and through a gap in the hedgerow when looking at the Parcel from the recreation ground to the east. The strong vegetation on the Parcel boundaries and the presence of the new residential properties ensure the Parcel is well contained in views from nearby roads. However, these new residential properties on Field View and properties on Goodacre Road would have views across the southern field.
- Any development within the Parcel would form moderate associations with the existing houses on the eastern side. There are available access points to both fields from Ashby Road. Development would extend quite far east away from the existing built edge of the village. However, it would bridge the gap between existing development and the recreation ground, which is currently in an isolated, remote location. The Parcel is well contained from the historic core 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 location. 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 boundary of the Parcel should be retained to provide enclosure to development. The central internal hedgerow dividing the site, should be retained where appropriate.
- ***Important views to be retained***
Views into the Parcel are currently fairly limited and the land is well contained in the wider context of the village by dense boundary vegetation and existing residential development. Views to the Parcel from surrounding houses would need to be considered.
- ***Retention of existing routes through the site***
There are no routes through the Parcel which would need to be retained.
- ***Ground modelling***
Ground modelling is not likely to be necessary in this location.
- ***Additional planting***
The Parcel is currently well contained by vegetation but additional planting would be required along the eastern boundary to fully enclose the development and provide separation from the open countryside to the east. Additional planting would also be required along the rear garden boundaries to houses on Goodacre Road and Field View.

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

- **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 existing patterns.
- **Development layout**
Any development within the Parcel should be accessed from Ashby Road. There are suitable access points to both fields, alongside the new housing to the southern field and from the western corner to the northern field. Development should be of a low to medium scale with reasonably sized rear gardens to reflect the patterns of surrounding development.
- **Building materials**
The existing housing surrounding Goodacre Road and Ashby Road are generally from the 20th century with limited vernacular features. The newer housing already existing within the Parcel has picked up certain features and styles from the historic core of the village. Proposed development in this Parcel should follow a similar pattern.
- **Open space provision and green infrastructure**
Potential development should be connected to the existing recreation ground. The open space could be extended along the eastern boundary to coincide with the proposed planting and provide a rural fringe to the development. A green link should be provided encouraging access from existing and proposed development, out to the recreation ground and additional proposed open space.

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Landscape Character Area = Ullesthorpe Upper Soar

Size = 4.64Ha

Land Parcel No = 12

Surveyors = IJ & DT

Date Surveyed = 29/05/2014

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

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Land Parcel No = 12

General Commentary

- The Parcel is located on gently sloping land to the north-east of Ullesthorpe. The landform slopes down to the north and is separated from the Ullesthorpe golf course by a more rolling arable field. The southern boundary of the Parcel is formed by Ashby Road. There is a tall but fragmented hedgerow on the western boundary and clipped hedgerows to the east, north and alongside Ashby Road.
- The Parcel consists of two medium scale fields, one arable although currently set aside and one meadow. The Parcel is divided in two by a low clipped hedgerow. There is linear strip of grass along the southern boundary that is enclosed by a good quality post and rail fence with metal field gate. Currently inside the enclosure is a single Oak tree and an army trailer.
- The Parcel is moderately open to views from Ashby Road on the higher ground. There are no public rights of way through the Parcel, although an informal trodden path along the western boundary looks to be used by dog walkers. Residential properties are generally orientated away from the Parcel and screened by street trees. However, there will be some views from houses along Ashby Road, the corner of Goodacre Road and a property adjacent the western boundary. From inside the Parcel there are views north-east across rolling, treed farmland.
- Development within the Parcel would only form some limited associations with the built edge of Ullesthorpe. The Parcel is located on the outskirts of the village and extends quite a distance away from the existing urban fabric. The new houses on Ashby Road are beginning to push the village out further and development in the Parcel would form some associations with this. The Parcel is well contained from the historic core of the village. However it is relatively open to views on the eastern approach to Ullesthorpe.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium capacity to accommodate development, despite its slight isolation from the edge of Ullesthorpe and visibility on the village approach. With the nearby houses and close proximity to the village recreation ground, residential development is considered most appropriate in this location. Development is considered to be more suitable in the western field due to the better connections with the edge of the village. However, should Parcel 11 be developed, this relationship would increase. Any development within the Parcel should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The clipped hedgerows and trees on the Parcel boundaries should be retained and strengthened as screening for any development proposals. The internal hedgerow and Oak tree in the southern enclosure should also be incorporated into development proposals if appropriate.
- ***Important views to be retained***
Views from existing residential properties would need to be considered if the Parcel were developed. Views across countryside to the north-east could be retained where possible.
- ***Retention of existing routes through the site***
There are no existing public rights of way to be retained.
- ***Ground modelling***
Some gentle, low level ground modelling could be used in this location to help development fit within the surrounding sloping landscape.

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

- **Additional planting**
Additional tree planting would be required along the Parcel boundaries, especially on the eastern boundary to provide separation to the Parcel from the surrounding countryside and soften the impact of development on the approach to the village.
- **Maximum building heights**
Existing residential properties within the immediate vicinity of this Parcel are 1-2 storeys high. Any development within this Parcel should reflect these heights.
- **Development layout**
Access to any proposed development within this Parcel would need to be from Ashby Road. Development should be set back from the road on the lower slopes to lessen the impact on the approach to the village. It should be of a low to medium density, similar in scale to houses with gardens surrounding Goodacre Road. Layouts should avoid the northern edge of the western field as it would result in development being isolated from the centre of the village.
- **Building materials**
Buildings in the vicinity of Parcel 12 generally date from the 20th century. However, there are vernacular features/styles within the historic core of Ullesthorpe that could be reflected in any proposed development.
- **Open space provision and green infrastructure**
There are wide open verges adjacent houses on Ashby Road, this could be continued within the Parcel on the opposite side of the road. This would provide an attractive green corridor on the entrance to the village and soften the edge of the built development. The single oak tree should be incorporated into this open space. Tree belts on the north and eastern boundaries could also become a buffer to development in external views.

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Landscape Character Area = Ullesthorpe Upper Soar

Size = 1.00Ha

Land Parcel No = 13

Surveyors = IJ & DT

Date Surveyed = 29/05/2014

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary		✓				4
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	Sub Total		0	1	2	1	0	12
2a.Visual Factors	Openness to public view	Secondary	✓					5
	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		2	0	1	2	0	17
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		2	1	3	3	0	29
3.Landscape Value	Designations	Secondary		✓				4
	Sub Total		0	1	0	0	0	4
Overall Capacity Profile (1+2a, 2b & 3)			2	2	3	3	0	33

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Land Parcel No = 13

General Commentary

- The Parcel occupies a sloping, triangular piece of land on the valley sides to the north of Ullesthorpe village. The golf course of Ullesthorpe Court Hotel and Golf Club is located beyond the narrow northern boundary. The north-western boundary of the Parcel is formed by a dense line of vegetation alongside the dismantled railway line. This stretch of the railway line is publically accessible with a public footpath running through the middle. To the east there is a tall hedgerow with trees on the boundary with Parcel 12. To the south there are two large properties that are accessed from Ashby Road. The boundary to the properties is formed by a post and rail fence and some mature trees located further west along the boundary. The existing vegetation provides good enclosure to the Parcel.
- The land use within the Parcel is currently pasture being grazed by sheep. It is comprised of a single grass field, triangular in shape, with access from the properties to the south. There are no built forms within the Parcel at present.
- There are no public views into the site from the public footpath within the dismantled railway due to landform and existing vegetation. The adjacent properties have open private views into the Parcel. There are also some limited private views from the golf course into the Parcel, although these are dispersed through existing boundary vegetation.
- Any development within the Parcel would form some associations with the existing houses to the south of the site. Access opportunities into the Parcel are restricted and would potentially have to utilise the access from Ashby Road into neighbouring Parcel 12. The Parcel is well contained from the historic core of the village however the Part of the dismantled railway line that is located beyond the south-western tip of the Parcel is designated within the Ullesthorpe Conservation Area.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium capacity to accommodate development. Given the residential context of the Parcel and the nature of the surrounding roads, 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 mature vegetation along the railway line on the north-western boundary of the Parcel should be retained and protected to provide enclosure to development and screen the Parcel from the more historical parts of the village. The existing boundary hedgerow and trees should be retained and enhanced where appropriate.
- ***Important views to be retained***
There are no particular views to the Parcel that should be retained, however views from adjacent residential properties should be considered.
- ***Retention of existing routes through the site***
There are no public rights of way or roads running through the Parcel that need to be retained.
- ***Ground modelling***
Some localised ground modelling would be required to make the Parcel suitable for development
- ***Additional planting***
Existing boundary vegetation is generally of good quality. However, additional planting would be required to integrate and screen development from the residential properties to the south.

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

- **Maximum building heights**
Existing residential properties adjacent to the Parcel are 2 storeys high. Any development within this Parcel should reflect these heights.
- **Development layout**
Access to the Parcel is restricted and proposals may need to utilise the strip of Parcel 12 on the eastern boundary. The Parcel provides opportunities for a small number of houses, similar in density to existing properties to the south.
- **Building materials**
The two adjacent buildings are large individual properties that form strong associations with the vernacular features/styles within the historic core of Ullesthorpe. There are also some very modern additions to the buildings in contrast, elements of both could be reflected in any proposed development style.
- **Open space provision and green infrastructure**
Proposed development could provide improved links to the public footpath within the disused railway line to provide a green corridor on the edge of the development.

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Landscape Character Area = Ullesthorpe Upper Soar

Size = 0.37Ha

Land Parcel No = 14

Surveyors = IJ & DT

Date Surveyed = 29/05/2014

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary				✓		2
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary		✓				4
	Sub Total		0	1	1	2	0	11
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary					✓	1
	Relationship with existing urban built form	Primary	✓					5
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary	✓					5
	Sub Total		3	0	0	1	1	18
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		3	1	1	3	1	29
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			4	1	1	3	1	34

Overall Capacity Range = Medium-High

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Land Parcel No = 14

General Commentary

- The Parcel is located on gently sloping land on the valley sides of a stream to the north of Ullesthorpe. There is localised mounding within the Parcel formed by compacted spoil on the edge of Ullesthorpe golf course. The eastern boundary of the Parcel is formed by a strong line of vegetation alongside the dismantled railway line. This stretch of the railway line is publically accessible with a public footpath running through the middle. The southern boundary of the Parcel is formed by the edge of existing residential development enclosed with a low clipped hedgerow and a line of trees. There is a clump of tall conifer trees on the northern boundary, separating the Parcel from the golf course.
- The Parcel is currently vacant land. Despite the strong boundary enclosure, the internal space is currently unmaintained and in a relatively poor condition. A line of low voltage overhead power lines crosses the northern boundary of the Parcel.
- The Parcel is moderately open to views from the public footpath running along the western boundary. The boundary vegetation prevents views from surrounding public footpaths to the east and north. The small scale parcel is very open to views from the facing houses on Fairway Meadows.
- The Parcel has a close relationship with existing residential development surrounding Fairway Meadows. There is an available access route connecting to the Parcel which would form a natural extension to the existing development

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium-High capacity to accommodate development. The size and location of the Parcel lends itself to a small amount of low density residential development. This should be subject to the following mitigation measures:

- ***Retention of existing landscape features and vegetation***
The strong bands of mature trees to the northern and eastern boundaries should be retained to provide enclosure to development in the wider setting. The hedgerow and trees opposite the existing houses on the southern boundary should also be retained. Development should be sensitive to the views from overlooking houses.
- ***Important views to be retained***
There are some extended views north across the golf course to open countryside that should be retained on approach to the Parcel via the public footpath.
- ***Retention of existing routes through the site***
The public footpath running along the western boundary should be retained and the surface upgraded if the Parcel were to be developed.
- ***Ground modelling***
Some localised ground modelling would be required to make the Parcel suitable for development.
- ***Additional planting***
Additional planting would be required on the southern and western boundaries to soften views from the public footpath and overlooking houses.
- ***Maximum building heights***
Existing buildings in this locality are generally 2 to 3 storeys high. Proposals in this parcel should be of a similar height.

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

- ***Development layout***
Development within this Parcel would be accessed from Fairway Meadows as a natural extension to the existing residential development. The limited space would only provide room for a small number of houses but they should follow the pattern of existing neighbouring development.
- ***Building materials***
Buildings in the vicinity of Parcel 14 generally date from the 21st century and show a variety of styles. Proposed development should use materials in keeping with this existing development and if possible pick up some vernacular features present within the historic core of Ullesthorpe.
- ***Open space provision and green infrastructure***
The public footpath along the western boundary could be improved to provide a green corridor on the edge of the development.

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Landscape Character Area = Ullesthorpe Upper Soar

Size = 1.72Ha

Land Parcel No = 15

Surveyors = IJ & DT

Date Surveyed = 29/05/2014

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary			✓			3
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary				✓		2
	Sub Total		0	0	2	2	0	10
2a.Visual Factors	Openness to public view	Secondary				✓		2
	Openness to private view	Secondary		✓				4
	Relationship with existing urban built form	Primary				✓		2
	Prevention of coalescence	Primary	✓					5
2b.Potential Landscape Features	Scope to mitigate the development	Primary		✓				4
	Sub Total		1	2	0	2	0	17
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	2	2	4	0	27
3.Landscape Value	Designations	Secondary	✓					5
	Sub Total		1	0	0	0	0	5
Overall Capacity Profile (1+2a, 2b & 3)			2	2	2	4	0	32

Overall Capacity Range = Medium

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Land Parcel No = 15

General Commentary

- The Parcel of land is within the site of Ullesthorpe Court Hotel and Golf Club. The club house and hotel are not visible from the Parcel. The north-eastern boundary of the Parcel is formed by a dense line of vegetation alongside the dismantled railway line. This stretch of the railway line is publically accessible with a public footpath running through the middle. The footpath then exits onto the golf course continuing north and south. Running south the footpath crossing the golf course passing through alongside Parcel 14 into the existing residential area of Fairway Meadows. A tall line of conifers forms part of the boundary shared with Parcel 14. This extends to the opposite side of the footpath with tall vegetation enclosing a large residential garden. There are also power cables that cross the site that will need to be considered.
- The landform is generally sloping up towards the edge of the existing development and Parcel 14 to the south. Locally the landform has been manipulated for its use as a golf course, with greens, sometimes raised and bunkers providing definition, there is also a small pond located to the north-west of the Parcel. A drainage ditch crosses the golf course and links to the pond.
- The Parcel is open to views from the public footpath that crosses the Parcel. Currently there are also distant private views from properties located along Fairway Meadows across Parcel 14 to the south of the site. There are no views from the private houses located to the south-west due to existing vegetation within the gardens.
- The Parcel has limited associations with the existing residential development surrounding Fairway Meadows due to the presence of Parcel 14. Should Parcel 14 be developed, then associations with built form would be strengthened. The only available access route connecting to the Parcel would be from Fairway Meadows through Parcel 14.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium capacity to accommodate development. However, the Parcel is currently a well-used recreation resource and consideration would need to be made to finding alternative recreation provision should development in this area be proposed. Given the residential context of the Parcel and the nature of the surrounding roads, 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 mature vegetation along the railway line on the north-eastern boundary and the tall hedgerow to the west of the Parcel should be retained and protected to provide enclosure to any development. The individual trees should be retained within any potential layout where appropriate. The pond could be retained as an important ecological feature.
- ***Important views to be retained***
The Views into the Parcel are currently fairly limited and the land is well contained in the wider context of the village by dense boundary vegetation. Views to the Parcel from the golf course would need to be considered.
- ***Retention of existing routes through the site***
The public footpath that crosses the Parcel should be retained and accommodated if the Parcel were to be developed. It may be necessary to divert the footpath.
- ***Ground modelling***
Some localised ground modelling would be required to make the Parcel suitable for development.

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

- **Additional planting**
Additional planting would be required on the northern boundary to soften views of the development from the existing golf course.
- **Maximum building heights**
The Existing buildings adjacent to Fairway Meadows in this locality are generally 2 to 3 storeys high. However the Parcel is located on the edge of open countryside and it is suggested a maximum of 2 storeys is more acceptable.
- **Development layout**
Development should be of a low to medium scale with reasonably sized rear gardens. Development would be need to be accessed from Fairway Meadows and Parcel 14 therefore development layouts should form associations.
- **Building materials**
Buildings in the vicinity of Parcel 15 generally date from the 21st century and show a variety of styles. Proposed development should use materials in keeping with this existing development and if possible pick up some vernacular features present within the historic core of Ullesthorpe.
- **Open space provision and green infrastructure**
A linear strip of open space could be incorporated into the layout to the northern and western boundaries incorporating the additional planting and encapsulating the existing pond. This would ensure development is rural in character on the external edge of the settlement. The open space could also be extended along the line of the public footpath to form improved links to the public footpath within the disused railway line.

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Landscape Character Area = Ullesthorpe Upper Soar

Size = 1.23Ha

Land Parcel No = 16

Surveyors = IJ & DT

Date Surveyed = 29/05/2014

			A	B	C	D	E	Total
Criteria Group	Criteria	Importance						
1.Existing Landscape Features	Slope analysis	Primary				✓		2
	Vegetation enclosure	Primary			✓			3
	Complexity/ Scale	Secondary				✓		2
	Condition	Secondary			✓			3
	Sub Total		0	0	2	2	0	10
2a.Visual Factors	Openness to public view	Secondary		✓				4
	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				✓		2
	Sub Total		1	2	0	2	0	17
Landscape Sensitivity Profile (1+2a & 2b)	A= x 5, B= x 4, C= x 3 D= x 2, E = x 1		1	2	2	4	0	27
3.Landscape Value	Designations	Secondary				✓		2
	Sub Total		0	0	0	1	0	2
Overall Capacity Profile (1+2a, 2b & 3)			1	2	2	5	0	29

Overall Capacity Range = Medium – Low

Rural Centres Landscape Sensitivity Appraisal (Ullesthorpe)

Land Parcel No = 16

General Commentary

- The Parcel is located on the edge of a plateau to the north of Ullesthorpe. The land slopes steeply away from northern edge of the Parcel towards a stream. The northern boundary is partially enclosed by a fragmented hedgerow. There is denser vegetation to the western and southern boundaries alongside Frolesworth Road and Hall Lane. To the east is a mixed band of vegetation associated with some long rear gardens.
- The Parcel is comprised of small scale paddocks divided by post and wire and electric fencing. On the southern boundary the Parcel wraps around a large house and stable block that are designated within the Ullesthorpe Conservation Area. There is gated access to the paddocks from the east and west sides of Hall Lane.
- There are no public rights of way running through the Parcel. There are some glimpsed views available through gaps in boundary vegetation from nearby roads. The Parcel is overlooked by the residential property on the southern boundary. The houses to the south of Hall Lane are generally bungalows so views from these are limited to where there is low or fragmented boundary vegetation. From within the Parcel, the elevated position would provide some long distance views to elevated countryside on the opposite side of the valley to the north-east.
- Development within the Parcel would form some close associations with the existing built development on the edge of Ullesthorpe to the south. However, it would be in a prominent position on the top of a steep slope on the approach to the village. The Parcel lies adjacent to Ullesthorpe Conservation Area which would also form a constraint to any proposed development.

Comments on suitability for development and mitigation measures:

This Parcel is considered to have a Medium-Low capacity to accommodate development. Development would be more suitable set back from the edge of the slope alongside Hall Lane. However, given the Parcel's elevated position on the approach to the village and adjacent the edge of the Ullesthorpe conservation, it is not considered appropriate to develop Parcel 16.